

EXISTING PARKING TABULATION

EXISTING

BUILDING 1 (HOTEL, OFFICE, RESTAURANT, BALLROOM, SERVICE)

1.39 - HOTEL FUNCTION (1 SPACE/UNIT)

5.6 - OFFICE FUNCTION (3.5 SPACES/1000GSF)

50.4 - RESTAURANT FUNCTIONS (8 SPACES/1000GSF)

18.9 - BALLROOM (1 SPACE/1000GSF)

5.4 - SERVICE FUNCTIONS (3/1000GSF)

20 - CONTINGENCY FOR UNKNOWN

240 - SUBTOTAL

BUILDING 2 (HOTEL)

172 - HOTEL FUNCTION (1 SPACE/DWELLING UNIT)

WATER PARK CENTER (HOTEL AMENITY)

0

SUMMARY

240 SPACES REQUIRED FOR BUILDING 1

172 SPACES REQUIRED FOR BUILDING 2

0 SPACES REQUIRED FOR WATER PARK

412 SPACES REQUIRED TOTAL

TOTAL PROVIDED 523

PROPOSED PARKING TABULATION

PROPOSED

BUILDING 1 (APARTMENT SERVICE)

165 - 110 APARTMENTS (1.5 SPACE/DU)

75.2 - 9400SF RESTAURANT/BAR (8/1000GSF)

8.4 - 8400SF EVENT (1/1000)

44.73 - 4200SF + 8500SF OFFICE (3.5/1000)

293 - SUBTOTAL

BUILDING 2 (APARTMENT)

204 - 136 RESIDENTIAL FUNCTION (1.5 SPACE/DWELLING UNIT)

80 - OTHER (3.5/1000)

284 - SUBTOTAL

FITNESS CENTER (GYMNASIUM)

75 - FITNESS FUNCTIONS (2.5 SPACES/1000GSF)

0

SUMMARY

293 SPACES REQUIRED FOR BUILDING 1

284 SPACES REQUIRED FOR BUILDING 2

75 SPACES REQUIRED FOR FITNESS CENTER

652 SPACES REQUIRED TOTAL

(16 HANDICAPPED SPACES REQUIRED PER 14-16-3-1 F.9.4)

604 PROVIDED - SEE PARKING REDUCTION CALCULATION

147 COMPACT = 24%

19 HANDICAPPED ACCESSIBLE (6 VAN ACCESSIBLE)

438 STANDARD PARKING

53 BICYCLE STORAGE = 10% (PER TABLE 5-5-5)

7 MOTORCYCLE (PER TABLE 5-5-4)

PARKING REDUCTION CALCULATION

Parking for DU (greatest requirement): 389

Parking for Office functions (2nd greatest req.): 125

Subtotal: 514

Subtotal after Reduction factor (1.3): 390

Gymnasium function: 75

Event space: 8

Restaurant/Bar: 75

Total required parking after reduction: 538

TOTAL PROVIDED: 604

PROJECT NUMBER: PR 2019-001580

Application Number: A-2019-001533

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRIC plans with a work order is required for early construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Roguel M. Reed, Traffic Engineering, Transportation Division, Date: 11/7/18

Paul Cad, ABCWA, Date: 11-07-18

N/A, Parks and Recreation Department, Date: 11/7/18

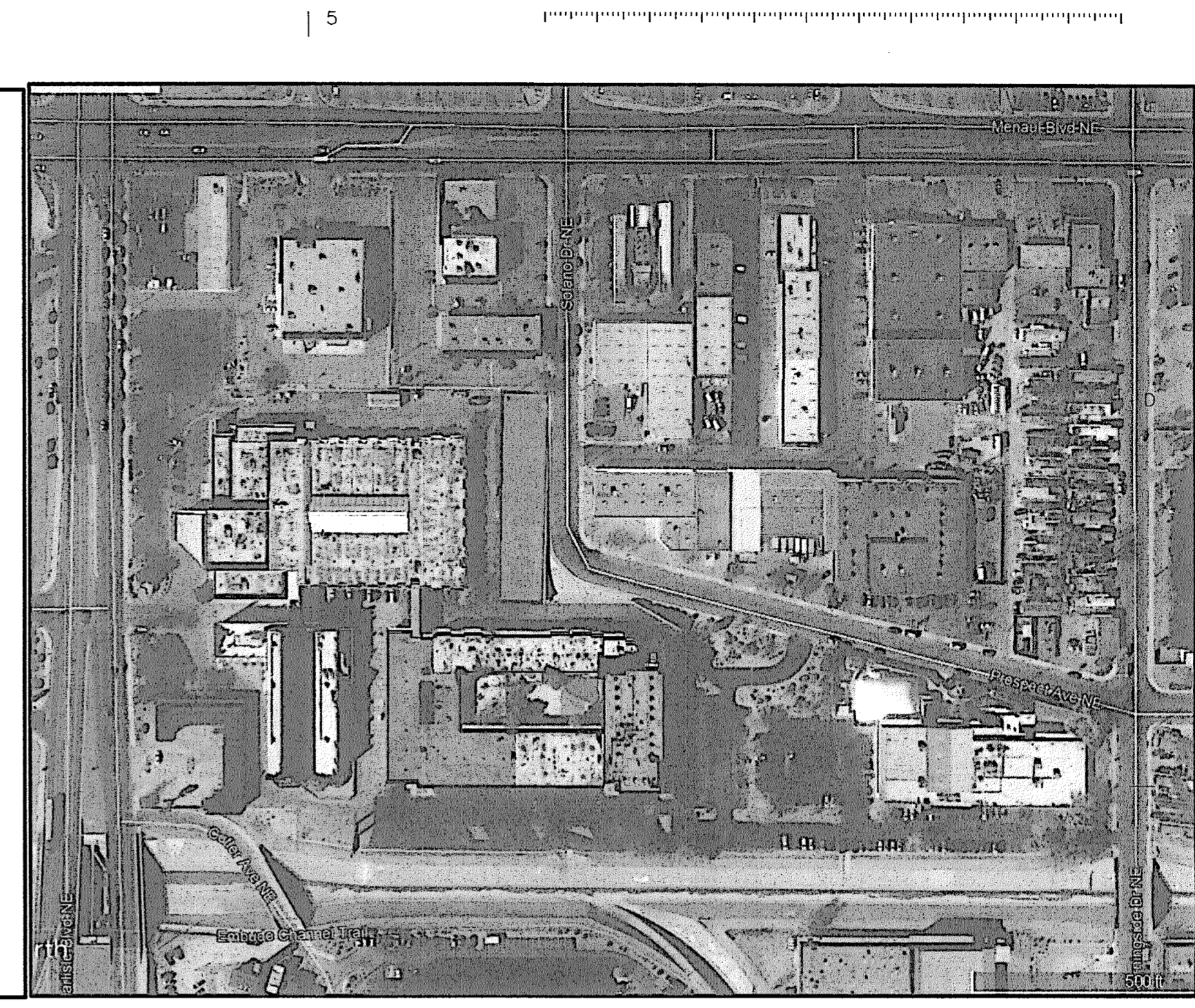
N/A, City Engineer/Hydrology, Date: 11/7/18

N/A, Code Enforcement, Date: 11/7/18

N/A, Environmental Health Department (conditional), Date: 11/7/18

N/A, Solid Waste Management, Date: 1-10-19

N/A, DRB Chairperson, Planning Department, Date: 1-10-19



D5 VICINITY MAP

1" = 200'-0"

OPEN SPACE CALCULATION

BUILDING	UNIT TYPE	No. UNITS	x OS/UNIT	OPEN SPACE REQUIRED	
BUILDING 1	1BR & EFFICIENCY:	133 UNITS	x 200 sf	27,000 sf	
	2BR:	1 UNITS	x 250 sf	250 sf	
BUILDING 2	1BR & EFFICIENCY:	106 UNITS	x 200 sf	21,200 sf	
	2BR:	4 UNITS	x 250 sf	1,000 sf	
UNIT PATIOS				246 UNITS x 90 sf	22,140 sf
BUILDING 2 COURTYARD				15,706 sf	
LANDSCAPE AREA				48,576 sf	
TOTAL OPEN SPACE PROVIDED				75,216 sf	

SITE PLAN LEGEND

EASEMENT: [Symbol]

PROPERTY LINE: [Symbol]

LANDSCAPED AREA (SEE LANDSCAPE PLAN): [Symbol]

H.C. PARKING SPACE (SEE AS102 FOR DETAILS): [Symbol]

FIRE HYDRANT: [Symbol]

LAMP POST: [Symbol]

NO PARKING AREA: [Symbol]

- GENERAL NOTES**
1. TYPICAL PARKING SPACE DIMENSIONS: 9'-0"X16'-0". SEE AS102
 2. UNLESS OTHERWISE NOTED ALL DRIVE ISLES ARE ASPHALT
 3. LANDSCAPE SHOWN HERE FOR REFERENCE - SEE LANDSCAPE PLAN FOR SPECIFIC LANDSCAPE INFORMATION
 4. 6" TALL CURBING PROVIDED BETWEEN ALL PARKING AND LANDSCAPE AREAS - TYPICAL
 5. 16 BICYCLE PARKING OUTSIDE, 37 SPACES NEW INTERIOR BICYCLE ROOM STORAGE = 53 BICYCLE SPACES

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HOTEL WYNDAM CHANGES - CHANGE OF USE

2500 CARLISLE BLVD NE
ALBUQUERQUE, NM 87110

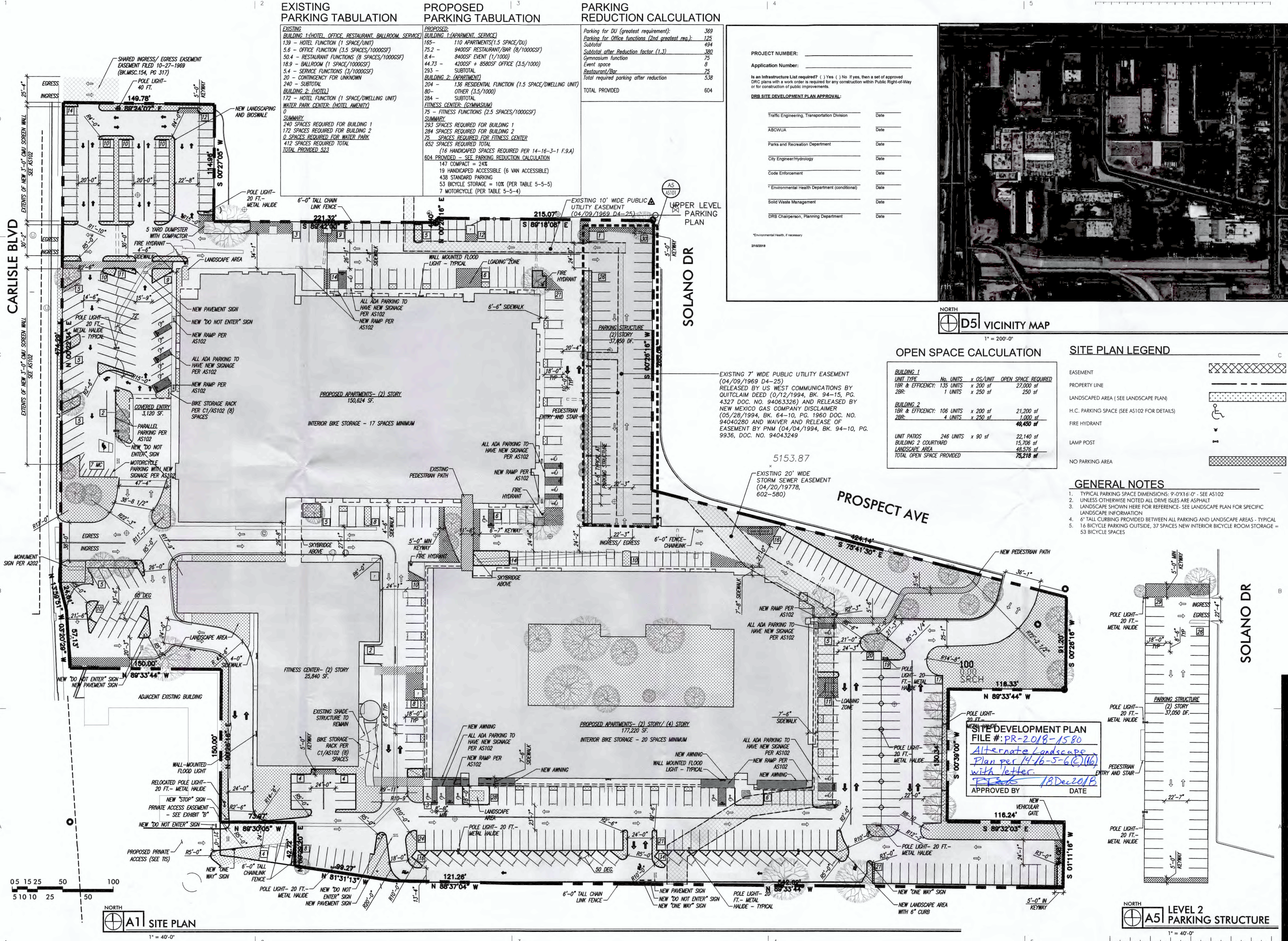
ISSUE:
DRB SUBMITTAL

DRAWN BY: EDI
CHECKED BY: EDI
DATE: NOV 02, 2018

REVISIONS

SITE PLAN PROPOSED USES

18007 AS101



EXISTING PARKING TABULATION

EXISTING BUILDING 1 (HOTEL OFFICE RESTAURANT BALLROOM SERVICE)
 139 - HOTEL FUNCTION (1 SPACE/UNIT)
 5.6 - OFFICE FUNCTION (3.5 SPACES/1000GSF)
 50.4 - RESTAURANT FUNCTIONS (8 SPACES/1000GSF)
 18.9 - BALLROOM (1 SPACE/1000GSF)
 5.4 - SERVICE FUNCTIONS (3/1000GSF)
 20 - CONTINGENCY FOR UNKNOWN
BUILDING 2 (HOTEL)
 172 - HOTEL FUNCTION (1 SPACE/DWELLING UNIT)
 WATER PARK CENTER (HOTEL AMENITY)
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SUMMARY
 240 SPACES REQUIRED FOR BUILDING 1
 172 SPACES REQUIRED FOR BUILDING 2
 12 SPACES REQUIRED FOR WATER PARK
 412 SPACES REQUIRED TOTAL
 TOTAL PROVIDED 523

