



Memorandum

To: City of Albuquerque Development Review Board

From: Consensus Planning, Inc.

Date: August 30, 2019

Re: Comment Responses for PR-2019-002496

Below are how the latest DRB comments have been addressed.

Planning:

1. Relocate dumpster away from residential use on the south of the site.
 - a. *Dumpster is located per IDO Section 5-6(G)(3) to the maximum extent practicable. In discussions with Solid Waste, it was determined that each phase must be self-sufficient with its own dumpster location. Each phase must also provide adequate accessible parking and access. The Community building also must have accessible parking spaces. Such parking must be located near the primary building entrances, which leaves only minimal frontage where an enclosure can be situated away from the neighbors to the south, and those areas are either too close to the site entry from Barstow or conflict with Solid Waste's preferred route. This dictated the location of the enclosure for Phase One on the south side of the parking lot and distant from the road. The following enclosures were placed for an efficient path of travel and pick up for Solid Waste. A solid wall with similar color and materials to the primary buildings has been provided to screen the dumpsters per IDO requirements.*
2. Property will require a replat prior to site plan approval.
 - a. *Noted. Plat has been submitted for review and approval. Request for condition of approval that plat is completed before final signature.*
3. Clarify bicycle parking- total number of spaces 12 or 16 or 24 and secure locker spaces?
 - a. *Bicycle parking keynotes and parking calculation rectified. There are 24 spaces at racks throughout the site and 10 spaces minimum within the locker storage.*
4. 5-3(D)(3)(b) Network of Walkways - On-site pedestrian walkways that meet the minimum width required by the DPM shall be provided between the pedestrian entrances of each primary building on the site.
 - a. *A walkway is provided along the south side of all buildings connecting to the public sidewalk on Barstow between all pedestrian entrances into shared interior corridors and along the east side connecting to the sidewalk along Alameda.*
5. 5-11(E)(2)(a) - it is not clear that the building meets this requirement - please explain - west façade along Barstow does not show details shown on the color renderings that were part of the resubmittal.
 - a. *Building elevation sheet has been updated to match previously shown color renderings. Ground floor is differentiated in color and with wall projections. The Barstow facade includes windows on ground floors and upper floors; pedestrian entrances via the*

common central corridor; wall plane projections and overhangs; color changes; and a proposed privately-owned mural.

6. 5-7(D)(1) shows allowed wall height. Confirm height and location of walls and fences (see note 3 above) walls along Alameda and Barstow appear to exceed allowed height.
 - a. *Yard walls along Alameda have been adjusted to 3 feet in height.*
7. Street trees spacing- clarify canopy width 5-6(D)(1).
 - a. *Note has been added to landscape plan to ensure spacing of 25 feet on-center unless specified otherwise in the Street Tree Ordinance.*
8. Provide carport detail.
 - a. *Provided.*
9. Do all phases have adequate parking?
 - a. *Phasing exhibit and parking requirements for each has been provided.*
10. See 5-6(c)(9) for planting in the Public Right of Way.
 - a. *Landscape plan addresses the criteria in this section.*

Code Enforcement:

1. According to IDO, only twenty percent of all the spaces can be compact. There are 33 compact spaces, which exceed the 20 percent as there are a total of 149 parking spaces.
 - a. *Updated site plan shows 28 compact spaces, which meets the 20% requirement. This has been added to the parking calculations on the site plan.*
2. The proposed buildings do cross existing lot lines a replat will be necessary prior to site plan sign off.
 - a. *Noted. Request condition of approval that plat be completed before final signature.*

Transportation:

1. Right-of-way shall be dedicated on a plat prior to site plan approval.
 - a. *Noted. Request condition of approval that plat be completed before final signature.*
2. Transportation has received exhibits on 8/13/2019 but has not had adequate time to review the submittal. However, what is also needed on these exhibits is to show a full cross section of the road that includes all existing and new roadway lanes, bicycle facilities, and pedestrian facilities. Complete the exhibit to show the cross section of the proposed roads prior to approval of the infrastructure list. Finish the exhibit that shows how proposed curb ties in with existing improvements as well as DMD's proposed improvements to the north of the project.
 - a. *Exhibits and cross sections have been submitted for proposed roads.*
3. Include dimensions of the existing and proposed property lines to verify the correct amount of right of way is being dedicated on the plat.
 - a. *Proposed lot dimensions added to site plan.*
4. Clarify the extents of all infrastructure requirements. The limits of all infrastructure should be referenced on the Site Plan. Infrastructure should include, pavement, curb and gutter, ADA ramps, street lighting, bike lane striping, relocation of traffic signage, and traffic control transitions.
 - a. *Extent of infrastructure improvements dimensioned on site plan and updated infrastructure list submitted. General note added on plan regarding extension of existing bike lane on Barstow to Alameda.*
5. Traffic control transitions should be defined on the infrastructure list.
 - a. *Updated infrastructure list submitted.*

6. Define the width of the site entry off of Alameda Boulevard on the infrastructure list and show this dimension on the site plan.
 - a. *Amended.*
7. Provide a copy of Solid Waste approval.
 - a. *Hard copy provided in supplemental packet.*

ABCWUA

1. Availability statement #180916 has been issued and provides the conditions for service. If development plans change, a new availability statement will be required.
 - a. *Noted.*
2. Will trees be within 10 feet of the proposed fire lines or fire hydrant lines?
 - a. *Clarifying note has been added to landscape plan to coordinate with utility plan so trees are not placed over water lines.*
3. Pro rata must be paid prior to approval. Amounts to be verified at time of payment.
 - a. *Noted. Request condition of approval and delegation to address payment.*

Thank you for your review of the updated site plan.

Sincerely,

Michael J. Vos, AICP
Senior Planner
Consensus Planning, Inc.