

September 21, 2018



Ms. Kym Dicome
Chair, Development Review Board
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

**Re: Reason for Request – 9100 Holly Ave NE
Request for Review and Approval of Site Plan by DRB
Legal Description: TR C VACATION REQUEST AND PLAT OF TRACTS A-1, C
AND D, MARK3S HOLLY DEVELOPMENT CONT, TR D VACATION REQUEST
AND PLAT OF TRACTS A-1, C AND D, MARK3S HOLLEY DEVELOPMENT
CONT
PA#- 18-142 / 1005237**

Dear Ms. Dicome:

Dekker/Perich/Sabatini is acting as agent for MARK3S, INC. owners of the subject property, for the actions referenced above. Per the requirements of the Integrated Development Ordinance (IDO), we have previously met with city staff for a Pre-Application Review Team Meeting (PRT) and worked with city staff to address their comments. You should receive a memo from Catalina Lehner, case planner, documenting the completion of the PRT Meeting.

The proposed project, Holly Senior, is located near the intersection of Paseo del Norte Blvd and Ventura St at 9100 Holly Ave NE. The site consists of two adjoining lots C & D, and is adjacent to an Albertsons Market and across the street from a single family home residential community. The rear of the property abuts the Paseo del Norte Trail and Paseo del Norte Blvd. The adjoining lots will be consolidated through a separate platting action.

Holly Senior is a new assisted living and memory care facility based on Montessori principles and will complement the campus-wide aesthetic of a future infant care facility (NIDO) and the existing Montessori ONE Academy located just east of the property. The facility will be one to three stories and include a total of 72 residences (56 units for assisted living and 16 rooms for memory care) with a total of 76 beds. Total size is 76,172 GSF.

An assisted living facility is a permissive use within the IDO zone district of MX-L and we feel diligent work has been done to design the project to meet the requirements of the IDO, how the project meets the intent is provided in the narrative below. For the reasons set forth in this letter, we respectfully request review and approval of the Holly Senior Site Plan by the DRB.

Note: Revised responses are indicated in red.

Project Components:

5-11 Building Design:

Building exterior finish materials are durable and of high quality to promote street and neighborhood character. A variety of materials are used including: stucco, stacked/cultured stone, metal panels, fiber cement panels, and steel. None of the 'prohibited' building materials are used.

Exterior elements include: roof cover or trellis at the outdoor courtyards and roof terrace, stone accent at entry ways, a Porte Cochere, metal sun screens, commercial aluminum windows, residential and sliding patio doors leading to steel frames on balconies.

The ground floor height of the primary building is 12 feet as required in section 5-11(E)(1).

5-9 Neighborhood Edge

Portions of the building that are within 100 feet of the adjacent residential properties (on north side of Holly Ave) zoned R-T do not exceed 30 feet in height to comply with the neighborhood edge requirement of the IDO.

2-4 Development Standards

Setbacks

Building setbacks are as required in the IDO dimensional standards.

Building Height

Building portions within 100 feet of abutting residential properties are stepped down well under the 30 ft height limitation and consist of one and two story height structures to comply with the reduced height requirements of the neighborhood edge provisions of the IDO. Building portions outside of the neighborhood edge boundary are primarily three story with some single story areas. For the three story portions of the building, not within this protected area, the applicant is requesting a Deviation to the development standards to accommodate the building height needed for a third story. The requested Deviation is an additional 3.5 feet, 10% of the total building height and within the 10% allowable height increase. The Deviation is being requested outside of the Neighborhood Edge provisions to respect and preserve the residential neighborhood character of the surrounding residential communities.