PROPOSED PARKING TABULATION

PROPOSED BUILDING 1 (APARTMENT SERVICE)
 165 - 110 APARTMENTS (1.5 SPACE/DU)
 75.2 - 9400SF RESTAURANT/BAR (9/1000GSF)
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 44.73 - 4200SF + 8580SF OFFICE (3.5/1000)
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BUILDING 2 (APARTMENT)
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 80 - OTHER (3.5/1000)
 284 - SUBTOTAL
FITNESS CENTER (GYMNASIUM)
 75 - FITNESS FUNCTIONS (2.5 SPACES/1000GSF)
SUMMARY
 293 SPACES REQUIRED FOR BUILDING 1
 284 SPACES REQUIRED FOR BUILDING 2
 75 SPACES REQUIRED FOR FITNESS CENTER
 652 SPACES REQUIRED TOTAL
 (16 HANDICAPPED SPACES REQUIRED PER 14-16-3-1 F.9.4)
 604 PROVIDED - SEE PARKING REDUCTION CALCULATION
 147 COMPACT = 24%
 19 HANDICAPPED ACCESSIBLE (6 VAN ACCESSIBLE)
 438 STANDARD PARKING
 53 BICYCLE STORAGE = 10% (PER TABLE 5-5-5)
 7 MOTORCYCLE (PER TABLE 5-5-4)

PARKING REDUCTION CALCULATION

Parking for DU (greatest requirement): 369
 Parking for Office functions (2nd greatest req.): 125
 Subtotal: 494
 Subtotal after Reduction Factor (1.3): 380
 Gymnasium function: 75
 Event space: 8
 Restaurant/Bar: 25
 Total required parking after reduction: 538
 TOTAL PROVIDED: 604

PROJECT NUMBER: _____
Application Number: _____

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCHUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



D5 VICINITY MAP
 1" = 200'-0"

OPEN SPACE CALCULATION

BUILDING	UNIT TYPE	No. UNITS	x OS/UNIT	OPEN SPACE REQUIRED
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UNIT PATIOS				246 UNITS x 90 sf
BUILDING 2 COURTYARD				15,706 sf
LANDSCAPE AREA				48,576 sf
TOTAL OPEN SPACE PROVIDED				75,218 sf

SITE PLAN LEGEND

- EASEMENT
- PROPERTY LINE
- LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- H.C. PARKING SPACE (SEE AS102 FOR DETAILS)
- FIRE HYDRANT
- LAMP POST
- NO PARKING AREA

GENERAL NOTES

- TYPICAL PARKING SPACE DIMENSIONS: 9'0"x16'-0" - SEE AS102
- UNLESS OTHERWISE NOTED ALL DRIVE ISLES ARE ASPHALT
- LANDSCAPE SHOWN HERE FOR REFERENCE - SEE LANDSCAPE PLAN FOR SPECIFIC LANDSCAPE INFORMATION
- 6" TALL CURBING PROVIDED BETWEEN ALL PARKING AND LANDSCAPE AREAS - TYPICAL
- 16 BICYCLE PARKING OUTSIDE, 37 SPACES NEW INTERIOR BICYCLE ROOM STORAGE = 53 BICYCLE SPACES

A1 SITE PLAN
 1" = 40'-0"

A5 LEVEL 2 PARKING STRUCTURE
 1" = 40'-0"

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WYNDHAM RENOVATIONS
RHINO INVESTMENTS - NM HOTEL LLC
 2500 CARLISLE BLVD NE
 ALBUQUERQUE, NM 87110

ISSUE:
 DRB SUBMITTAL

DRAWN BY: EDI
CHECKED BY: EDI
DATE: 2018-09-14

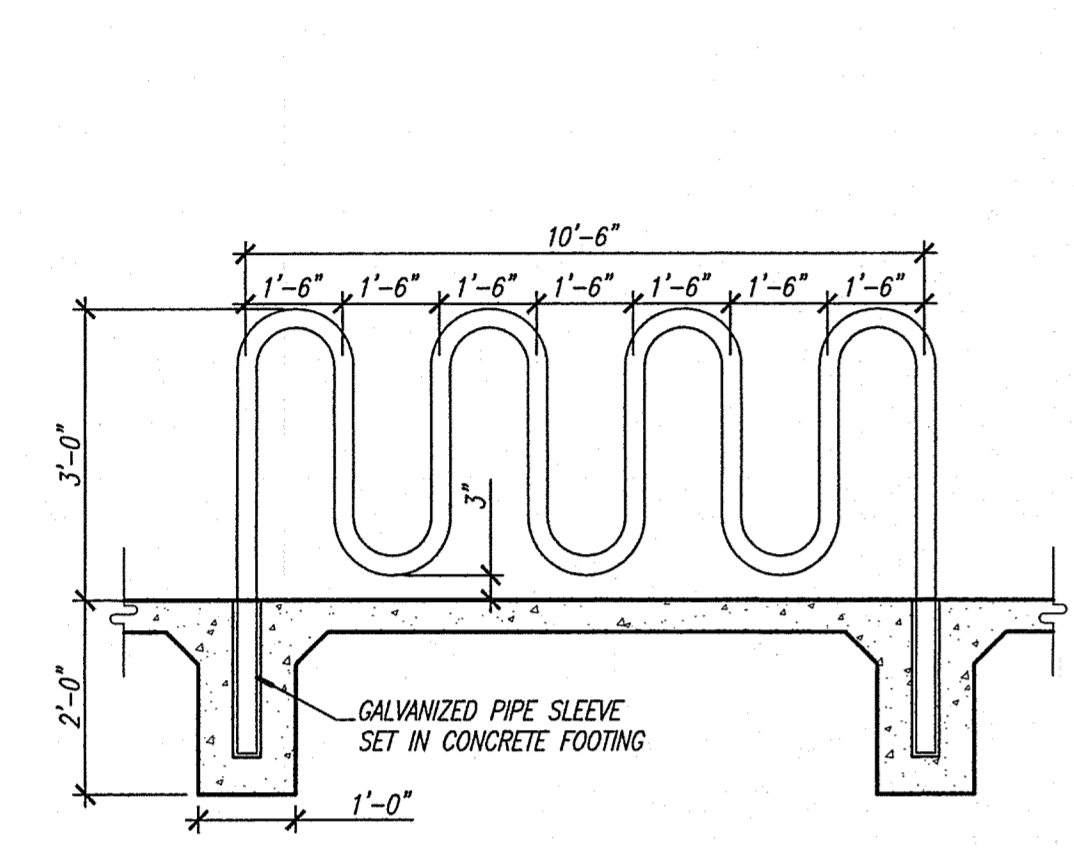
REVISIONS

SITE PLAN PROPOSED USES

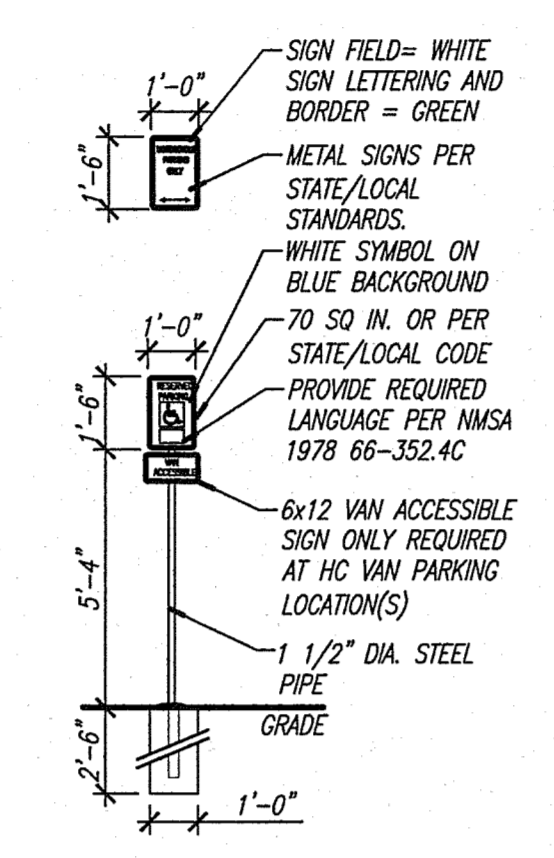
18007 AS102.2

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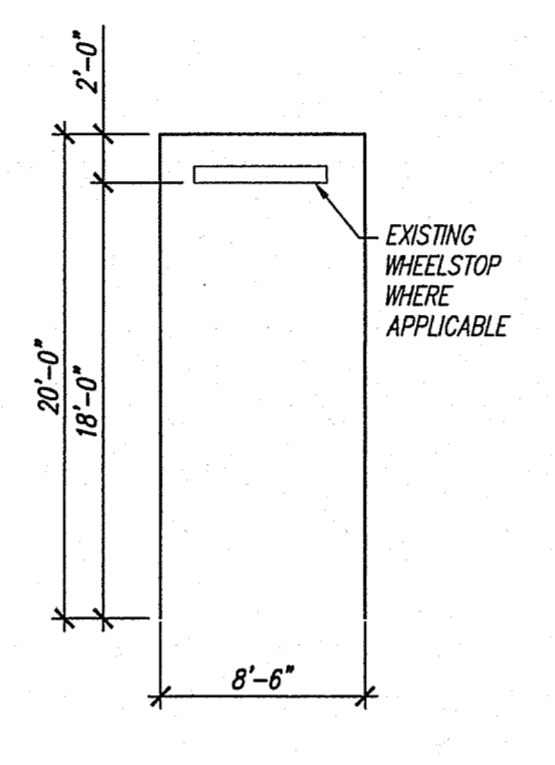
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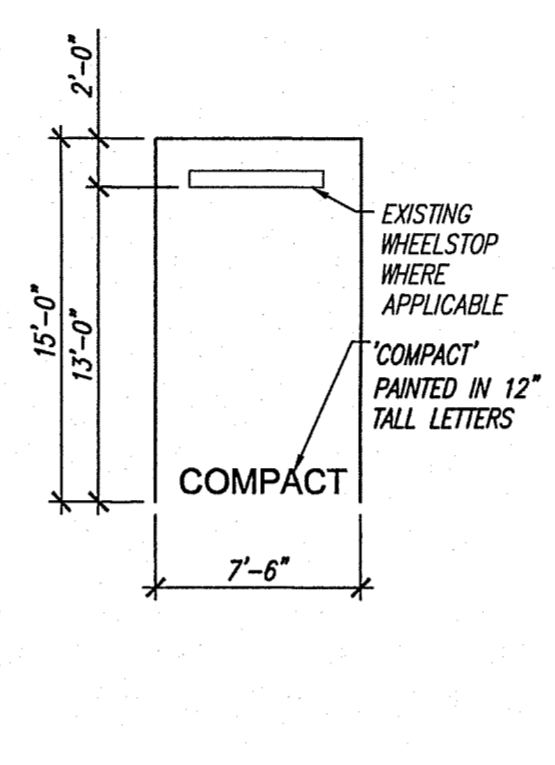
C1 BIKE RACK DETAIL
1/2" = 1'-0"



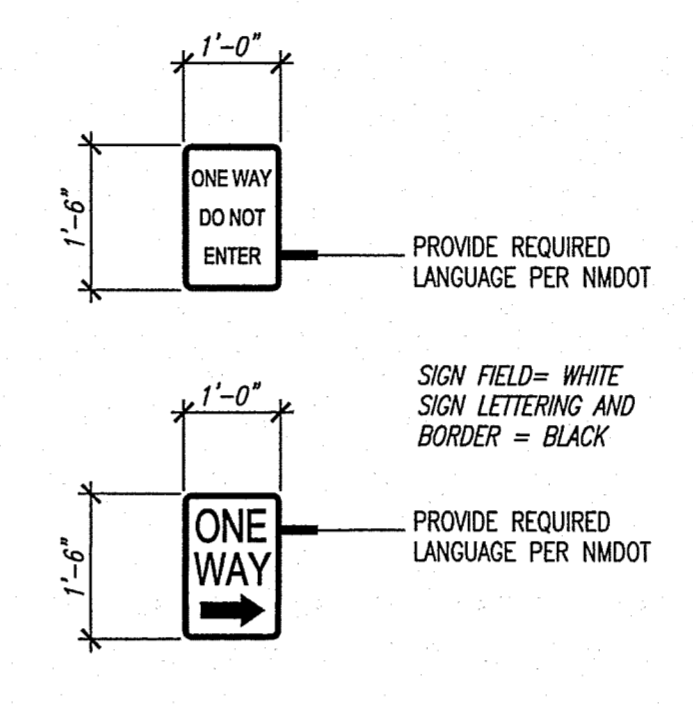
C2 ADA AND MOTORCYCLE SIGNAGE
1/4" = 1'-0"



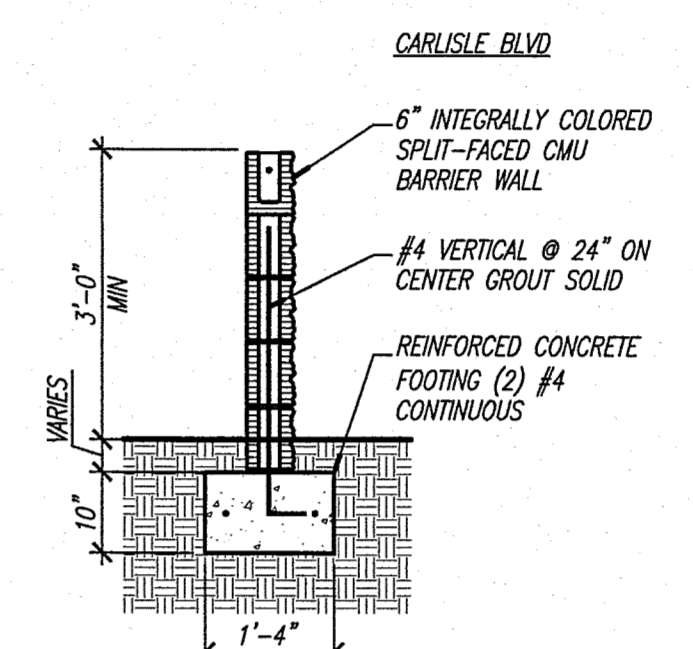
C3 TYPICAL PARKING DETAIL
1/8" = 1'-0"



