

January 8, 2019

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

Subject: DRB-PR 2018 001689-Request for approval of alternate landscape plan

Dear David,

We have submitted drawings to the DRB for a new 150,000 s.f. office/warehouse building at 7200 Bluewater NW. The new IDO has a requirement for landscaping to include trees along the pedestrian path @ 25' on center. We understand this requirement is meant to provide shade for pedestrians walking along the pathway. It should be noted that the sidewalk is located on the North side of a 39'-6" tall building. During June when the sun is at its highest angle, the building will shade 8'-6" of the sidewalk and during much of the year will shade the entire sidewalk, trees and cars.

We are submitting a landscape design that has planters along the parking in front of the building at approximately 50' on center with two Bradford pear trees per planting area. Each planting area is at least 120 s.f. in size which is 40% more than two 6'x6' single tree planters. This will provide ample landscape area for root development. At 600' in length the path requires 24 total trees that have been provided but at different spacing, so we are still providing the same number of trees as required but have increased the landscape beds by 40%. We believe this is a better design in that we will have fewer planters but more planting areas. Also, by grouping the trees we will have less individual planters along the sidewalk which can sometimes be tripping hazards at the transition from parking to sidewalk. The pedestrian path going east from the building to the public right of way will maintain the tree spacing at 25' o.c. with larger trees that provide more shade.

We respectfully request that this alternate landscape plan be approved per the IDO 5-6(C)(16) and that it meets the following criteria per Section 14-16-5-6-

- (a) Plan is consistent with purposes of section 14-15-5-6.
- (b) Plan does not include any 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.
- (c) Plan does not include a reduction of tree planting requirements.
- (d) Plan provides equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.
- (e) Plan provides equal or superior visual appearance of the property when viewed from the street.
- (f) The plan provides equal or superior carbon dioxide absorption and heat island reductions.

We are submitting a copy of the alternate landscape plan along with this letter. Please contact this office with any questions or for further clarification. Thank you for your assistance with this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Tate Fishburn". The signature is fluid and cursive, with the first name "Tate" and last name "Fishburn" clearly distinguishable.

Tate Fishburn Architect

Agent for M&B Investments