Height Deviation Request Criteria:

6-4(O)(2)(a) *The applicant's site is subject to site constraints not generally shared by surrounding properties or the site was platted or developed in an unusual pattern when compared to abutting properties (e.g. the property was developed with orientation or access facing a different street than abutting lots) that would prevent the development of a permissive land use in a type of structure generally found on sites of a similar size in the surrounding area.*

The applicant site is an infill site. The nature of infill presents land size constraints and constraints created by existing development, limited ROW and easements. Constraints are unique to the applicant site as the applicant site is currently vacant while adjacent properties have been developed. The site is sandwiched between an existing Albertson's Market and an existing Montessori School. The following site constraints exist: east-west grade changes of twenty-one (21) feet, a drainage easement on the northern boundary, and the sites location being sandwiched

between two existing uses and two roads. After observing all other requirements, including fire loop, IDO neighborhood step back requirements, and other IDO provisions, the applicant is required to build a three (3) story structure to accommodate seventy-two (72) units for its future senior users to make this permissive use feasible. The additional height is required to allow this type of structure to have a third (3) story, the height of the structure and the depth of the wood trusses are specific to wood framing. Taller ceiling heights are needed on the first floor not only for the use of formal dining spaces, large multiuse activities, a fitness room with ceiling fan but also to allow room for mechanical ductwork and building systems to run below the structure and cross each other where needed. Soffited ceilings will be provided below the truss structure to eight foot (8') ceiling height, where needed, to accommodate the HVAC system and crossing of various building systems. A minimum of twenty-four inch (24") deep wood trusses are required for the span of width of the building and function of the facility. In addition, natural daylight is part of the operational programming for this assisted living facility requiring taller nine foot (9') ceiling heights. A minimum 12" parapet wall on the high side of the sloped roof, as needed to flash the roof, determines the minimum height of the overall building elevation. Similar uses in this area are also built up to three (3) stories.

6-4(O)(2)(b) *The site constraints were not created by the actions of the property owner or another interested party.*

The site was previously undeveloped and site constraints are presented by the slope, location, size, and easements existing on site. Therefore, site constraints have not been created by the property owner but are due to preexisting site conditions.

6-4(O)(2)(c) *The request is for a single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area.*

The request pertains to the applicant's site, which is an infill project, and is not part of a pattern of similar requests for adjacent properties. Adjacent properties are already developed.

6-4(O)(2)(d) *The approval of the requested deviations will not cause material adverse impacts on surrounding properties.*

The approval of this request will not cause any material adverse impacts on surrounding properties. The Applicant observes all IDO provisions pertaining to the protection of neighboring properties, including the step back requirements to the adjacent residential uses. The applicant has designed the building to be nestled as much as possible into the existing grade to reduce the impact of the building height. The finished floor is placed at 5580 feet elevation. Since the property slopes upward, the structure placement averages three (3) feet below existing grade, rendering the additional height request negligible to the surrounding area. The perceived total building height corresponds to the permissive height of thirty-six (36) feet. In addition, the design of the building is sensitive to existing architectural styles and references the desired visual language of this area. Thus, this request will not

cause material adverse impacts, but enhance the community visually and provide important services.

6-4(O)(2)(e) *The requested deviation is not for an Overlay zone standard, and the approval of any requested deviation will not result in a violation of any Overlay zone standard. 6-4(O)(3) In the case of a request for “reasonable accommodation” or “reasonable modification” under the federal Fair Housing Act Amendments of 1998 (or as amended), the criteria in Subsections (a), (b), (c), (d), and (e) above do not need to be met, and the relevant decision-making body shall approve any Deviation necessary to comply with the requirements of the federal Fair Housing Act Amendments. 6-4(O)(4) Any Deviations granted associated with a Site Plan shall be noted on the approved Site Plan.*

The requested deviation is not for an Overlay zone standard, the requested deviation pertains to building height which, in this zone, corresponds to requirements of MX-L with no added Overlay zone height requirements. Thus an Overlay zone standard will not be violated.

In summary, the deviation is requested to accommodate wood frame construction requirements of a one (1) to three (3) story structure. The use and height are permissive, but the type of structure requires the requested additional height for its execution to be feasible. The project is also in line with policies established by the Albuquerque/Bernalillo County Comprehensive Plan supporting the promotion of ‘*development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good*’ (Goal 5.3 Efficient Development Patterns).