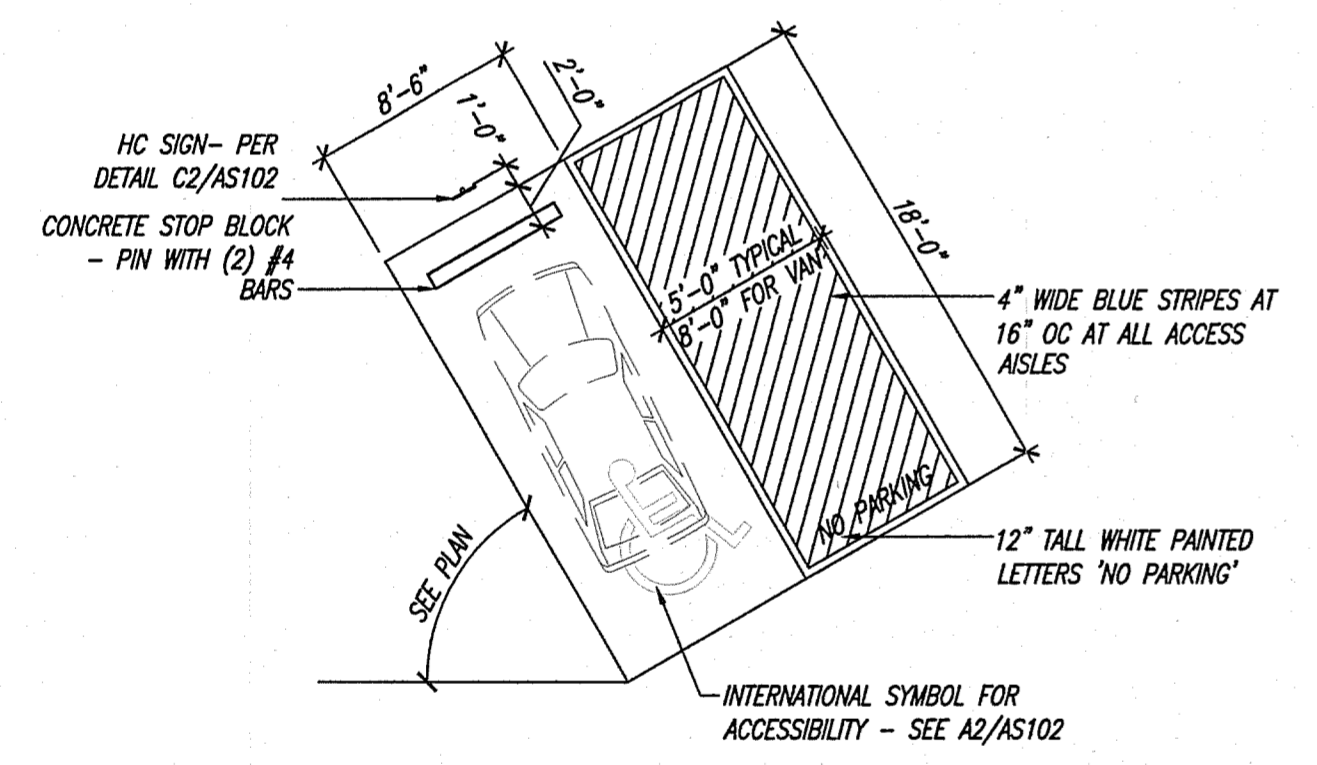
C4 TYPICAL COMPACT PARKING DETAIL
1/8" = 1'-0"



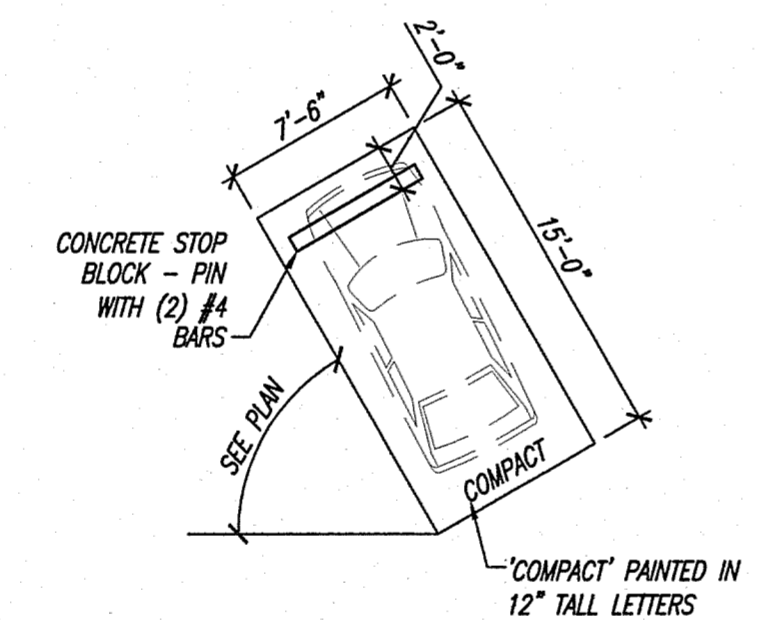
C5 SIGNAGE DETAILS
1/2" = 1'-0"



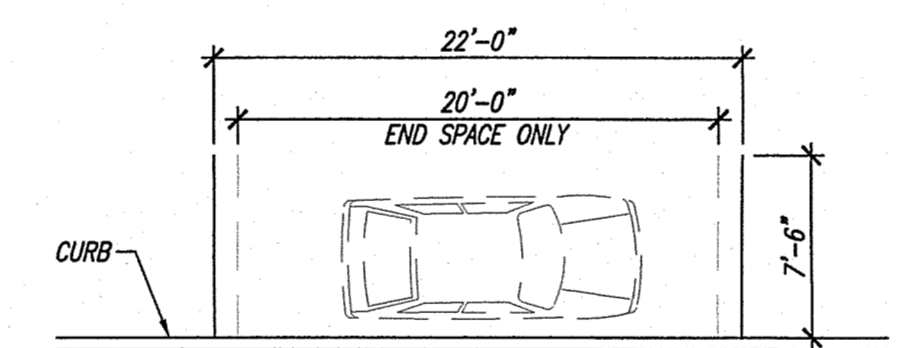
C6 SCREEN WALL DETAIL
1/2" = 1'-0"



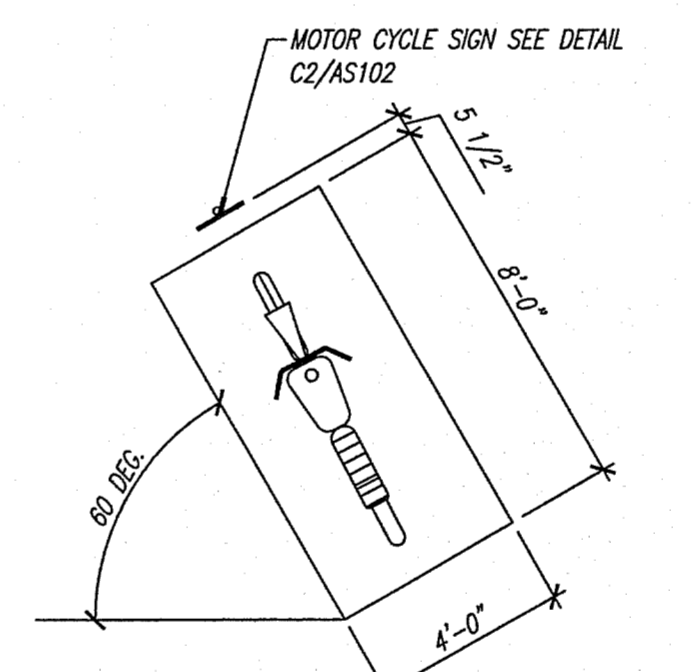
B1 ADA PARKING DETAILS
1/4" = 1'-0"



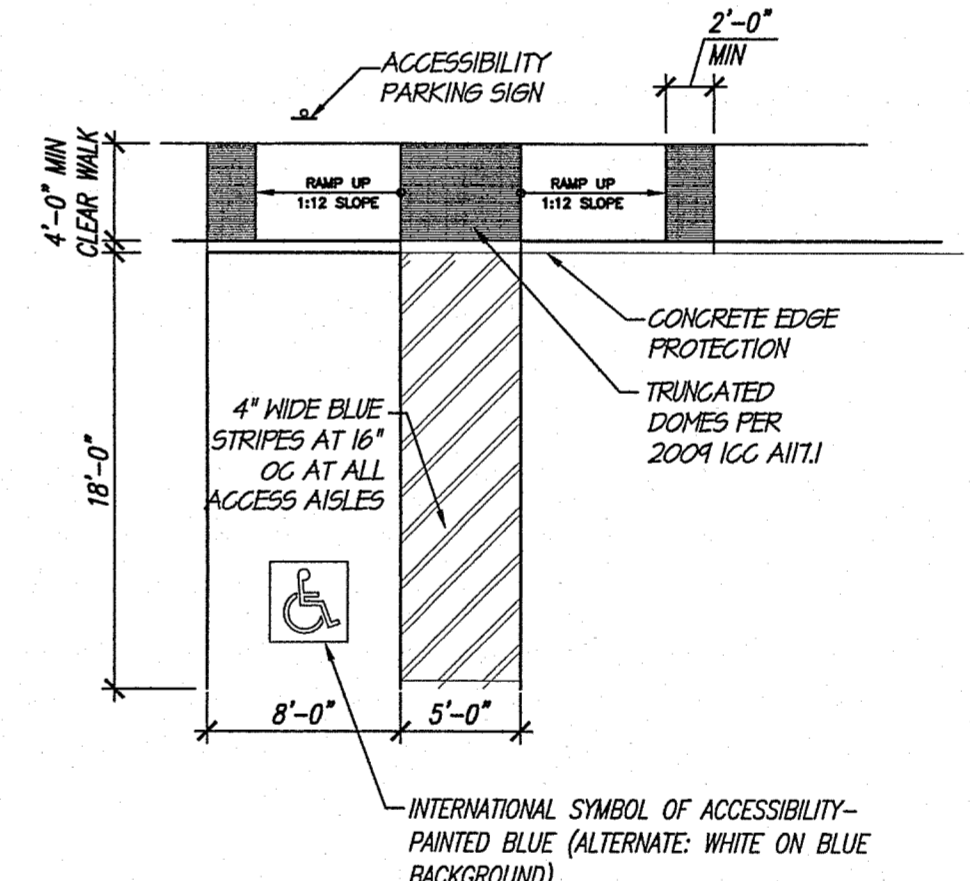
B2 TYPICAL COMPACT PARKING SPACE DETAILS
1/4" = 1'-0"



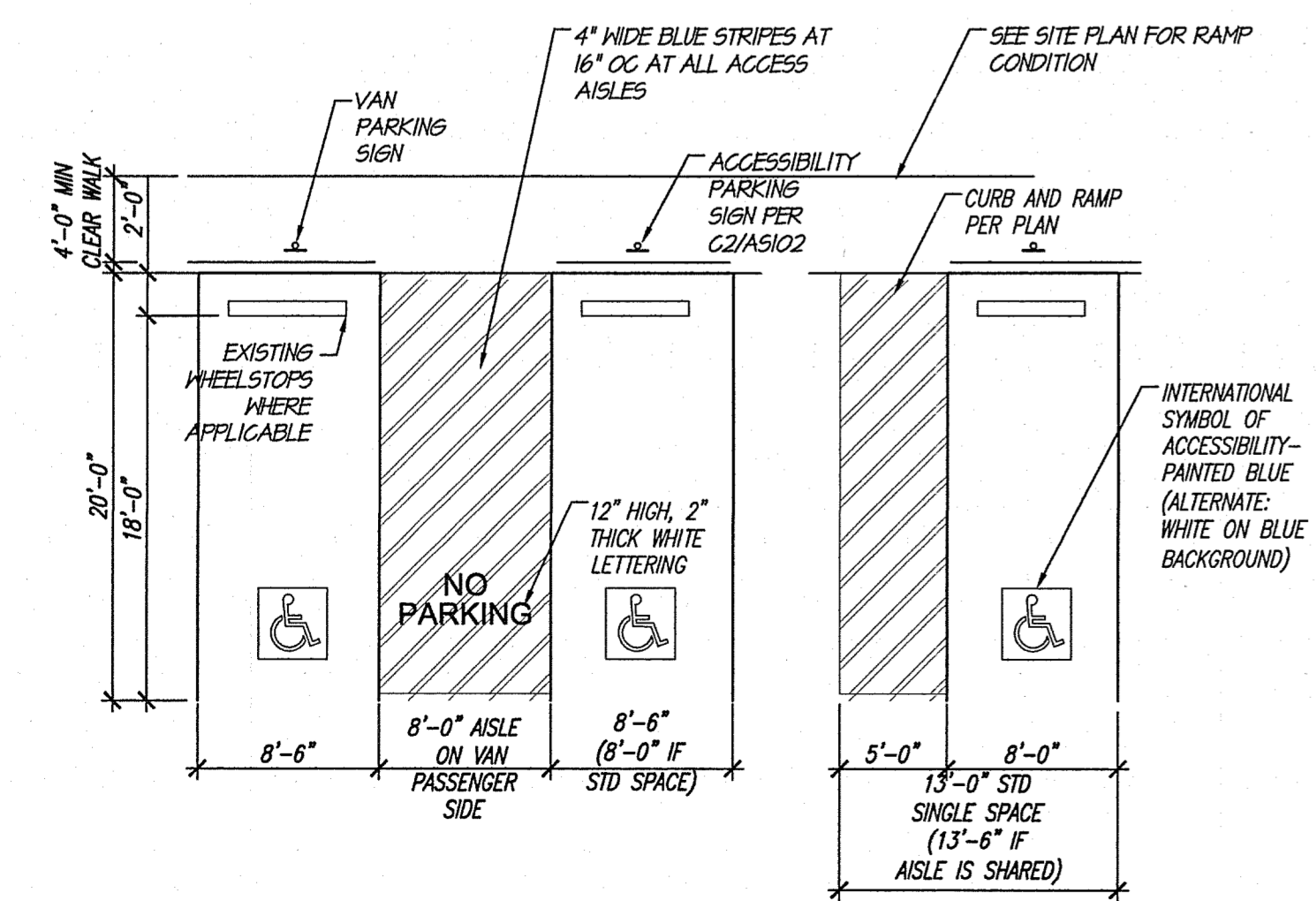
B3 PARALLEL PARKING DETAILS
1/4" = 1'-0"



