

To: Jolene Wolfley, Chair

Jay Rodenbeck, Planning Manager

From: Francisco Hernandez III, P.E.

Date: February 28th, 2025

RE: Resubmittal of Site Plan-DFT_PR2019-002765_SP-2025-00003 | Comment Response Letter

The following memo provides responses to DFT staff comments for Target ABQ W Site Plan located at St. Joseph's Dr NW between Coors Blvd NW and Atrisco Dr NW on February 12th, 2024. Staff comments are in *italic* followed by the Applicant responses that are in **red and bold**.

WATER AUTHORITY

1. Utility Site Plan:

a. Availability Statement (AS) 241215 that addresses the latest building footprint and site utility plan changes submitted to Utility Development is still in process. As soon as the following comments have been addressed and the AS has been executed, the amended site plan can be approved.

Applicant Response: Noted.

b. Show existing public water and public sewer mains and any associated easements on the utility plan.

Applicant Response: Compliant. The utility plan shows all public water and public sewer mains and their associated easements.

c. Dimension the public water and public sewer easements on the utility plan.

Applicant Response: Compliant. The utility plan dimensions all public water and public sewer easements.

d. Coordinate with NM811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.

Applicant Response: Noted.

e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.

Applicant Response: Compliant. There are no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easements.

f. Please add the following notes to the Master Utility Plan

i. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.

ii. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre- Treatment Engineer at 505-289-3439.

Applicant Response: Noted. The notes above will be added to the Master Utility Plan.

2. Infrastructure List:

a. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.

Applicant Response: Noted.

b. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.

Applicant Response: Noted.

c. Please include the public hydrants in the list.

Applicant Response: No public hydrants currently proposed in this project.

PARKS AND RECREATION

1. *Sign and seal by landscape architect must be legible.*

Applicant Response: Understood. Titleblock has been revised to clearly show landscape architect's seal and signature. See plans.

2. *Tree palette needs to be reviewed by City Forestry. For street trees and all other areas on the landscape plan use more than one type of tree and alternate the trees to avoid any future spread of disease among similar tree species.*

Applicant Response: Tree palette reviewed by City Forestry, Hannah Aulick, and provided emailed comments on 2/18/25. See #4 below for response to their comments.

3. *Ponding areas must meet requirements of Specification 1013: Slope Stabilization or better. A note to reflect this item must be added to the landscape plan.*

Applicant Response: Compliant. The detention pond will be stabilized per Standard Specification 1013 and a note is added to the landscape plan.

4. *Forestry will not accept Gambel Oak as a street tree as it does not meet the intent for street trees to provide shade. Please select a large deciduous shade tree for street tree requirements. Per IDO 5-6(C)(5)(e) Organic mulch is required as a ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the tree trunk. In these areas, weed barrier fabric is prohibited. Please provide updated tree planting details showing these requirements have been met. (*Emailed comment from Hannah Aulick on 2/18/25*)*

Applicant Response: Gambel Oak has been replaced with Chinquapin Oak (*Quercus muhlenbergii*) which is listed as a recommended deciduous tree in the City of Albuquerque Official Plant and Sizing List. Additionally, the tree planting detail has been revised to show organic mulch within a 5-foot radius around the tree trunk. See plans.

IDO 5-6(D)(1) Required Street Trees

5-6(D)(1)(a) *All development shall comply with Part 6-6-2 of ROA 1994 (Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are*

planted within 20 feet of the back of curb of the abutting street may fulfill this requirement. (See figure below.)

Applicant Response: Understood, planting design has been modified to meet this frontage requirement along St. Joseph's Dr. Dimensions indicating spacing between trees and distance from property line have been added for clarity. See plans.

5-6(C)(2) Minimum Landscape Area

a. minimum of 15 percent of the net lot area of each development shall contain landscaping. *Total required landscape area based on the net lot area must be added to the landscape plan.*

Applicant Response: Net lot area calculations and required landscape have been added to the Landscape Code Standards table on sheet 2A. See plans.

5-6(C)(2)(c) The mature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows:

1. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation. (See figure below.) *Compliant*

Applicant Response: Compliant as noted.

2. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. *Compliant*

Applicant Response: Compliant as noted.

5-6(C)(4)(a) A minimum of 10 species must be used in the landscaped area. *Compliant*

Applicant Response: Compliant as noted.

5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area. *Calculations of total gravel mulch and total none gravel mulch needs to be added to the landscape plan.*

Applicant Response: Gravel mulch and non-gravel mulch area calculations have been added to the Landscape Code Standards table on sheet 2A. See plans.

5-6(C)(10)(d) *If overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric lines, one ornamental tree with a mature height of 12 feet shall be planted per 20 feet of street frontage. New trees planted near electric transmission lines shall be no taller than 25 feet in height at maturity to avoid conflicts with existing electric facilities.*

If applicable, per City Forestry in these areas trees such as Paul's Scarlet Hawthorn, Russian Hawthorn, Pink Pom Poms Redbud, and Goldenrain tree are proper and acceptable. (along St. Joseph's Dr NW)

Applicant Response: Goldenrain and Pink Pom Pom Redbud have been proposed along the frontage of St Joseph's Drive at 20' O.C. to meet the frontage requirement with the overhead lines. See plans.

5-6(C)(10)(e) *All screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance in any direction for access and to ensure the safety of the work crews and public during maintenance and repair.*

Applicant Response: Understood, planting design has been modified to maintain a minimum of 5' clearance surrounding ground-mounted utility equipment as noted. See plans.

5-6(C)(10)(f) *Trees shall not be planted near existing or proposed street light poles. A 15' clearance from the tree trunk is required. **Confirm if there are any light poles planned for this project.***

Applicant Response: Compliant. Light poles are planned for this project and will maintain a 15' clearance from tree trunks. Light poles will be made more visible on the landscape plan.

5-6(E)(2) Development Next to Low-density Residential Zone Districts

Where multi-family, mixed-use, or non-residential development other than industrial development occurs on a lot abutting or across an alley from a lot containing low-density residential development in an R-A, R-1, R-MC, R-T, or RML zone district, a

buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below.

5-6(E)(2)(a) General

A landscaped edge buffer area shall be provided on the subject property along the property line between the two properties.

1. If a wall at least 3 feet in height is provided or exists along the property line between the 2 properties, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

2. If no wall is provided or exists, 1 tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts. [Compliant](#)

Applicant Response: Understood. Our project will provide complaint screening as required.

5-6(E)(5) Area of Change Next to Area of Consistency

Applicant Response: Not applicable.

5-6(F) PARKING LOT LANDSCAPING

5-6(F)(1)(i) Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below.

1. Front Edge

a. General

~~Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU block) at least 3 but not more than 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.~~

Applicant Response: Not applicable.

5-6(F)(2)(a) General

At least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped. [Compliant](#)

Applicant Response: Compliant as noted.

5-6(F)(2)(c) Tree Requirements

1. One (1) tree is required per 10 parking spaces.
2. No parking space may be more than 100 feet in any direction from a tree trunk.
3. At least 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.

[Compliant](#)

Applicant Response: Compliant as noted.

5-6(F)(2)(d) Location and Dimension of Landscaped Areas

1. The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree. This requirement may be reduced to 36 square feet if the surface of a parking or vehicle circulation area abutting the tree planter is of a permeable material and, combined with the tree planter area, meets the 60 square foot per tree requirement.

[Compliant](#)

Applicant Response: Compliant as noted.

5-6(G) SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS

5-6(G)(1) Roof-mounted Mechanical Equipment

5-6(G)(2) Ground-mounted Mechanical Equipment

5-6(G)(2)(a) R-ML, R-MH, and Mixed-use Zone Districts

Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets... [Compliant](#)

Applicant Response: Compliant as noted.

5-6(G)(2)(c) Screening

Where it is not practicable to locate ground-mounted mechanical equipment pursuant to Subsections (a) and (b) above, such equipment shall be screened from view by an opaque decorative wall or fence or a vegetative screen.

1. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened and shall incorporate at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).
2. The vegetative screen shall be planted along the full length of the equipment to be screened and shall be of a height equal to or greater than the height of the equipment to be screened at the time of planting.

Applicant Response: Understood. Our project will provide complaint screening as required.

5-6(G)(2)(d) Safety Exemption

5-6(G)(3) Loading, Service, and Refuse Areas

5-6(G)(3)(a) Covering Waste Containers

All waste containers and dumpsters shall be in a roofed enclosure or be equipped with and use a lid covering and shall be designed so that stormwater runoff does not reach storm drain inlets. *Compliant*

Applicant Response: Compliant as noted.

5-6(G)(2)(b) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts

Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable. *Compliant*

Applicant Response: Compliant as noted.

5-6(G)(3)(e) Screening

Where it is not practicable to locate the loading, service, and refuse areas pursuant to Subsections (c) and (d) above, they shall be screened from view by an opaque decorative wall or fence at least 6 feet tall but not more than 8 feet tall that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block) or a vegetative screen

*planted along the full length of the area to be screened and at least 8 feet high at the time of planting.
(See figures below.)*

Applicant Response: Understood. Our project will provide complaint screening as required.

ENGINEERING

1. *The required sidewalks were placed with previous platting.*

Applicant Response: Noted.

2. *Transportation has an approved Conceptual TCL dated 12/23/2024 and Traffic Scoping Form indicates that no TIS will be required. No objection.*

Applicant Response: Noted.

3. *Prior to building permit a full TCL will be required.*

Applicant Response: Noted.

PLANNING

4-3(D)(37)(b) Large Retail Facilities

For general retail uses that meet the definition of a large retail facility, all of the following standards apply.

1. General

These standards address the build-out of a large site in order to guide the transition over time from more auto-oriented "big box" type retail development with large parking lots to finer-scaled, pedestrian-oriented, mixed-use development.

Applicant Response: Noted.

2. Access

a. The City Engineer may require that the intersection of the primary drive aisle be signalized, in which case the signal shall be provided at the applicant's expense.

Applicant Response: The St. Joseph's intersection will be signalized as a part of the Oxbow Development.

b. Large retail facilities shall meet 1 of the following requirements, based on the size of the facility.

i. Large retail facilities containing over 50,000 square feet but no more than 90,000 square feet of gross floor area shall be located abutting and have primary and full access to a street designated as a collector, arterial, or interstate highway with at least 2 through traffic lanes.

ii. Large retail facilities containing over 90,000 square feet but no more than 125,000 square feet of gross floor area are required to be located abutting and have primary and full access to a street designated as a collector, arterial, or interstate highway with at least 4 through traffic lanes.

iii. Large retail facilities containing over 125,000 square feet of gross floor area are required to be located within 700 feet of the intersection of 2 streets designated as collector, arterial, or interstate highway and shall have full access to these roadways. One of these two streets must have at least 4 through traffic lanes and the other must have at least 6 through traffic lanes or be designated as a limited access arterial in the Limited Access Facilities in the AMPA map in the Mid-region Council of Governments (MRCOG) Metropolitan Transportation Plan and have a minimum of 4 lanes.

Applicant Response: Compliant. Our project site is within 700 feet of 2 major arterials. (Coors Blvd NW and Atrisco Dr NW)

3. Site Division

The site shall be designed with internal block sizes that are walkable and support land use changes over time, according to the following standards.

a. The entire site shall be planned or platted according to the block dimensions established for Activity Centers in the DPM and summarized in Subsection 14-16-5-4(E)(3) (Block Dimensions), except as provided in Subsections g and h below.

Applicant Response: Compliant.

b. Primary buildings shall be screened from adjacent streets by smaller buildings, retail liner suites, or 20-foot wide landscape areas with a double row of trees.

