



23 January 2019

Tate Fishburn, Architect
Agent for M&B Investments
324 W Meadowlark Ln
Corrales, NM 87048

RE: Alternative Landscape Plan – PR-2018-001689

Dear Mr. Fishburn,

Upon review of your request letter and the corresponding alternative landscape plan, I have determined that this alternative landscape plan for the office/warehouse at 7200 Bluewater NW meets the criteria of Section 14-16-5-6(C)(16), and therefore is approved per the following findings:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. The applicant has submitted a Site Plan – DRB for a new office/warehouse building at 7200 Bluewater 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 landscape plan has the required number of shade trees along the pedestrian walkway, but they are grouped in twos along the northern, front-side of the building.
4. 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.

- d. The alternative landscape plan does not affect perimeter buffer or landscape areas.
 - e. The alternative landscape plan provides equal visual appearance of the property when viewed from Bluewater Road NW.
 - f. The design will provide equal levels of carbon dioxide absorption and heat island reductions.
5. 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 Centers (West Route 66) and Corridors (Major Transit Corridor and Main Street).

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 infill projects in key locations.

Sincerely,


For David S. Campbell
Planning Director

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