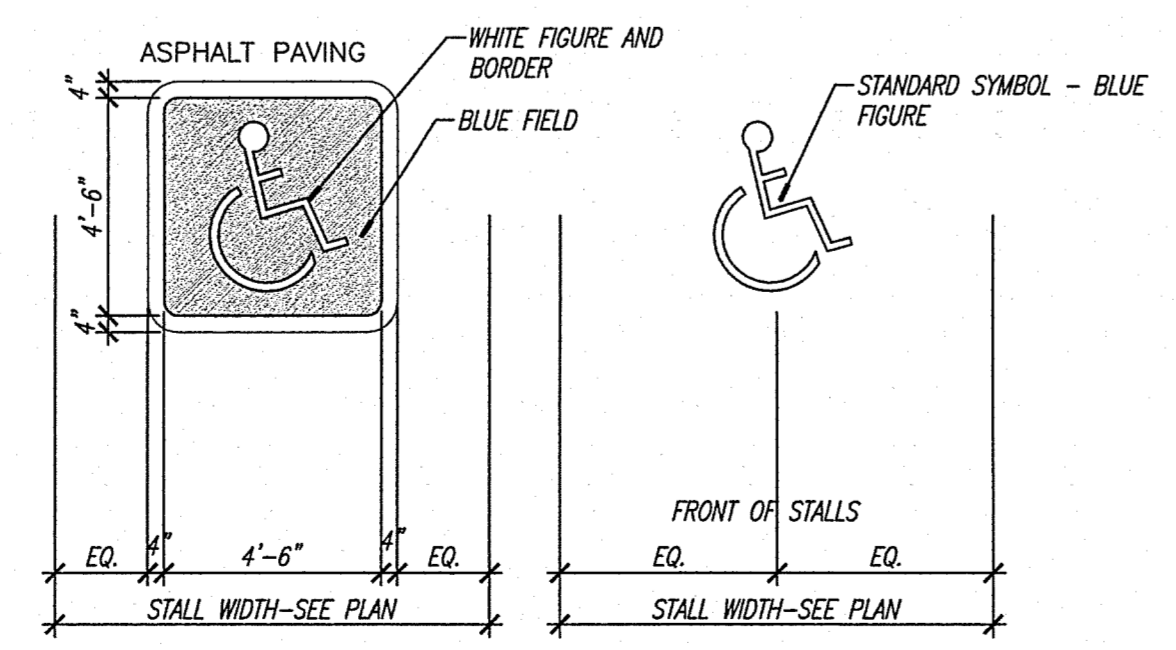
B4 MOTORCYCLE PARKING
1/4" = 1'-0"



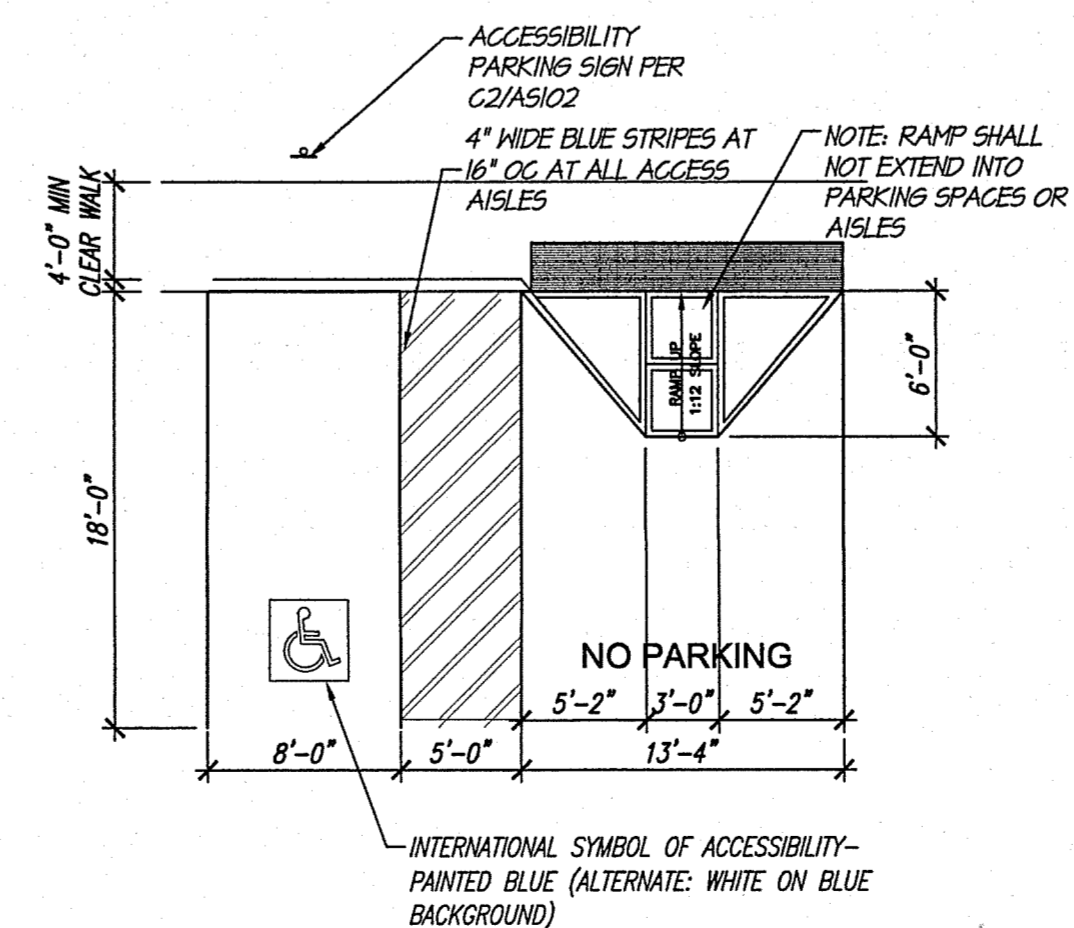
B5 ADA RAMP DETAIL - OPTION 3
1/4" = 1'-0"



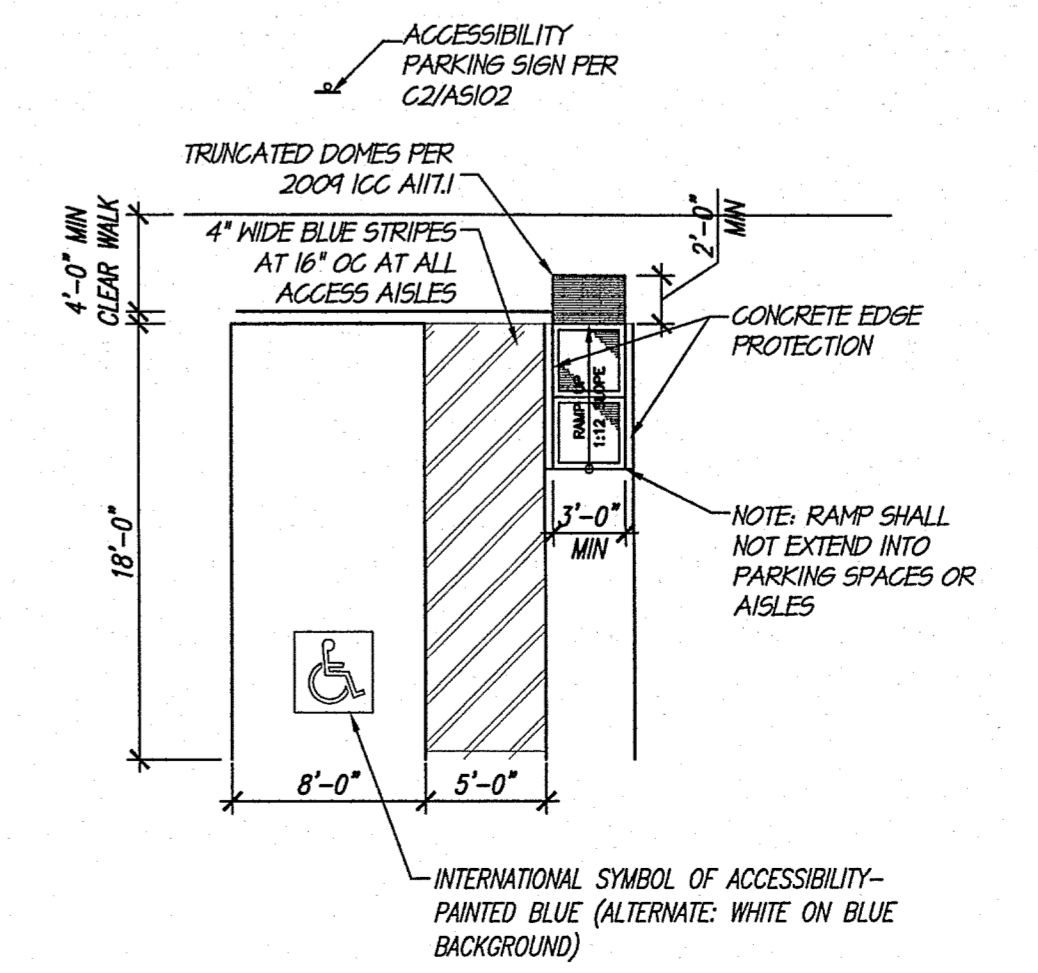
A1 ADA PARKING DETAILS
1/4" = 1'-0"



A2 INTERNATIONAL ACCESSIBILITY SYMBOL
1/4" = 1'-0"

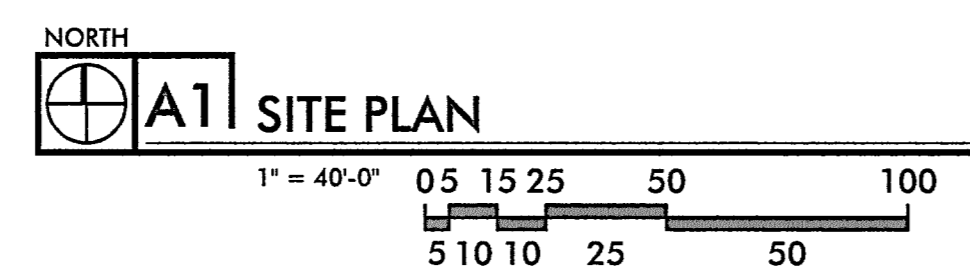
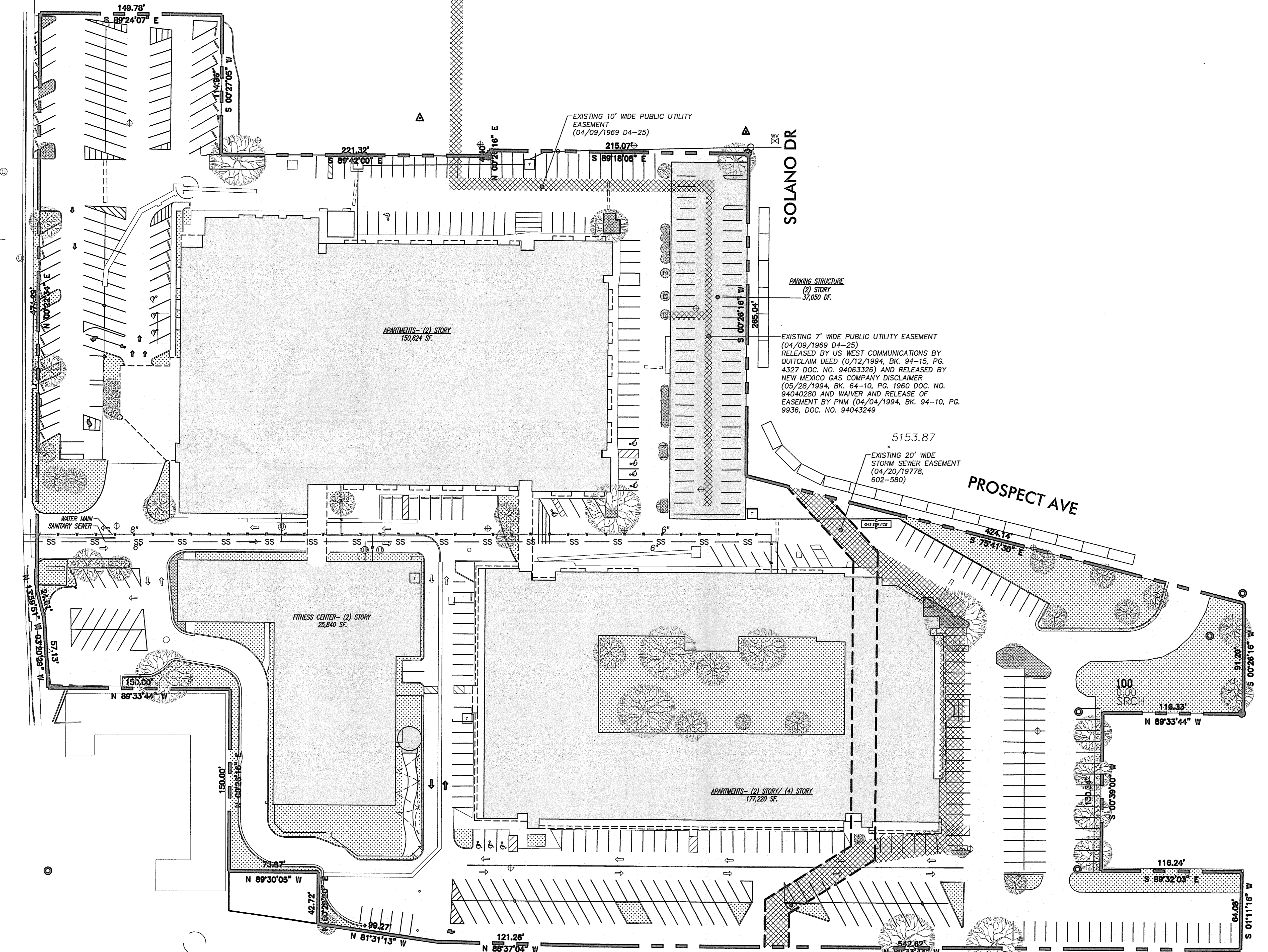