Applicant Response: Compliant.

c. Primary and secondary drive aisles (or platted roadways) that separate the blocks shall be at least 60 feet and no more than 85 feet wide and shall include all of the following:

- i. Two (2) 10-foot travel lanes.*
- ii. Two (2) 6-foot landscaped buffers with shade trees spaced approximately 30 feet on center.*
- iii. Two (2) 8-foot pedestrian walkways constructed of material other than asphalt.*
- iv. Pedestrian-scale lighting that is a maximum of 16 feet in height.*
- v. Standup curb.*

Applicant Response: Compliant as noted.

d. Two (2) parallel or angle parking rows or a combination of the 2 on both sides of the drive aisle rights-of-way are allowed but not required.

Applicant Response: Not applicable to our project.

e. Parking shall be distributed on the site to minimize visual impact from the adjoining street. Parking shall be located on at least 2 sides of a building and shall not dominate the building or street frontage.

Applicant Response: Compliant. Parking does not dominate the street frontage and is located on 2 sides of the building.

f. Every third double row of parking shall have a minimum 10 feet wide continuous walkway dividing the row that meets all of the following requirements.

i. The walkway shall be either patterned or colored material other than asphalt and may be at grade.

ii. Trees shall be provided along the walkway pursuant to Subsection 14-16-5-6(C)(4)(i). Tree wells, planters, or supports for shading devices may encroach on the walkway up to 3 feet.

iii. In no case shall the walkway be diminished to less than 5 feet at any point.

Applicant Response: Compliant. There are 2-10 feet wide continuous concrete walkways provided in our parking lot and adhere to the requirements above.

g. One (1) block can be expanded to approximately 800 feet by 400 feet if a primary building (including retail suite liners) covers more than 80 percent of the gross floor area of the block.

Applicant Response: Noted.

h. If the site dimensions result in irregular block sizes, blocks of different dimensions are allowed provided that all of the following requirements are met.

i. The block sizes achieve the intent of this Subsection 14-16-4-3(D)(37)(b).

ii. The narrow side of the block abuts the street that provides the primary access.

iii. The center of the long side has a major entrance, including a forecourt.

Applicant Response: Compliant.

4. Façade Design Large retail facilities shall meet all of the following requirements.

a. Façades that contain a primary pedestrian entrance and façades facing a public street or plaza or an internal drive aisle shall contain retail suite liners, display windows, or a recessed patio at a minimum depth of 20 feet, or a combination of all 3, along 50 percent of the length of the façade.

i. Where patios are provided, at least 1 of the recessed walls shall contain a window for ease of surveillance and the patio shall contain shading and seating.

ii. Where retail suite liners are provided, they shall be accessible to the public from the outside.

Applicant Response: The internal drive aisle facing façade (main entry façade) consists of 20% glazing, 20'-8" in height offering views into the sales floor, as well as a recessed/covered walkway and seating area under an integrated building canopy 8' in depth. The canopy runs ~285' on the façade.

b. Every 30,000 square feet of gross floor area shall be designed to appear as a minimum of 1 distinct building mass with different expressions. The varied building masses shall have a change in visible roof plane or parapet height. Massing and articulation are required to be developed so that no more than 100 feet of a wall may occur without a vertical offset of at least 24 inches.

Applicant Response: Compliant. Each façade contains unique elements such as paint color and material changes, clerestory windows, and parapet articulation of 2' every ~100'. Rain water leaders along the rear façade create planar articulation to break down the massing of the rear wall, while two tower elements (one on the East façade and another on the South) provide additional breaks in the massing.

5. Signage

All signage shall be designed to be consistent with and complement the materials, color, and architectural style of buildings on the site.

a. All freestanding signs shall be monument style, with a maximum height of 15 feet.

Applicant Response: Compliant. Existing monument style signs on site are currently compliant, and new proposed Target sign is illuminated monument style, 10'-6" in height.

b. Building-mounted signs shall consist of individual channel letters. Illuminated plastic panel signs are prohibited.

Applicant Response: Compliant. All building mounted signs consist of individual illuminated acrylic channel letters.

3-4(C) COORS BOULEVARD – CPO-2

3-4(C)(1) Applicability

The CPO-2 standards apply in the following mapped area. Where the CPO-2 boundary crosses a lot line, the entire lot is subject to these standards.

Applicant Response: Noted.

3-4(C)(2) Site Standards

Lot size, width, and usable open space shall be provided according to the applicable standards listed in Section 14-16-5-1 (Dimensional Standards).

