

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

EXHIBIT 'A' – Response to comments

ENGINEERING COMMENTS (HYDROLOGY):

1. *No Objection to change in use provided that it does not include paving of more than 10,000 sf or building additions of 1,000 sf*
 - a. **No additional paving is proposed, nor is there any additional building area.**

ENGINEERING COMMENTS (TRAFFIC):

1. *Parking calculation is missing for ADA, and motor cycle parking.*
 - a. **ADA and motorcycle parking calculations have been added to the drawings.**
2. *Please indicate two-way entrance by placing arrow.*
 - a. **Arrows have been added to the entrances where applicable.**
3. *Some entrances lack dimensions. Please provide dimension for all access roads.*
 - a. **Entrance dimensions have been added to the drawings.**
4. *Please indicate which drive way is one way and which is two way using arrows.*
 - a. **Directional arrows have been added to the drawings.**
5. *Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.*
 - a. **Parking space dimensions have been added in numerous locations – any anomalous dimensions have been noted. Standard dimensions are also indicated on standard details on AS102.**
6. *The ADA accessible spaces must be a minimum of 8.5 ft. in width.*
 - a. **ADA accessible spaces have been verified as at least 8.5' in width.**
7. *The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.*
 - a. **ADA accessible spaces have been revised to include access aisles of 5' minimum and Van accessible aisles as 8' in width.**
8. *The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of ADA signs.*
 - a. **Detail and sign locations are now indicated in the drawings.**
9. *The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)*
 - a. **"NO PARKING" annotation added to the Site Plan.**
10. *ADA curb ramps must be updated to current standards and have truncated domes installed.*
 - a. **Non-compliant ramps have been revised in the drawings per current standards. Details articulating truncated domes are indicated on AS102.**
11. *Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.*

- a. **Signage is noted on plan. Sign detail is located on AS102.**
- 12. *Show all drive aisle widths and radii. Some dimensions are not shown.*
 - a. **Width and radii of drive aisles have been added to the drawings.**
- 13. *A 5 ft. keyway is required for dead-end parking aisles.*
 - a. **Any dead end locations have been equipped with a 5' minimum keyway.**
- 14. *Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.*
 - a. **A General Note indicating a minimum 6" curb separation of landscaping from parking has been added to the Site Plan.**
- 15. *One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.*
 - a. **Signage for "One Way" and "Do Not Enter" have been added to the Site Plan where one-way traffic conditions exist.**
- 16. *Show existing curb gutter and sidewalks on all roads.*
 - a. **Curb and Gutter along Solano/Prospect have been added to the Site Plan drawing.**
- 17. *Please show the second level plan for the parking garage.*
 - a. **The second level parking garage plan is now indicated on the Site Plan drawing.**
- 18. *Provide details for the rectangular spaces in Prospect Ave.*
 - a. **On-street parking dimensions are indicated on detail located on AS102.**
- 19. *Please show the details of the angled parking including the angle.*
 - a. **Multiple angled parking configurations occur on site. Dimensions in the details on AS102 are called out on the Site Plan.**

PLANNING COMMENTS:

- 1. *Add a signature block resembling this example to the first overall site plan sheet:
<http://documents.cabq.gov/planning/development-review-board/development-review-board-site-development-plan-signature-block.pdf>*
 - a. **Signature block has been added to the drawings.**
- 2. *Apartments require, as a use-specific standard, 1 tree per ground floor and second floor unit. Please provide calculation on the landscape plan.*
 - a. **Calculations added to the Landscape plan.**
- 3. *Usable open space is required at 200 square feet per 1 bedroom/efficiency, 250 square feet per 2 BR, and 300 square feet per 3+ BR. Please provide calculation of usable open space, which may include landscape areas, open balconies, courtyards, etc. (see IDO definition, page 480).*
 - a. **Calculations added to the Site Plan.**
- 4. *Pedestrian paths shall be provided between the pedestrian entrances of each primary building on the site per 14-16-5-3(B)(3)(b).*
 - a. **Existing pedestrian paths are located around existing buildings. Each building currently connects to each other via surface paths, or elevated sky-bridge(s).**
- 5. *Such network of pedestrian paths must include a connection to the adjacent public sidewalk(s).*
 - a. **Proposed connections from Building 1 to Carlisle Blvd. and from Building 2**

to Prospect have been added to the Site Plan drawing.