A4 ADA RAMP DETAIL - OPTION 1
1/4" = 1'-0"



A5 ADA RAMP DETAIL - OPTION 2
1/4" = 1'-0"

CARLISLE BLVD



SOLANO DR

PROSPECT AVE

HOTEL WYNDAM CHANGES - CHANGE OF USE
 2500 CARLISLE BLVD NE
 ALBUQUERQUE, NM 87110

ISSUE:
 DRB SUBMITTAL

DRAWN BY: EDI
 CHECKED BY: EDI
 DATE: 2018.09.14

REVISIONS

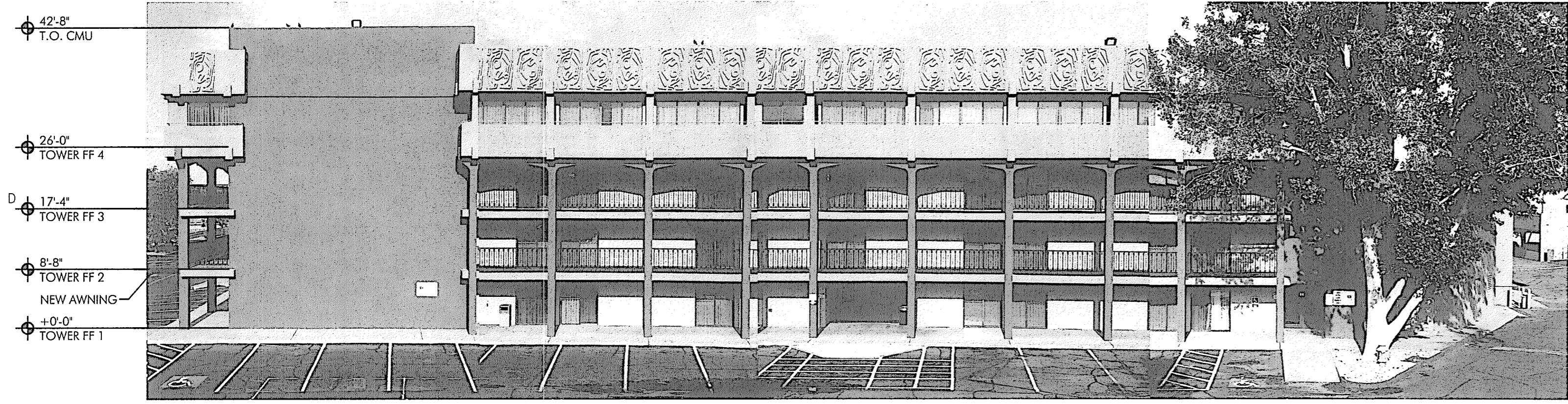
UTILITY PLAN

18007
AS103

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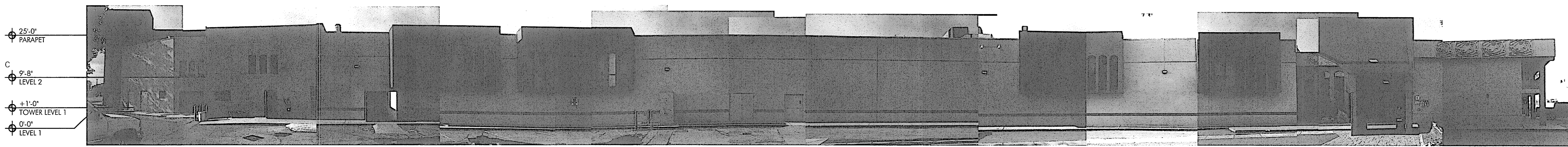
GENERAL NOTES

1. DIMENSIONS ARE TAKEN FROM CITY ARCHIVAL DRAWINGS AND NOT NECESSARILY REPRESENTATIVE OF AS-BUILT CONDITIONS



D1 EAST ELEVATION

NTS



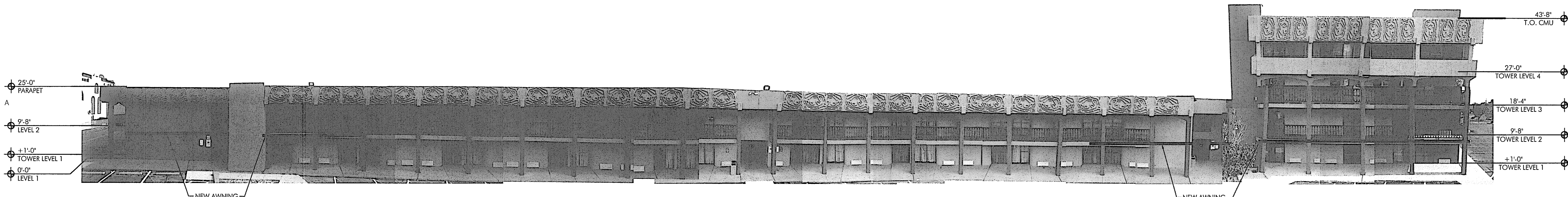
C1 NORTH ELEVATION

NTS



B1 WEST ELEVATION

NTS



A1 SOUTH ELEVATION

NTS

NOT FOR CONSTRUCTION

WYNDHAM RENOVATIONS
RHINO INVESTMENTS - NM HOTEL LLC
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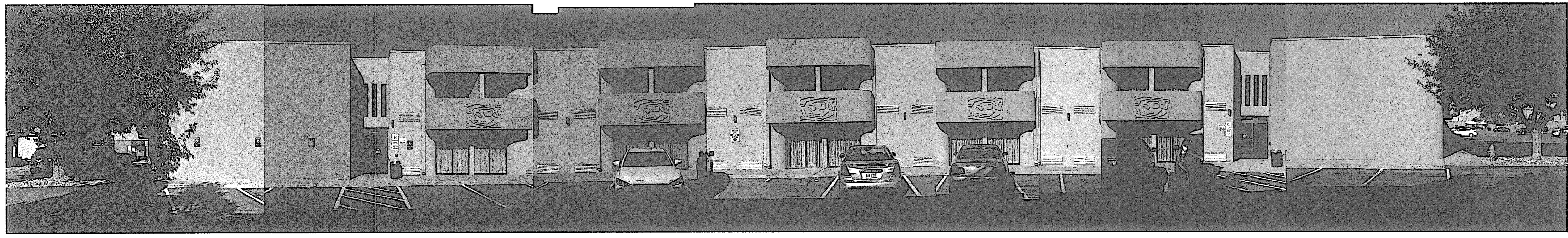
REVISIONS

EXISTING ELEVATIONS

18007
A201

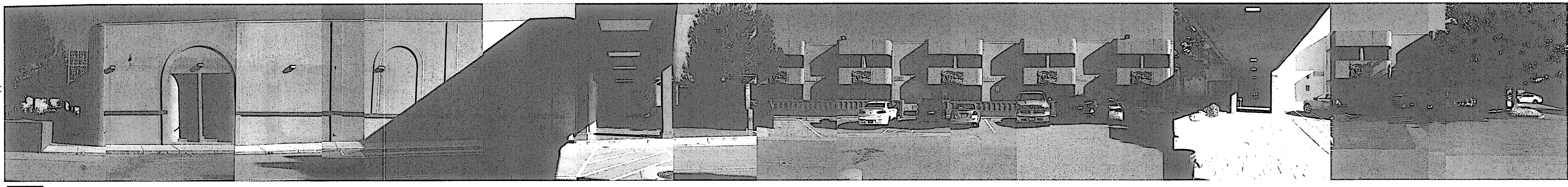
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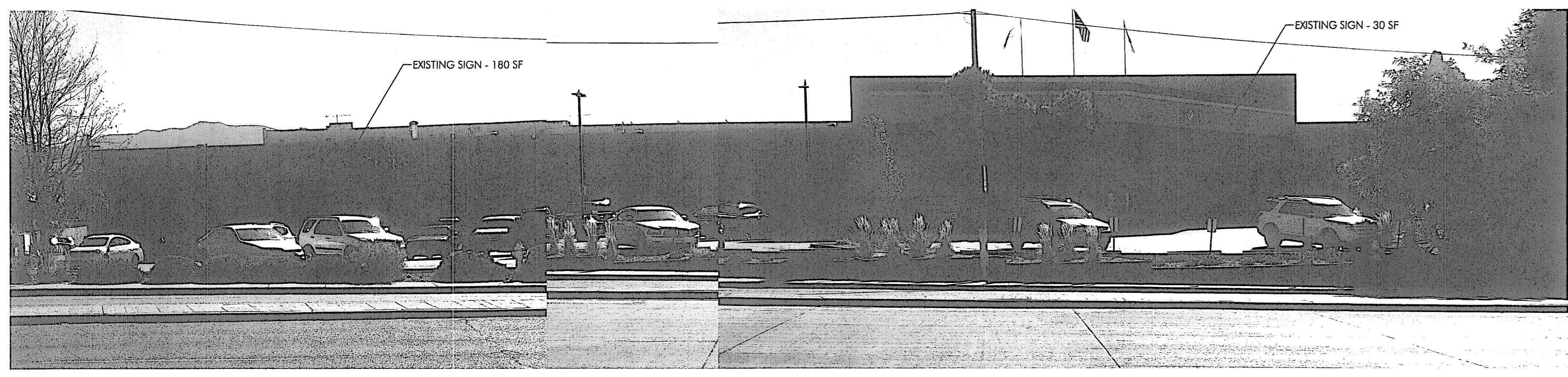
D1 EAST ELEVATION

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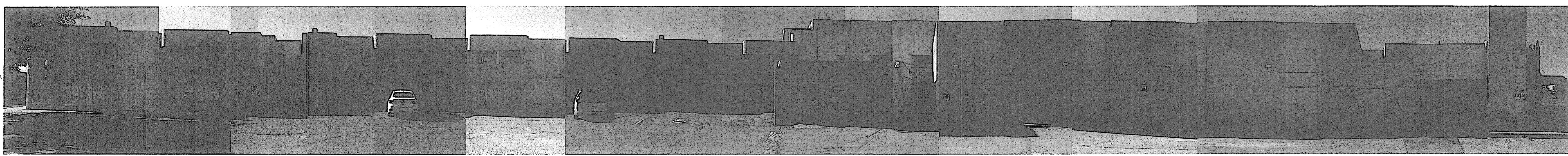
C1 SOUTH ELEVATION