Applicant Response: Compliant.

3-4(C)(3) Setback Standards

3-4(C)(3)(a) Bosque Buffer Strip

A 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain between the Calabacillas Arroyo and Namaste Road. The buffer strip shall remain undeveloped or be landscaped with perennial plants native to the Bosque.

Applicant Response: Not applicable to our project.

3-4(C)(3)(b) Setback from Coors Boulevard

1. Setback from the public right-of-way of Coors Boulevard between Central Avenue and Western Trail or Namaste Road, minimum: 15 feet.

Applicant Response: Not applicable to our project.

2. Setback from the public right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.

Applicant Response: Not applicable to our project.

3-4(C)(4) Building Height and Bulk

3-4(C)(4)(a) Buildings and structures shall not exceed the height limitation in the underlying zone.

Applicant Response: Building height is 26'-8" with a tower element at 40' (5% of the overall façade). Tower is uninhabitable and used solely for visibility to Target.

3-4(C)(4)(b) Building height bonuses do not apply pursuant to Subsection 14-16-3-1(C).

Applicant Response: Noted.

3-4(C)(4)(c) Buildings within the Coors Boulevard – VPO-1 shall comply with the height, bulk, and massing regulations of that Subsection 14-16-3-6(D).

Applicant Response: Compliant.

3-4(C)(5) Other Development Standards

3-4(C)(5)(a) Floodplain

All development shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain.

Applicant Response: Noted.

3-4(C)(5)(b) Grading

Changes to natural topography shall be kept to a minimum. On slopes of 10 percent or greater, no grading plan shall be approved until a specific site plan has been approved for construction. Grading, drainage, or paving proposals; Master Development Plans; and Site Plans shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be pursued to the maximum extent practicable.

Applicant Response: Noted. The project will maintain existing drainage pattern and adhere to the requirements above.

3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard

All of the following shall be incorporated into the required setback along Coors Boulevard.

1. *Vegetative coverage is required for a minimum of 50 percent of the required setback area.*

Applicant Response: Not applicable to our project.

2. *A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.*

Applicant Response: Not applicable to our project.

3-4(C)(5)(d) Outdoor Lighting

The mounting height of light fixtures in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.

Applicant Response: Coors Pavilion Design Standards section IX (h) states that “The height of street lights and off-street parking are lights shall not exceed 26 feet”, therefore our project will adhere to that.

3-4(C)(5)(e) Architectural Design and Details

1. The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.

Applicant Response: Compliant. Dunn Edwards ‘Revival Red’ is used as an accent color to contrast with the predominant color palette of the building. The front façade red feature is 10% of the façade, while the south façade accent is ~7%.

2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.

Applicant Response: Compliant. Parapet walls are integrated into the overall look and feel of the tilt wall panel and appear as one continuous design.

3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

Applicant Response: Compliant. All roof-mounted equipment is screened from public view through use of parapet walls integrated into the tilt wall panels.

3-4(C)(5)(f) Signs

1. Any sign type or design is prohibited that:

a. Consists of banners, pennants, ribbons, streamers, strings of light bulbs, or spinners, except in cases where a business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar circumstance. In these cases, one temporary banner up to 3 feet by 6 feet may be allowed

for up to 90 calendar days, with approval pursuant to Subsection 14-16-6-5(D) (Permit – Temporary Use).

Applicant Response: Compliant.

b. Is in any way animated (including twinkling or wind-activated movable parts), emits smoke, visible vapors, particles or odor, or rotates or moves in any manner.

Applicant Response: Compliant.

c. Has flashing lights incorporated as part of its design and performance.

Applicant Response: Compliant.

d. Is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole, or other similar structure.

Applicant Response: Compliant.

e. Is a building-mounted sign that extends above the wall of the building.

Applicant Response: Compliant.

f. Overhangs any property line.

Applicant Response: Compliant.

2. On-premises signs in Mixed-use and Non-residential zone districts shall comply with all of the following standards.

a. Where 1 freestanding sign is allowed by the underlying zone district, a second freestanding sign is allowed on sites 5 acres or larger on any street frontage longer than 1,500 feet.