We respectfully request to have this height Deviation granted.

5-11(E)(2) FAÇADE DESIGN:

A primary pedestrian entrance is provided along the façade facing the public street as well as a wall plane recess of at least 1 foot in depth, occurring at least every 100 linear feet and extending at least 25 percent of the length of the façade according to the IDO restrictions.

5-11(E)(3) OUTDOOR SEATING AND GATHERING AREAS:

There are two outdoor seating and gathering areas that are linked to the primary entrance of the building and the public sidewalk or internal driveway and are visible from the public street. These areas meet IDO requirements for size, shade, lighting, and furniture.

5-8 OUTDOOR LIGHTING:

Energy-efficient LED lighting will be utilized on the exterior of the building providing uniform lighting at parking lot and pathways as well as highlighting architectural features and entry ways. Exterior light fixtures comply with light intensity, light shielding, height (light poles and mounted on building) restrictions within the IDO.

5-5 PARKING AND LOADING

All the parking spaces consist of surface parking. Surface parking areas are landscaped per the requirements of the IDO. There are 26 parking spaces provided for the facility, which meets the requirement of 1 space per 3 beds for an assisted living facility.

5-6 LANDSCAPING, BUFFERING, AND SCREENING

Screening:

Trash receptacles, mechanical equipment, and utility structures are all screened using a variety of methods.

Open Space:

Open space is not required as the occupancy is Institutional and not Residential. Open space provided is in the form of outdoor dining areas, courtyards, and rooftop terraces. All open spaces provided are connected with walkways.

Landscape:

A landscape plan has been provided as part of the submittal package. The landscape design is based on the requirements of the IDO and calculations and notes are provided to confirm compliance. An agreement will be executed between MARK3S INC and the City to ensure long term maintenance of the landscape. Water harvesting in landscape areas will be used as green infrastructure supporting stormwater management efforts where applicable.

Trees:

The landscape plan indicates the number, placement, and species of trees to be provided along public streets, walkways, and in parking lots. Due to an existing public utility easement, space restrictions exist for street trees along Holly Ave frontage. See Landscape Plan for public utility easement boundaries. The number and location of shade and specialty trees has been carefully reviewed to ensure compliance with the IDO.

Walkways:

Walkways have been provided along the street frontage and through parking lots. They have been detailed to meet the requirements of the IDO, including required widths, materials and border patterns. Pedestrian lighting and other amenities are provided along walkways. A pedestrian and bicycle connection that allows access to the Paseo del Norte Trail to the south of the property is provided.

Landscape Buffers:

All landscape buffers along the right-of-way and through parking lots meet the requirements of the IDO, including required widths, species, spacing, and variety. Stormwater management features include a ponding area within the landscape buffer area that meets the requirements of the IDO.

5-7 WALLS AND FENCES

Screen walls are finished with materials and colors that either match or are compatible with the adjacent building. None of the 'prohibited' materials are used. Screen walls comply with the height restrictions within Mixed Use zone districts. Retaining walls meet height restrictions and are terraced with two tiers. Terraces meet width, slope, depth, and vegetation requirements.

5-12 SIGNS

Size and placement, as well as drawings of site signage are provided in the submittal package. These include building mounted signage and freestanding signage such as the monument sign and traffic signage. The Signage Plan has been carefully reviewed against the requirements of the IDO for compliance.

Conclusion:

We have notified the required neighborhood associations and will be reaching out to address any questions or concerns they might have. We respectfully request review and approval by the DRB. If you have any questions or need clarification of anything contained herein, please feel free to contact me.

Direct phone number is (505) 239-8337

E-mail: ronw@dpsdesign.org

Sincerely,

Dekker/Perich/Sabatini
Agent for MARK3S INC



Ron Witherspoon, AIA, LEED AP
Principal, Vice President