NTS



B1 WEST ELEVATION

NTS

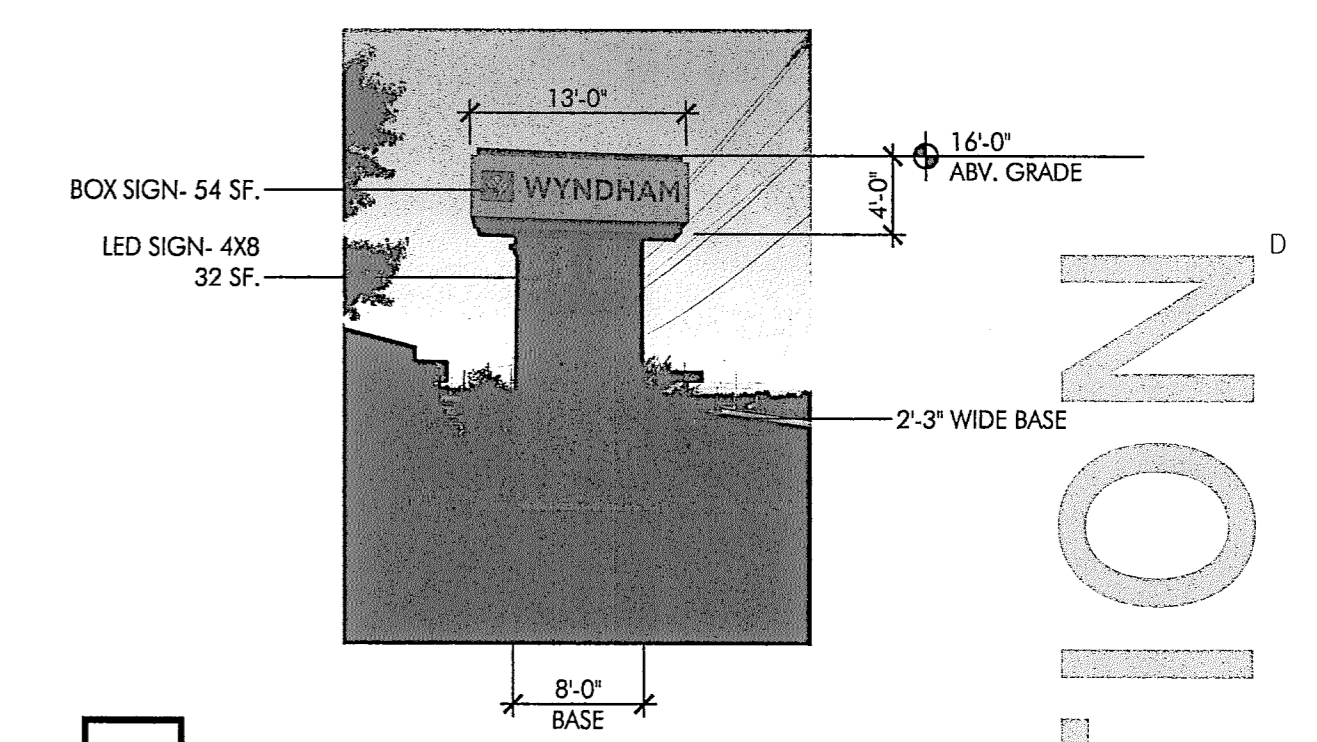


A1 NORTH ELEVATION

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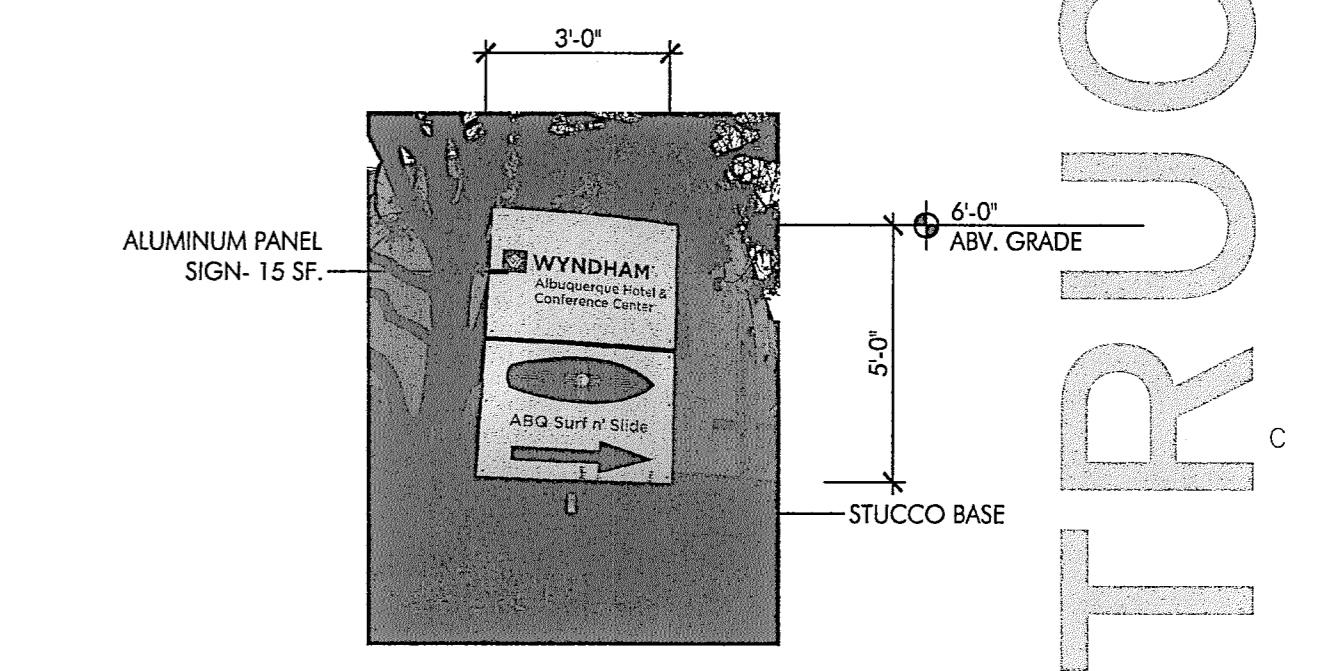
GENERAL NOTES

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2. ADDITIONAL SIGNAGE MAY BE APPROVED THROUGH THE SIGN PERMIT PROCESS IF FOUND TO BE IN CONFORMANCE WITH IDO SECTION 14-16-5-12



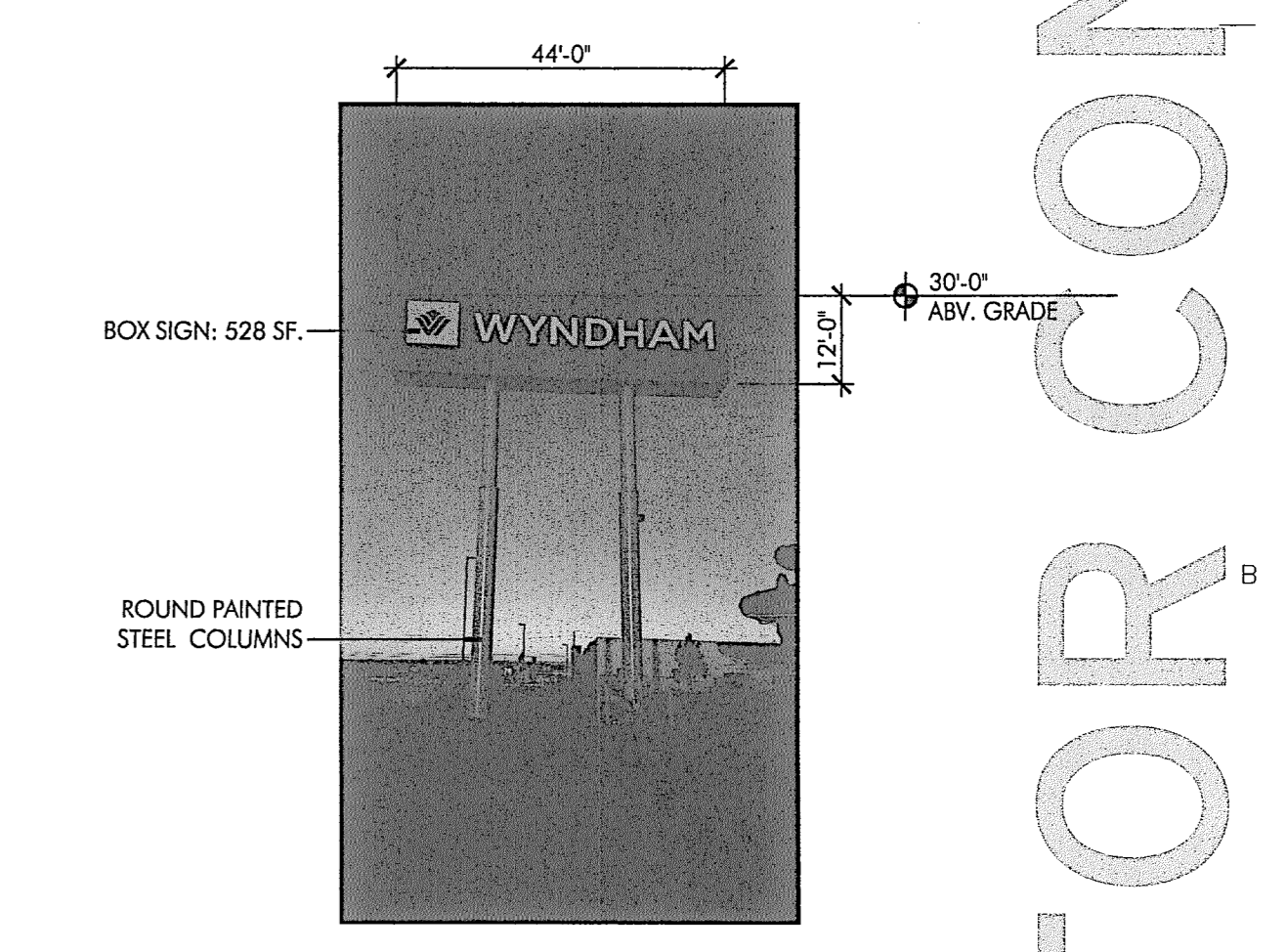
D5 SIGN

NTS



C4 SIGN

NTS



B4 SIGN

NTS

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HOTEL WYNDAM CHANGES - CHANGE OF USE
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ISSUE:	
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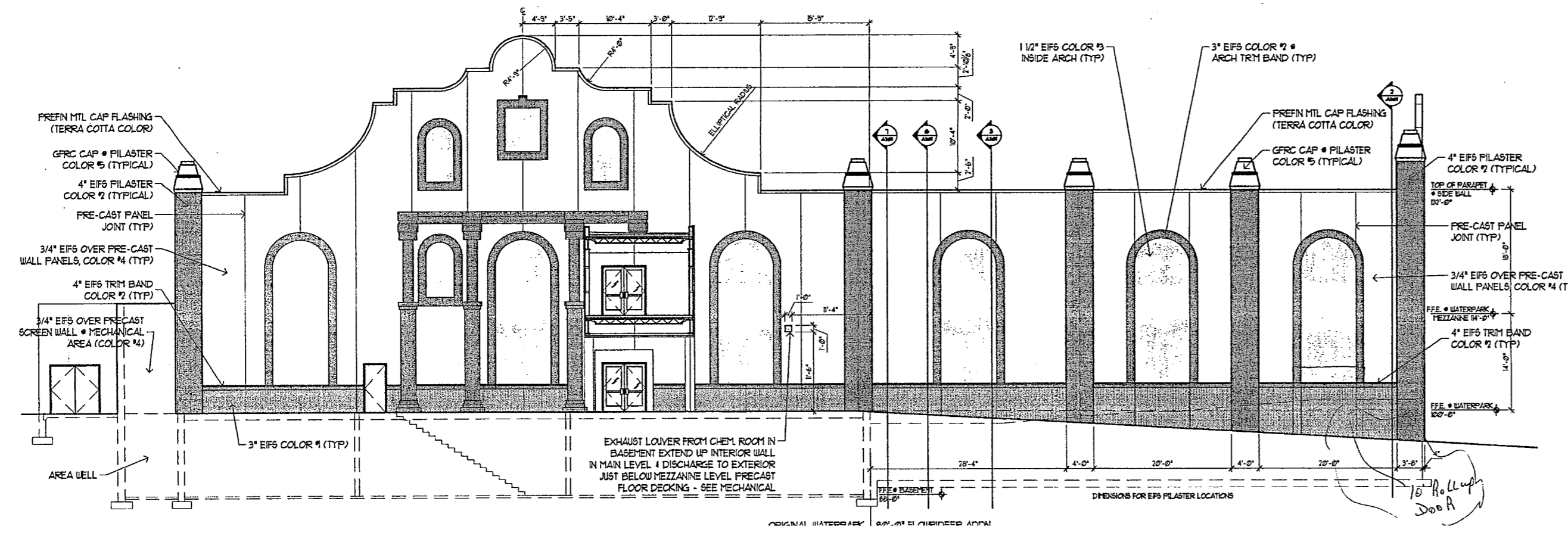
REVISIONS	

EXISTING ELEVATIONS

18007
A202

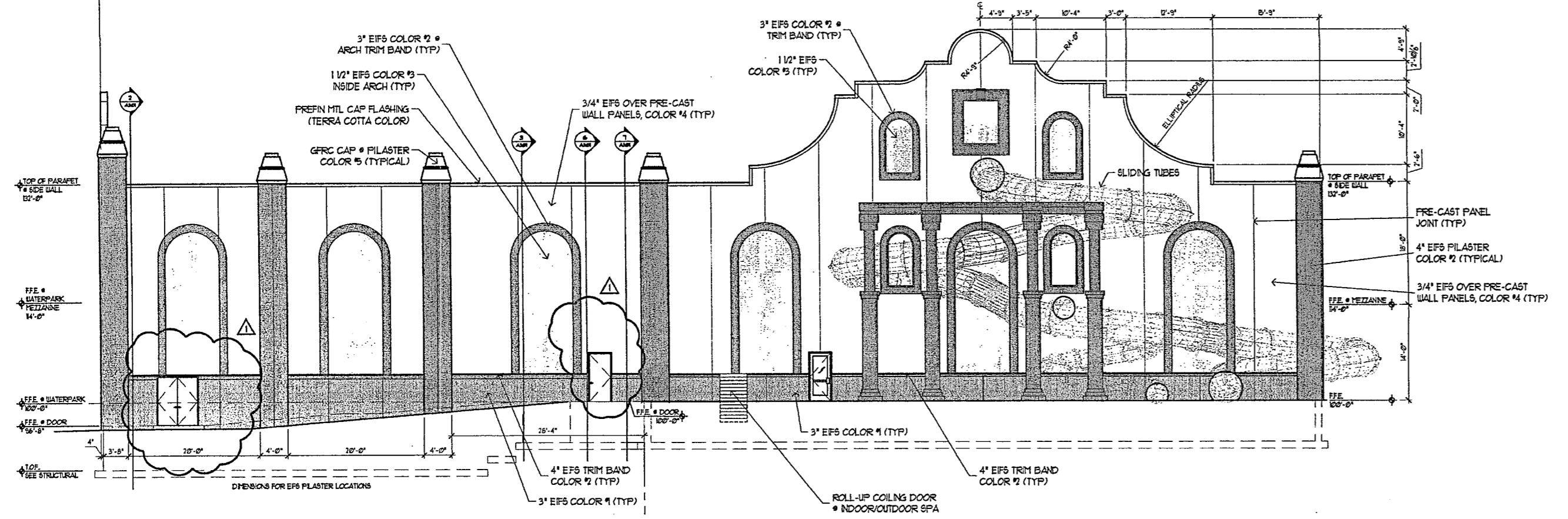
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42'-8"
T.O. CMU