Applicant Response: Compliant.

b. The size of freestanding and projecting signs shall comply with the sign standards in Table 5-12-2, but not exceed 75 square feet.

Applicant Response: Compliant.

c. The height of freestanding signs in the area north of Western Trail/Namaste Road shall comply with the sign standards in Table 5-12-2, but not exceed 9 feet in height above grade.

Applicant Response: Not applicable.

d. The height of building-mounted signs shall comply with the sign standards in Table 5-12-2, but not exceed the height of the building.

Applicant Response: Compliant.

e. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.

Applicant Response: Compliant.

f. No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings, or any major decoration or structural feature.

Applicant Response: Compliant.

5-11(E) MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN UC-MS-PT AREAS AND MIXED-USE AND NON-RESIDENTIAL DEVELOPMENT IN MIXED-USE ZONE DISTRICTS AND NR-C OR NR-BP ZONE DISTRICTS

5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street and Premium Transit Areas

1. In new residential and mixed-use development, windows on the upper floors shall be recessed not less than 2 inches.

Applicant Response: Not applicable.

2. Each ground floor of a street-facing façade shall contain a minimum of 30 percent of its surfaces in transparent windows and/or doors.

a. No minimum window sill height is required.

Applicant Response: Compliant.

b. For commercial or office uses, interior space must be visible to a depth of 6 feet from the façade.

Applicant Response: Compliant.

c. For buildings in which over 50 percent of the gross floor area of the ground floor is vacant, a Permit – Temporary Window Wrap may be granted pursuant to Subsection 14-16-6-5(E) to temporarily obscure transparent windows and/or doors with opaque window wrap. (See figure below.)

i. Any window wrap shall be limited to the portion of the building with a vacant tenant space.

ii. Any window wrap shall provide at least 1 opening that is 2-feet wide and 1-foot tall between 4 feet and 6 feet above ground for every 20 feet of façade length, or as acceptable to the City Fire Marshal and the Albuquerque Police Department for security and surveillance into the building.

iii. Potential negative impacts of the temporary window wrap on surrounding properties, as determined by the ZEO, shall be mitigated to the maximum extent practicable.

iv. Any portion of the window wrap that meets the definition of a sign in this IDO shall meet the requirements of Section 14-16-5-12 (Signs) and requires a Permit – Sign pursuant to Subsection 14-16-6-5(C).

Applicant Response: Not applicable.

3. Each street-facing façade shall incorporate at least 3 of the following features (illustrated below) along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 30 feet of façade length:

a. Transparent windows and/or doors that constitute a minimum of 50 percent of 1 ground floor street-facing façade, with the lower edge of window sills no higher than 30 inches above the finished floor.

Applicant Response: Compliant.

b. Windows on upper floors.

Applicant Response: Not applicable.

c. Primary pedestrian entrances.

Applicant Response: Not applicable.

d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.

Applicant Response: Compliant. Integrated canopy over entry, bolt-on sun shades over clerestory windows to provide shade protection.

e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.

Applicant Response: Not applicable.

f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

Applicant Response: Not applicable.

4. Each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features:

a. Wall plane projections or recesses of at least 1 foot in depth, occurring at least every 50 feet of façade length and extending for at least 25 percent of the length of the façade.

Applicant Response: Complaint (front façade).

b. A change in texture or material occurring every 25 feet of façade length and extending for at least 20 percent of the length of the façade.

Applicant Response: Compliant.

c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width, projecting at least 6 inches from the façade and repeating at minimum intervals of 25 feet of façade length.

Applicant Response: Not applicable.

d. Three-dimensional cornice or base features that are different in material from the primary façade and project at least 3 inches from the façade. A base feature shall be no shorter than 18 inches, and a cornice feature shall be no shorter than 12 inches.

Applicant Response: Compliant, stone base feature at 48" height on primary facade

e. A projecting gable, hip feature, or change in parapet height for every 50 feet of façade length.

