



26 September 2019

James K. Strozier
Consensus Planning
302 Eighth St NW
Albuquerque NM 87102

RE: Alternative Landscape Plan – PR-2018-001670 / SI-2019-00181

Dear Mr. Strozier,

Upon review of your request letter and the corresponding alternative landscape plan, I have determined that this alternative landscape plan for the indoor storage at 2217 4th Street NW meets the criteria of Section 14-16-5-6(C)(16), and therefore is approved per the following findings:

1. The applicant has submitted a Site Plan – DRB for a new indoor storage and office at 2217 4th Street NW.
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. The submitted alternative landscape plan has located the required number of walkway shade trees in other landscape areas on the site.
4. The architectural canopy element on the building’s north elevation will hang over the pedestrian walkway and provide shade and shelter for pedestrians using the indoor storage facility.
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 grouped trees along the north side of the building.
 - 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.

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- d. The alternative landscape plan does not affect perimeter buffer or landscape areas.
 - e. The alternative landscape plan provides an equal visual appearance of the property when viewed from both 4th Street NW and Cutler Avenue NW.
 - f. The design will provide equal levels of carbon dioxide absorption and heat island reductions.
6. Development of this infill site with the provision of the required number trees is consistent with the ABC Comp Plan Vision for desired growth in or near existing and designated Corridors (Main Street).
 7. The applicant addressed concerns and suggestions from the Near North Valley NA with notable responsiveness and alacrity.

The applicant's and designer's alternative landscape plan is consistent with the purpose of the IDO's landscape regulations, further enhances the city's built environment, and is appropriate for this infill project in this location.

Sincerely,


For Brennon Williams
Planning Director

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