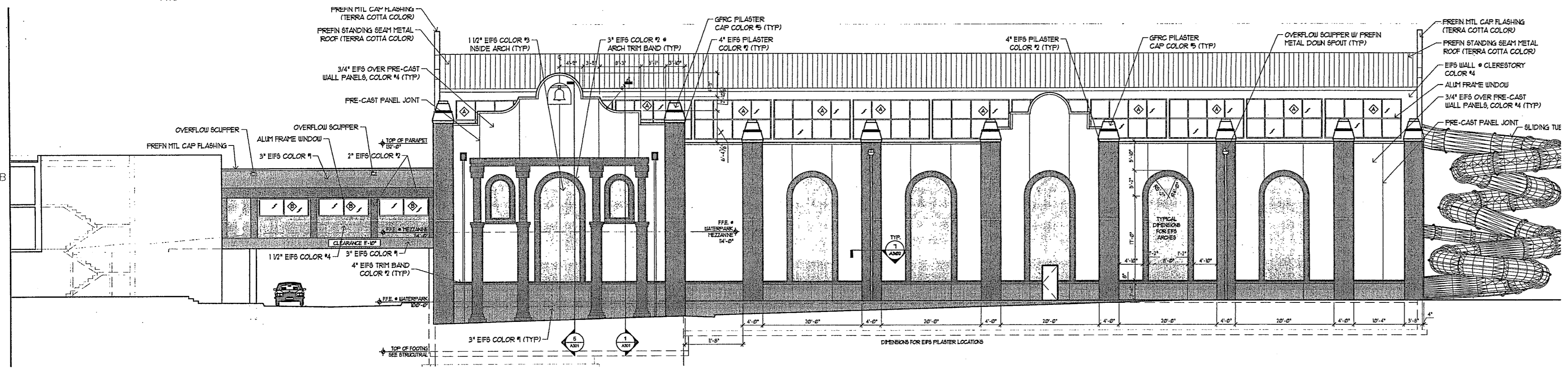
D1 NORTH ELEVATION

NTS



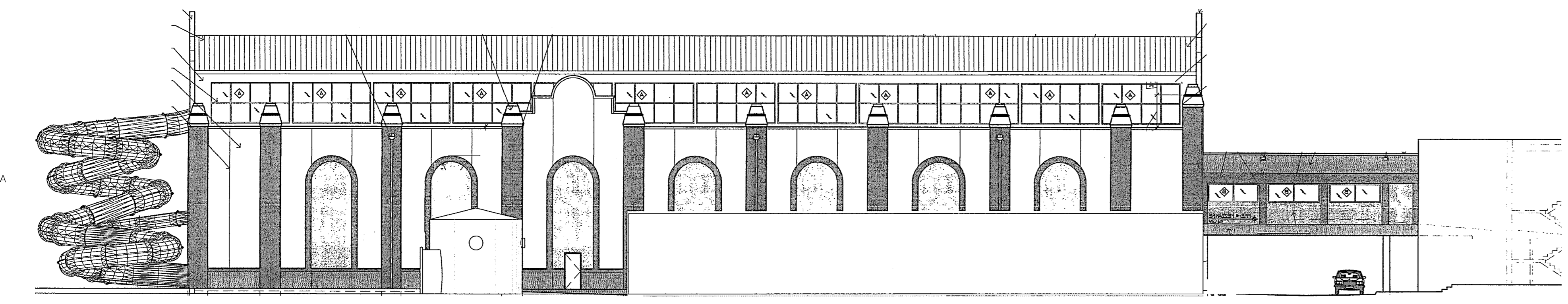
C1 SOUTH ELEVATION

NTS



B1 WEST ELEVATION

NTS



B1 EAST ELEVATION

NTS

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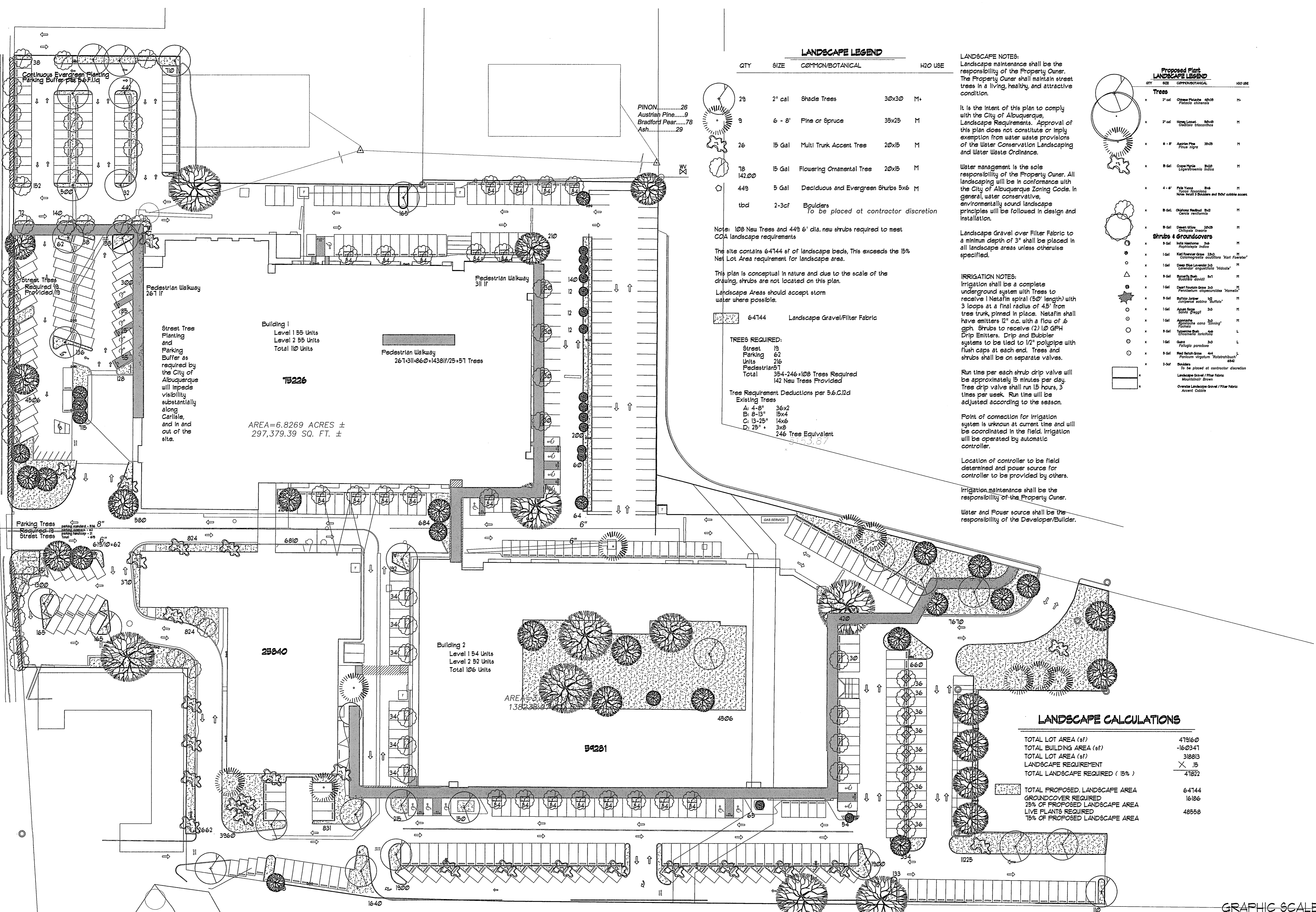
NO.	DESCRIPTION

EXISTING
ELEVATIONS
FITNESS CENTER

18007
A203

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Carlisle Blvd. NE



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
29	2" cal	Shade Trees	30x30 M+
9	6 - 8'	Pine or spruce	35x25 M
26	15 Gal	Multi Trunk Accent Tree	20x15 M
78	15 Gal	Flowering Ornamental Tree	20x15 M
14200			
449	5 Gal	Deciduous and Evergreen Shrubs 5x6	M
1bd	2-3cf	Boulders	To be placed at contractor discretion

Note: 108 New Trees and 449 6' dia. new shrubs required to meet COA landscape requirements

The site contains 64144 sq ft of landscape beds. This exceeds the 15% Net Lot Area requirement for landscape area.

This plan is conceptual in nature and due to the scale of the drawing, shrubs are not located on this plan.

Landscape Areas should accept storm water where possible.

64144 Landscape Gravel/Filter Fabric

TREES REQUIRED:
 Street 15
 Parking 62
 Units 216
 Pedestrian 57
 Total 354-246=108 Trees Required
 142 New Trees Provided

Tree Requirement Deductions per 5.6.C.12d
 Existing Trees
 A: 4'-8" 36x2
 B: 8'-13" 15x4
 C: 13'-25" 14x6
 D: 25" + 3x8
 246 Tree Equivalent

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque, Landscape Requirements. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas unless otherwise specified.

IRRIGATION NOTES:
 Irrigation shall be a complete underground system with trees to receive 1 NetAfm spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk pinned in place. NetAfm shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

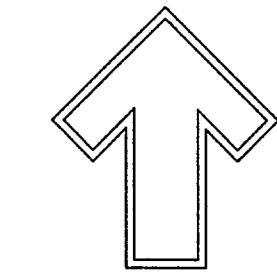
Water and Power source shall be the responsibility of the Developer/Builder.

Proposed Plant LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
29	2" cal	Shade Trees	30x30 M+
9	6 - 8'	Pine or spruce	35x25 M
26	15 Gal	Multi Trunk Accent Tree	20x15 M
78	15 Gal	Flowering Ornamental Tree	20x15 M
14200			
449	5 Gal	Deciduous and Evergreen Shrubs 5x6	M
1bd	2-3cf	Boulders	To be placed at contractor discretion

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	479160
TOTAL BUILDING AREA (sf)	-160341
TOTAL LOT AREA (sf)	318819
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	47822
TOTAL PROPOSED LANDSCAPE AREA	64144
GROUND COVER REQUIRED	16186
25% OF PROPOSED LANDSCAPE AREA	
LIVE PLANTS REQUIRED	48558
15% OF PROPOSED LANDSCAPE AREA	



The Hilltop
 1505 Edlin NE
 Albuquerque, NM 87113
 Phone: (505) 892-8200
 Fax: (505) 892-1131
 danny@thehilltop.com

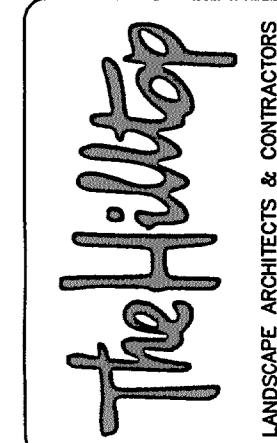
Landscape Architect



November 1, 2018

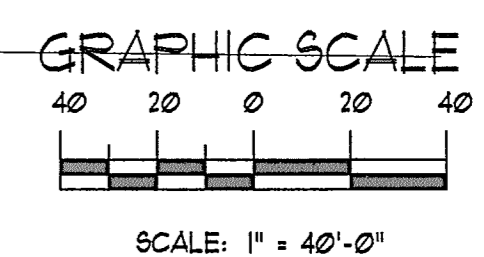
Wyndam Suites
 Albuquerque, NM
 Landscape Plan

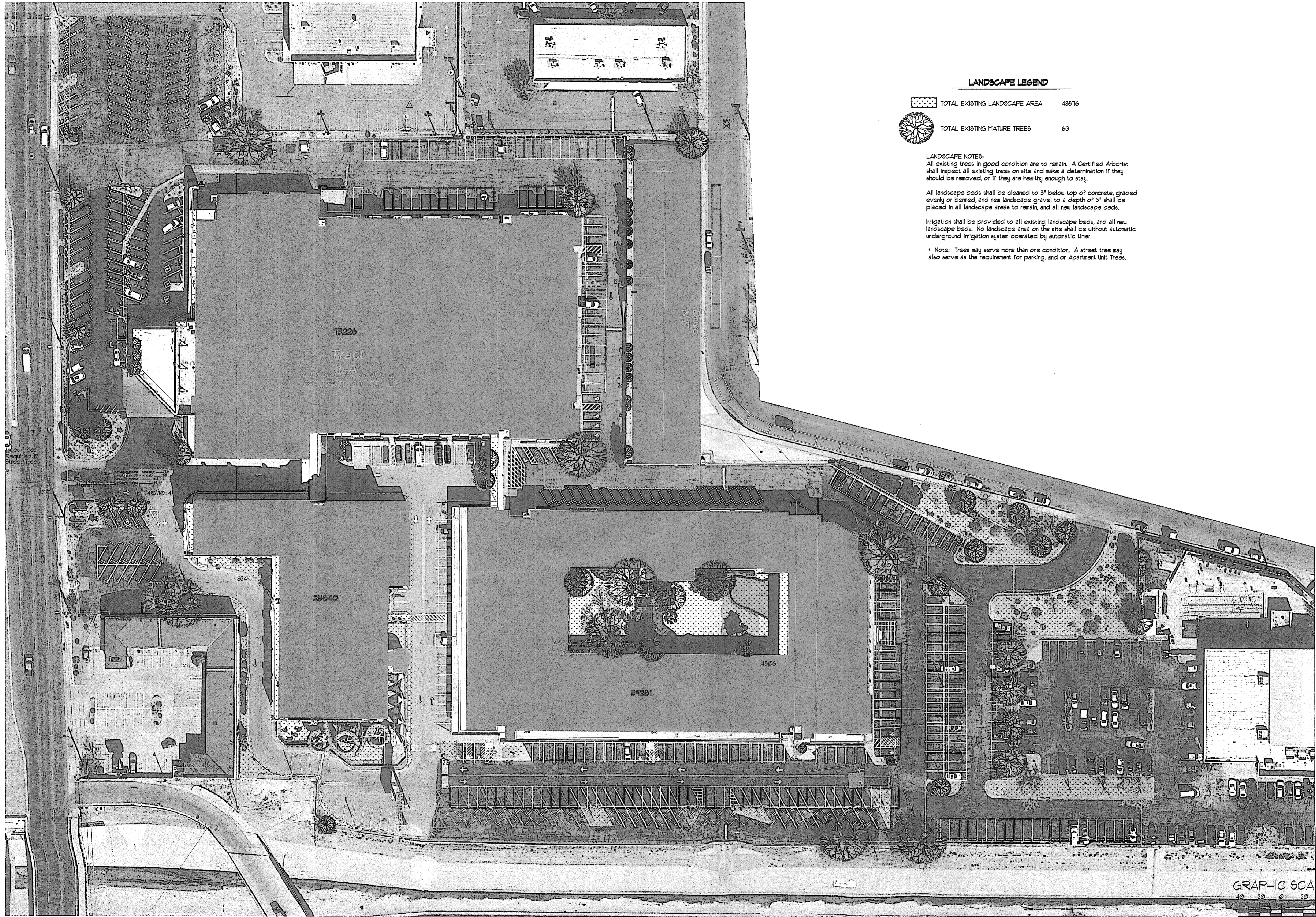
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DRAWN BY: dh
 REVISION:
 DATE: 11/1/2018

SHEET #
 LS-101





LANDSCAPE LEGEND

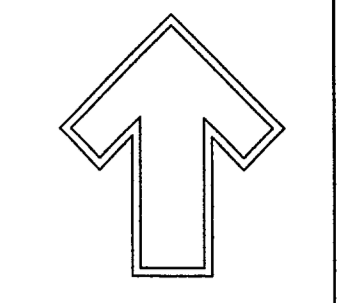
-  TOTAL EXISTING LANDSCAPE AREA 48516
-  TOTAL EXISTING MATURE TREES 63

LANDSCAPE NOTES:
 All existing trees in good condition are to remain. A Certified Arborist shall inspect all existing trees on site and make a determination if they should be removed, or if they are healthy enough to stay.

