



Memorandum

To: City of Albuquerque Development Review Board

From: Michael Vos, AICP, Senior Planner, Consensus Planning, Inc.

Date: September 13, 2019

Re: Comment Responses for PR-2018-001670

This memo outlines the current status of comments regarding this project. Supporting documents include a revised Site Plan, Grading Plan, and Utility Plan. The Landscape Plan is unchanged from the last submittal and is currently undergoing review for Alternative Landscaping approval. The building elevations will be updated to address minor comments in time for the scheduled DRB meeting. Thank you for your review.

Planning:

1. The plan shows a 10 foot wide utility easement to be vacated. No vacation exhibit was submitted with this request. Please clarify.
 - a. *Existing easement includes unused overhead power lines that are to be removed during construction of project. Vacation of the easement will be separately submitted by surveyor.*
2. Please provide sidewalks meet the requirements of this section.
Waiver request received
5-3(D)(3)(b) Network of Walkways
 - a. *A waiver to the width of the on-site walkway has been submitted.*
3. Bike Rack needs to meet criteria below
5-5(E)(4)(d) Racks shall be designed to support the bicycle in an upright position and so that both wheels and 2 points of the frame may be locked securely to it using a U-shaped lock or a chain/cable and lock.
 - a. *The bike rack detail has been changed to a U-style rack to meet this requirement and location moved to not interfere with ADA access on walkway.*
4. See section 5-11(E)(2) for façade standards – how does the building meet these standards? Were U Box elevations provided? Check north elevation of U Box and add feature to comply with section.
 - a. *Building elevations will be amended to add required feature prior to and confirmed at the DRB meeting on this request, or alternatively confirmed via a condition of approval.*
5. Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(h) (Required Plant Materials and Site Amenities).
Confirm compliance with section 5-6(C)(5)
 - a. *Landscape plan is under review for alternative approval to relocate shade trees to other areas of the site due to limited pedestrian use, location on north side of building, and need to provide for access and circulation for moving trucks. Mulch/gravel placement will be confirmed. Wheel stops are provided on all parking spaces shown on plan.*
6. Are any new walls or fences proposed?

- a. *No walls or fences are proposed with this project.*
7. Is any signage proposed?
 - a. *Notes regarding building-mounted signage to be permitted separately in accordance with the underlying zoning will be added to elevations. No freestanding signs are proposed at this time.*

Transportation:

1. Transportation has no objection to the request for a sidewalk waiver on Cutler Avenue at on the far east side of the site as identified in the application.
 - a. *Noted.*
2. Transportation has no objection to the request for a reduction of sidewalk width on-site from 10 feet to 6 feet.
 - a. *Noted.*
3. Please add the clear sight triangle to each subdivision entrance. Add the following note as well: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
 - a. *Clear sight triangles and required note added to the site plan.*
4. For the ADA's access aisle words "NO PARKING" in capital letters, these words shall be specified to be at least one foot high and at least two inches wide. The van accessible aisle dimension should be labeled as 8 feet wide.
 - a. *Dimension added to site plan. Detail updated with words and dimension note.*
5. 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." If that language is present it is not visible in the detail.
 - a. *Detail updated to show language as requested.*
6. Provide a copy of Solid Waste approval.
 - a. *Hard copy previously provided, and we will obtain signature on original set prior to DRB.*
7. A minimum 6-foot wide sidewalk is needed on 4th Street along the entire frontage of the property. It is not clear that the existing sidewalk is a minimum width of 6 feet wide for the entire length.
 - a. *A portion of the sidewalk is 5'8" wide. As discussed at the last DRB meeting, it was acceptable that this portion remain as is. The sidewalk still meets clear width requirements.*

ABCWUA

1. A utility plan was not provided with the submittal.
 - a. *Revised utility plan attached.*
2. Availability statement #190607 has been issued and provides the conditions for service.
 - a. *Noted.*
3. Records indicate there is an existing 8" sanitary sewer along the east property line on the property. Please coordinate with 811 to determine its location and ensure there are no proposed encroachments. Proposed utility plan indicates connection to an existing 12" sanitary sewer along 4th St. in which there are no records of.
4. Indicate all onsite fire hydrants are private.
 - a. *Note added to utility plan that onsite hydrants to be private and painted safety orange.*