Applicant Response: Compliant.

f. Art, such as murals or sculpture, that is privately owned or coordinated through the City Public Arts Program.

Applicant Response: Not applicable.

5. All accessory buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.

Applicant Response: Not applicable.

5-11(E)(3) Outdoor Seating and Gathering Areas

5-11(E)(3)(c) Large Retail Facilities and Large Developments

Each large retail facility site that includes a primary building 125,000 square feet or greater or an aggregate of buildings 125,000 square feet or greater shall provide seating and gathering areas in the amount of 400 square feet for every 20,000 square feet of building space. A minimum of 50 percent of the required public space shall be provided in the form of aggregate space that encourages its use and that serves as the focal point for the development.

Applicant Response: Compliant. A space of roughly 3,000 sf is provided with landscaping, benches, bike racks, and waste receptacles. Building size is 127,735sf, therefore requiring ~2,555 sf of seating and gathering area.

Clarify building size. Site plan sheets show 127,735 SF and 146,713 SF. Which SF was used to determine parking calculations.

Applicant Response: The proposed building is 127,735 SF.

*Clarify and confirm that all development, landscaping/screening are all within private property areas. This ensures no encroachment into the public right of way. (*Exception--Street/Sidewalk landscape buffer should be within ROW).*

Applicant Response: There is no encroachment into the right of way proposed and all work is done within the property boundary and adjacent easements.

Confirm compliance with streetscape standards from section 7 of the DPM Table 7.2.29. Regarding Sidewalk width requirements, the landscape buffer, and Maintenance responsibilities.

**Verification of standards per Transportation.*

Applicant Response: A 5' wide buffer is granted on southern portion of the parcel to comply with DPM section 7's streetscape requirements. This is shown on the landscape plan.

Confirm if an Infrastructure List is a part of the Site Plan submittal. Or if there is a need to amend an existing IL.

Once the IL is approved: A recorded Infrastructure Improvements Agreement w/ financial guarantee will need to be executed and recorded with the County Clerk prior to final sign off of the site plan.

Applicant Response: We formally submitted an amendment to the existing infrastructure list to modify, remove, and add items relevant to our project. The DRC is currently reviewing the amendment.

Provide a dimensioned lighting plan that demonstrates how it meets IDO section 3-4-C and 5-8.

Applicant Response: A site photometric plan has been provided in the resubmittal. A full site lighting construction document set will be provided during building safety review that will comply with IDO section 3-4-C and 5-8.

Clarify how any detention ponds would be stabilized.

Any Drainage Ponds must meet Standard Specification 1013 or better. See Drainage Ponds Slope Stabilization and Seeding Requirements.pdf (cabq.gov)

Applicant Response: The detention pond will be stabilized per Standard Specification 1013.

The project and application numbers must be added to the Site Plan and any associated IL.

Applicant Response: Noted.

**Elevations appear to be meeting the minimum standards. Those details can be discussed further tomorrow to confirm all the relevant criteria.*

Applicant Response: Noted.

Pages need to include details on how the project will be meeting the specific requirements listed in the memo above from IDO section 3-4-C, 4-3-D-37, and 5-11-E. Including (3-4-C-5-e, 5-11-E-2, 5-11-E-2-b, 5-11-E-3, 5-11-E-3-c).

Provide additional elevation detail to demonstrate and explain compliance with all the criteria in those sections.

Applicant Response: Comment responses have been added for each of those IDO sections and elevation plans have been updated.

**This should include areas such as windows, doors, changes in façade. This can be addressed by adding detail to the elevation sheet or within a comment response.*

Applicant Response: Noted.

An outdoor seating area is required for a primary building(s) more than 30,00 s.f. and Large Retail over 125,00 s.f.

Applicant Response: Compliant. A space of roughly 3,000 sf is provided with landscaping, benches, bike racks, and waste receptacles. Building size is 127,735sf, therefore requiring ~2,555 sf of seating and gathering area.

Similar to the elevations, the Landscaping Plan calculations appear to meet the requirements. However, it the plan will need to clarify and detail how it is meeting requirements from all subsections of IDO 5-6.

Applicant Response: Noted.