All landscape beds shall be cleaned to 3" below top of concrete, graded evenly or bermed, and new landscape gravel to a depth of 3" shall be placed in all landscape areas to remain, and all new landscape beds.

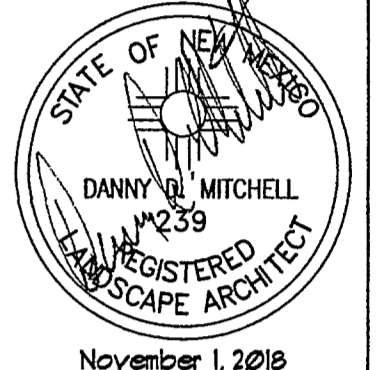
Irrigation shall be provided to all existing landscape beds, and all new landscape beds. No landscape area on the site shall be without automatic underground irrigation system operated by automatic timer.

* Note: Trees may serve more than one condition. A street tree may also serve as the requirement for parking, and/or Apartment Unit Trees.



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 1505 Edith NE,
 Albuquerque, NM 87115
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 danny@hilltoplandscaping.com

Landscape Architect

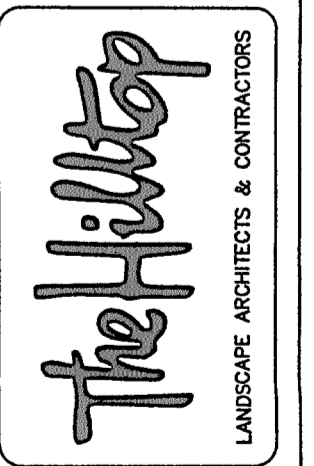


November 1, 2018

Wyndam Suites
 Albuquerque, NM

Existing Landscaping Plan

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DRAWN BY: dm
 REVISION: *
 DATE: 11/7/2018

SHEET #
 LS-102



SCALE: 1" = 40'-0"

HOTEL WYNDHAM CHANGES-CHANGE OF USE

edi
regenerating architecture

142 truman st. ne
albuquerque, nm 87108
ph 505.242.2851
www.edi-arch.com

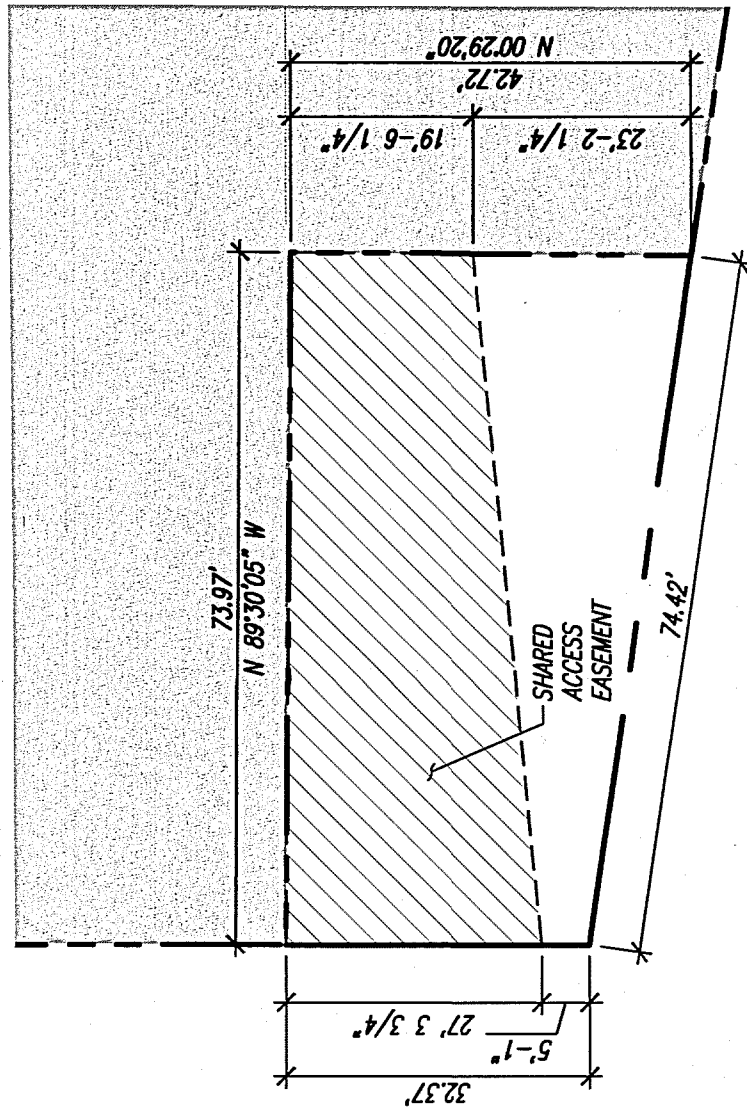
2500 CARLISLE BLVD NE
ALBUQUERQUE, NM 87110

EDI PROJECT NO.: 18007
DATE: 09.14.2018

DRAWN BY: LF
CHECKED BY: KDB

ISSUE: DRB SUBMITTAL

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NORTH
A1 SITE PLAN

1" = 20'-0"

DRB Case Action Log

This sheet must accompany your plat or site plan to obtain delegated signatures.
Return sheet with site plan/plat once comments have been addressed.

Project# PR-2018-001580
(1005234)
SI-2018-00153 - SITE PLAN

Type: PP FP PP/FP Site Plan for Building Permit Site Plan for Subdivision

This application(s) was conditionally approved on 11-7-18 by the DRB with delegation of signatures as follows:

PARKS:

Delegation For: _____

TRANSPORTATION:

Delegation For:
 Dimensional exhibit

CODE ENFORCEMENT:

Delegation For: _____

ABCWUA:

Delegation For:
 Availability Statement

CITY ENGINEER/Hydrology:

Delegation For:
 Easement Language

PLANNING:

Delegation For:
 utility company/AMAFCA signatures
 Recorded SIA
 15 day appeal period
 Check for _____
 Other: DELEGATION DURATION 12-12-18
landscape issues

1.15.19
comments

Note: After final sign off of site plan or recording of the plat, a pdf of the entire document must be submitted to PLNDRS@caba.gov as well as one paper copy to the front counter.



18 December 2018

Kent Beierle, Project Manager
EDI
142 Truman St NE
Albuquerque, NM 87108

RE: Alternative Landscape Plan – PR-2018-001580

Dear Mr. Beierle,

Upon review of your request letter dated November 15, 2018 and the corresponding alternative landscape plan, I have determined that this alternative landscape plan for the apartment conversion redevelopment at 2500 Carlisle Blvd NE meets the criteria of Section 14-16-5-6(C)(16), and therefore is approved per the following findings:

PO Box 1293

Albuquerque

NM 87103


www.cabq.gov

1. The applicant has submitted a Site Plan – DRB for reuse and conversion of an existing hotel into multifamily dwelling units.
2. The proposed landscape plan meets all applicable Integrated Development Ordinance (IDO) development standards for landscape, except 14-16-5-6(C)(4)(h): “Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways.”
3. Redevelopment of the hotel into multifamily dwelling units presents challenges related to existing building and walkway locations and how they affect the design for required landscape elements.
4. The applicant proposes to provide “architectural solutions mounted to the building” (awnings) for the benefit of pedestrians to meet the intent of Section 14-16-5-6(C)(4)(h) in areas where it is impractical to plant new shade trees.
5. The IDO Alternative Landscape Plan criteria of Section 14-16-5-6(C)(16) are met as follows:
 - a. The alternative landscape plan is consistent with purpose of Section 14-16-5-6 because: the required number of trees will be provided; the alternative approach provides a quality visual component and other public benefits including the use of native and low-water use species, improved air quality, and providing shade to mitigate heat-island effects with both trees and building-mounted architectural elements (awnings).
 - b. The proposed landscaping will not include vegetation that is prohibited or invasive or listed as noxious weeds.

- c. There will be no reduction of tree planting requirements. The required numbers of trees are distributed where required and in other locations that will benefit the site.
 - d. Additional trees and plantings will be located within existing buffer areas.
 - e. The design exceeds the landscape requirements and will exceed the levels of carbon dioxide absorption otherwise provided. The trees and building-mounted architectural elements (awnings) will provide adequate shade to reduce heat island effects on the site and provide carbon dioxide absorption.
6. The provision of both the required number trees and building-mounted architectural elements (awnings) demonstrate the applicant's commitment to quality, sustainable development and a redevelopment project that is consistent with the ABC Comp Plan Vision for desired growth in existing and designated Centers and Corridors.

I appreciate the applicant's and designer's alternative landscape plan that is consistent with the purpose of the IDO's landscape regulations, further enhances the city's built environment, and illuminates a path forward for other redevelopment and reuse projects in key locations.

Sincerely,


for David S. Campbell
Planning Director

xc: files

November 15, 2018

David Campbell
Director of Planning
City of Albuquerque Department of Planning
600 2nd St NW,
Albuquerque, NM 87102

Re: Request for use of Alternative Landscaping per IDO Section 5-6(C)(16) for our project:

Project Name: Hotel Wyndham – Apartment Conversion
DRB Project Number: PR-2018-1580 (1005234)
Application Number: SI-2018-00153

Dear Director Campbell,

On behalf of my client Rhino Investments I am requesting approval of our landscape plan for comprehensive site plan approval. Our proposed landscape plan does not meet the specific requirements stated in Section 14-16-5-6, namely Section 5-6(C)(4)(h) which states: "Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways." Staff planners have determined where this requirement should apply for our project. Based on the predeveloped nature of the site and the locations of the existing pedestrian walkways, many locations for plantings would be in direct physical conflict with the building and each other. Our options for further locations of tree placement are limited without compromising parking which is already at a premium given the other requirements of the IDO.

We have used the frontage calculations to determine an overall tree count and have indicated locations along the pedestrian walkways that we believe are prudent long-term locations for shade tree planting. The remaining required trees have been located in other areas around the buildings and site where we can legitimately plant them and achieve what we believe to be the intent of the shade tree requirement. Please note that the total number of proposed new tree plantings exceed the minimum required tree count for our site. It is our intent to create a hospitable and appealing property that contributes to the health and character of the community.

Per 5-6(C)(16) Alternative Landscaping, The Planning Director may approve alternate landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning

Director determines that the alternatives meet all the following criteria:

1. 5-6(C)(16)(a) Are consistent with the purposes of this Section 14-16-5-6.
 - a. Our alternative locations for planting will provide additional living shade on the site and will tend to offer more opportunities for pedestrians to park and circulate to the building in a hospitable environment.
2. 5-6(C)(16)(b) Do not include invasive vegetation included in a City or state list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.
 - a. We are not proposing any species that are prohibited, invasive or are considered noxious weeds per the City.
3. 5-6(C)(16)(c) Do not include a reduction of tree planting requirements.
 - a. No reductions in tree planting requirements are being proposed. We are in fact proposing to plant more than required.
4. 5-6(C)(16)(d) Provide equal or superior buffering of adjacent properties from

■ kent beierle ■

■ j. stace mcgee ■

■ delcie dobrovolny ■

■ 142 Truman St. NE
Albuquerque, NM 87108
Tel 505.242.2851

■ 917 E Prospect Rd, Unit B
Fort Collins, CO 80525
Tel 970.672.1155

anticipated impacts of the proposed development.

- a. This requirement is somewhat moot given our situation, however additional plantings are proposed within existing buffer areas.
5. 5-6(C)(16)(e) Provide equal or superior visual appearance of the property when viewed from the street.
 - a. We believe our proposed planting plan will result in a superior visual appearance of the property when viewed from the street or internalized circulation roads.
6. 5-6(C)(16)(f) Provide equal or superior carbon dioxide absorption and heat island reductions.
 - a. The number of trees we propose to plant is consistent with superior carbon dioxide absorption.
 - b. A more distributed placement of trees, like what we are proposing, will allow for the full development of the tree crowns and will result in a greater reduction of heat island effect than if they were more closely planted.

We believe our plan meets the spirit and intent of the requirements of the IDO even though specific spacing and placement of tree materials vary from letter of the ordinance. Our proposed solution softens dramatically the automobile-centric nature of the development and eases the urbanized character of the place in its current form. The improvements will help foster a hospitable and desirable sense of permanence which is critical to developing "community". These improvements, by definition, are enhancing the property as a community asset and are likely to have a positive impact on both public and private interests as well as property values in the area. We expect our solution to have a lasting positive impact on the sustainability of place and will work to offset heat-islands, atmospheric carbon, airborne pollution, and noise while providing an urban-nature connection for people and an aesthetically desirable enhancement to local views that screen undesirable elements.

This is the positive impact we are attempting to achieve and is supported by the following primary points:

1. We are planting a quantity of new trees that is in excess of the number that is required.
2. We are providing for a more significant reduction of heat-island effect by virtue of distributing a greater quantity of trees over a greater area of heat absorbing surfaces.
3. We are providing a greater capacity for Carbon Sequestration by planting more plantings than are required.
4. In the areas where it is impractical to plant new shade trees for the benefit of pedestrians, we are compensating with architectural solutions mounted to the building.
5. We are redeveloping property that was originally built-out in the 1960s. The reason we cannot directly conform with the letter of the IDO is because literal conformance with the IDO will require extensive demolition, redistribution of services, expenditures of energy, and potential compromise of circulation and parking; all issues which are contrary to the intent of positive change articulated in the IDO.

We understand that per 5-6(C)(7)(c) The Planning Director may authorize adjustments to any spacing requirements when required due to topography, drainage, utilities or obstructions, provided that the total amount of required landscaping is not reduced and ask for your consent in this regard.

We thank you for your consideration of our request and look forward to your approval of our proposed plan.

Sincerely,



Kent Beierle, Architect
Principal
EDI