6. *Walkways shall be installed along street facing facades that include a pedestrian entrance. See 14-16-5-3(B)(3)(b) for required widths.*
 - a. **IDO section 14-16-5-3(B)(3)(b)(3)(c) calls for 15' wide walkways for buildings in excess of 50,000. Existing walkways along the west façade of Building 1 (Carlisle) and the walkway along north façade of Building 2 (which could be interpreted to as a street-facing façade (Prospect) can not be made to a 15' width without significantly compromising parking or vehicular access lanes. Walkways of various widths are existing. No changes made.**
7. *14-16-5-3(B)(3)(c) indicates materials to alert motorists in the design of the network of walkways.*
 - a. **New walkways that cross drive aisles will be achieved with a textural material change complying with 14-16-5-3-(D)(3)(c).**
8. *Parking calculations do not appear to be 100% accurate. Ensure accurate calculation of existing and proposed for each building. Applicability criteria indicate IDO parking requirements are only triggered for this request if the change of use of a primary building increases the parking requirement by more than 25 percent. This does not appear to be the case for the hotel buildings, but potentially the waterpark to fitness center conversion. Depending on final calculations, staff will evaluate the remainder of the requirements in 14-16-5-5, or we can provide additional comments as suggestions to comply ahead of any potential future building addition that could also trigger such requirements.*
 - a. **Parking calculations have been revised and annotated on the Site Plan.**
9. *Will there be office space in either of the apartment buildings? Office has a different calculation than "Service uses." Water park may be considered "other indoor entertainment" and be subject to parking requirements in Table 5-5-1 and/or Table 5-5-2 even if it was previously approved without parking as an amenity to the hotel.*
 - a. **There is office space allocated in Building 1. This allocation of space is factored into the calculations indicated on the Site Plan. The water park use is considered to be a Fitness Center and associated parking is calculated under "Gymnasium" designation.**
10. *Per our discussion, the proposed renovation will surpass the \$500,000 mark, thus triggering compliance with 14-16-5-6 Landscaping, Buffering, and Screening regulations. Please provide an updated landscaping plan with calculations, species, etc. for review. 15% of the net lot area must be landscaped with 75% of that landscaped area covered by the mature spread of plants. 25% of the plant coverage must be ground level. A minimum of 5 species – all from the official plant list – are required.*
 - a. **The Landscape Plan has been updated with the requirements noted above. Note that existing trees have been quantified and used as a reduction for total required tree count.**
11. *Shade trees 25-foot on center must be provided along walkways. Street trees are required along the applicable frontages. Please include in landscape calculations.*
 - a. **Calculations are provided on the Landscape Plan.**
12. *14-16-5-6(D)(2)(a) discusses trees adjacent to trails, which may apply to the southern portion of this site.*
 - a. **Trees have been located in between angled parking at south end of site.**

There is not enough space directly adjacent to the fence to support tree planting.

13. *The site transitions from an Area of Change to an Area of Consistency at its eastern end. See 14-16-5-6(E)(5) for buffers between Areas of Change and Consistency.*

- a. **The transition between Areas of Change and Consistency occurs in the middle of the east parking lot. Per conversation with Michael Vos on 2018-10-18 the location of this transition is to be considered at the east property line. Buffer of 25' is indicated on the Landscape Plan. Note a portion of this buffer will compromise existing parking.**

14. *A buffer is required between the parking areas and adjacent streets, which can consist of a 3 to 4 foot wall or landscaped strip. See IDO Section 14-16-5-6(F)(1).*

- a. **Landscape buffer is upgraded with plantings along Carlisle as indicated on Landscape Plan. Please note that it is the opinion of the Landscape Architect that this requirement tends to create a visual**

15. *15% of the parking lot must be landscaped, including 1 tree per 10 parking spaces. No space can be more than 100 feet from a tree trunk and 75% of parking lot trees must be deciduous.*

- a. **Calculations provided on Landscaping Plan. Specific trees located to conform with 100' spacing requirement.**

16. *Parking areas with more than 100 spaces must have landscaped end islands. Please include in landscape calculations.*

- a. **Planted islands have been added – area included in calculations.**

17. *Landscape areas should accept stormwater runoff where possible.*

- a. **Agreed – this is however contradictory with Traffic comment 14.**

18. *If the additional landscaping and open space requirements result in a loss of parking spaces below the required number, please look at allowable reductions, credits, and allowances.*

- a. **Calculations indicate a total parking requirement of 652 spaces based on usage and area. Total spaces provided on site equal 625 spaces. Utilizing the parking reductions allowed in Section 5-5(C)(5)(b) yields a required parking count of 538 spaces:**

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

19. *Not all light pole locations are shown. Please show all locations and include height or provide standard detail. Are new lights proposed? If so, max 20' height and lighting rules apply to the new or replacement fixtures.*

- a. **All exterior pole and building mounted site lighting have been located and noted on the plan. No new lighting is planned.**

20. *Pedestrian paths in parking areas must include pedestrian-scale lighting per 14-16-5-8(E)(3).*

a. All pedestrian paths are illuminated by pole or building mounted lighting.

21. *Please show existing freestanding signs and size/detail. These signs may be nonconforming. Are any new freestanding signs proposed?*

a. Existing freestanding signs are estimated and indicated on drawings. No new signs are being proposed at this time.

22. *Please add a note on building elevation sheets noting building sign allowances and that future signs may be approved administratively if they comply with IDO Section 14-16-5-12, or otherwise show any building signs that may be needed by the proposed development for review against the sign regulations.*

a. Note added to building elevation sheets.