Clarify and dimension screening for parking areas and landscape buffers abutting residential. The total number of trees must be the same on the alternative landscaping plan, but their placement can vary from strict IDO standards.

Such as IDO sections 5-6(D) Street Frontage Landscaping, 5-6(D)(2) Additional Frontage Landscaping, 5-6(F) Parking Lot Landscaping, 5-6(F)(2) Parking Lot Interior, 5-6(G) Screening Of Mechanical Equipment And Support Areas.

Site is abutting R-1 and R-ML to the north and northeast.

Applicant Response: The neighborhood to the north has existing screen walls that provide screening from parking area. A landscaped stormwater basin runs adjacent to the neighborhood and separates the neighborhood from the parking area by ~130 feet.

Clarify if landscaping is within any utility easement areas.

Applicant Response: Landscaping is included with utility easement areas, but no trees are proposed within the easement areas.

Per IDO section 5-1-E, table 5-1-3:

Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.

Applicant Response: Complaint as noted.

5-6(C)(10) Planting near Utilities

5-6(C)(10)(a) Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.

Applicant Response: Compliant.

5-6(C)(10)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.

Applicant Response: Compliant.

Clarify if there is a signage plan included in the site plan submittal. Or if it will be completed at building permit. Signage must meet the standards of 3-4-C-5-f and 5-12. Plans will need to include s.f. calculations, façade % calculations and height dimensions.

Applicant Response: Signage plans will be completed at building permit.

*Clarify the type or design of Walls and fences. Walls/Fences require separate permitting through Code Enforcement and/or Building Safety. To be designed per section 5-7 of the IDO. *Verification per Code Enforcement.*

Applicant Response: Noted. Walls/ fences will comply with section 5-7 of the IDO and will be permitted separately through Code Enforcement and Building Safety

Approvals from Hydrology-G&D, Transportation-TCL, Solid Waste and Fire & Rescue were included in the submittal.

Applicant Response: Noted.

The analysis for Site Design and Building Design considerations was included in the submittal.

Applicant Response: Noted.

Site Plan justification per 6-6-G was included in the submittal.

Applicant Response: Noted.

Emailed public notice requirements of IDO Section 6, Table 6-1-1 was completed prior to submitting the application file.

Applicant Response: Noted.

Parking calculations are compliant with the Retail Use requirements.

Applicant Response: Noted.

**All of the following must be reflected within the Landscaping Plan:*

5-6: LANDSCAPING, BUFFERING, AND SCREENING

Landscaping Plan needs to include measurements. Such as setback, buffer areas, Screening, Etc.; Several sections related to new development –5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas

**Notes should also directly demonstrate/explain compliance with all sections within 5-6.*

Applicant Response: Compliant.

LANDSCAPING and IRRIGATION

Per 5-6(C)(4)(g), all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.

Per 5-6(C)(5)(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.

Applicant Response: Compliant.

5-6(C)(14) Irrigation Systems

Per 5-6(C)(14)(a), irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).

Applicant Response: Noted. Irrigation systems will comply with section 8 of the ABCWUA Legislation Ordinances.

5-13(B)(7) Landscaping, Buffering, and Screening

5-13(B)(7)(a) Landscaping, screening and buffering areas shall be maintained in compliance with Articles 6-6 and 9-8 of ROA 1994 (Trees, Vegetation, and Landscaping and Weeds, Litter, and Snow) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance).

Applicant Response: Noted.

5-13(B)(7)(d) Where landscaping was installed pursuant to a Site Plan or development approval, the landscaping shall be replaced according to any landscaping and maintenance plan under that approval.

Applicant Response: Noted.

5-13(B)(7)(e) Trees or plants that die shall be replaced by the owner as expeditiously as possible, but in no case longer than 60 calendar days after notice from the City. The replacement of dead vegetation is the responsibility of the property owner.

Applicant Response: Noted.

5-13(B)(7)(f) Street trees shall be maintained alive and healthy. Maintaining and replacing street trees or other trees planted in the public right-of-way are the responsibility of abutting property owners.

Applicant Response: Noted.