



June 18, 2020

Jolene Wolfley, DRB Chair  
Development Review Board  
City of Albuquerque, Planning

**RE: Sonata Unit 4 Trails Apartments  
Tracts 1, 2, and 3, The Trails Unit 4  
Second DRB Submittal**

RESPEC, agent for Sonata Trails, LLC, owner of the above referenced property, is requesting approval from the Development Review Board (DRB) on this Site Development Plan submitted for your consideration. This is the second submittal to the DRB for this project. The first hearing was held on June 3, 2020. Below is a response to comments received at the first DRB meeting.

**ABCWUA**

1. The development is outside of the Adopted Service Area. Water Authority Board approval is required prior to Site Plan approval. This will be in the form of a development agreement. The development agreement shall be supplemented by a serviceability letter.
  2. A request for availability was received. Serviceability Letter #200426 is currently being researched.
    - a. The official requirements will be stated in the serviceability letter.
  3. Utility Plan
    - a. A meter is shown for each unit. This is not consistent with a previous proposal for a previous request for availability statement which included master meters for the entire development. The proposal for individual meters for each unit (which is not consistent with the calculation for UECs in the Rate Ordinance) appears to be significantly more costly.
      - i. The onsite public waterline can be minimized depending on the outcome of metered service locations. The apartment complex can be served by either a master meter or a combination of meters to serve buildings.
- / The meters for each unit have been removed. We are proposing a master meter at the southeast corner of the development. See revised utility sheets.**
- b. Coordination with the engineer is taking place to understand the best routing of sanitary sewer for the subject development as it has an impact on the surrounding area. The alignment along Chatsworth Dr. is being researched to better understand a potential high point and ability for adjacent properties to discharge to this line.
  - c. A proposed lift station is shown at the northwest corner of the subject development which ultimately discharges to proposed public gravity sanitary sewer along Treeline Ave.
    - i. Considering the potential interim condition with the private lift station, the Utility Plan should show the phases.
      1. The interim use of a private lift station and the trigger to eliminate the private lift station and discharge to public sanitary sewer that flows to the proposed interceptor along Paseo Del Norte/Avenida De Jaimito

5971 JEFFERSON ST., NE  
SUITE 101  
ALBUQUERQUE, NM 87109  
505.268.2661



when it is available may need to be detailed in the development agreement.

- / Detail has been added to demonstrate the phases for the private sanitary sewer. See revised utility sheets, specifically C-113.
  - d. Please confirm if the proposed manhole south of existing manhole C10302 can be eliminated by extending east directly from the existing manhole along Treeline Ave.
- / As you are aware, the design of sewer in this area is being sorted out between myself and your group due to conflict with storm drain in the intersection. I am currently proposing to continue the pressure sewer to the manhole you reference above since it would be an interim condition and would help avoid this conflict. I am waiting to hear back pending your internal discussion.
  - i. Ultimately, the public sanitary sewer along Treeline Ave. shall be able to discharge to the proposed interceptor along the Paseo Del Norte/ Avenida De Jaimito alignment.
    - 1. Public sanitary sewer along Treeline Ave. that flows east is not shown on the Utility Plan.
- / If I remember correctly, a public sewer in Tree Line was not required in the previous serviceability statement. Will this be a requirement with the new serviceability letter? If so, who will this sewer serve? No change has been made to the utility sheets.
  - e. Public waterline and sanitary sewer along the frontages of Treeline Ave. and Chatsworth Dr. are not shown to be proposed on the Utility Plan.
- / Public waterline and sewer are shown in Chatsworth Dr. and public waterline is shown in Tree Line Ave. See revised utility sheets.
  - f. Label proposed lift station and onsite sanitary sewer as private (both force main and gravity sewer). Based on the determination of the onsite waterline, public waterline and private waterline shall be labeled as well.
- / All utilities on-site will be private and all utilities within the right-of way will be public. See revised note 13 on sheet C-108.

## CODE ENFORCEMENT

- 1) VPO-2 applies 3-6(E) page 124
  - / To the best of my knowledge, the standards of VPO-2 are met with the current site plan and building elevations. If there is something specific that is concerning, please bring it to my attention.
- 2) CPO-12 applies 3-4 (M) page 105
  - / My understanding is the CPO-12 applies to low-density residential development. Since this project is not low-density, I do not think CPO-12 applies.
- 3) Urban Center
- 4) Area of Change
- 5) Neighborhood Edges 5-9 page 286
  - / To the best of my knowledge, the standards as laid out in the Neighborhood Edges section of the IDO are met with the current site plan. If there is something specific that is concerning, please bring it to my attention.
- 6) Edge buffering 5-6(E) page 259
  - / To the best of my knowledge, the standards as laid out in the Edge Buffering section of the IDO are met with the current site plan. If there is something specific that is concerning, please bring it to my attention.



- 7) Use specific standards applies 4-3(B)&(d) Conditional use required  
/ Agreed. A conditional use application is being processed with a hearing date of July 21.

## PARKS AND REC

Universe Boulevard NW is a Minor Arterial requiring street trees spaced approximately 25-ft on center per IDO Section 5-6(C)(4)(h). It is understood there are overhead utilities and it is acceptable to choose lower growing species in this area.

- / Street trees have been added along Universe spaced 25-ft on center. See revised landscape plan.

The Official Albuquerque Plant Palette and Sizing List was developed to encourage more drought tolerant species as the climate changes, and it is requested that the developer re-consider the large trees species. Frontier Elm is not on the list and may need extra irrigation. Lacebark Elm is still recommended. Raywood Ash should also be re-considered.

- / The Frontier Elm has been removed. See revised landscape plan.

## HYDROLOGY

- Hydrology needs an approved Conceptual Grading & Drainage Plan  
/ A conceptual grading plan and drainage report were submitted on June 15. I believe all comments provided by the City have been addressed.
- Hydrology needs AMAFCA approval  
/ A conceptual grading plan and drainage report were submitted on June 15. We are waiting for their comments.

## TRANSPORTATION

1. Traffic Impact Study approval is required prior to site plan approval for the second phase of this development for any off-site improvements. Submit draft of study prior to approval that defines proposed roadway improvements; this will be need to be reviewed prior to finalizing the infrastructure list.  
/ Terry Brown is continuing to make progress on the TIS. He believed that a study may not be warranted, which caused some delay.
2. Provide a plat. A plat is required prior to site plan approval.  
/ The plat is in process and we anticipate a sketch plat will be heard at the July 8 DRB meeting.
3. On the site plan, label roadway widths for surrounding streets that correspond with the roadway cross-sections and infrastructure list.  
/ Roadway width labels have been provided for adjacent streets. See revised site plan.
4. Because Oak Ridge fronts the subject site property, add roadway section for Oak Ridge to the infrastructure list. Roadway improvements are required along the entire length of the site.  
/ Oak Ridge has been added to the infrastructure list. See revised infrastructure list. Just to confirm, based on our previous conversations I believe Oak Ridge can be a deferred item. Is that still correct?



5. On the infrastructure list, identify width of all sidewalks and the trail on the infrastructure list in the description of the roadway improvements.  
/ Sidewalk and trail widths are identified on the infrastructure list. See revised infrastructure list.
6. Add keyed notes for all ADA ramps on the site plan.  
/ Keyed notes 11 & 12 callout ADA ramps. The ADA ramp symbols have been added to the legend. See revised site plan.
7. Motorcycle signs shall be mounted instead of free-standing. Provide sign detail.  
/ Comment ignored at your direction. No revisions made.
8. A 6-foot minimum sidewalk width shall be provided from main building to right-of-way and from handicapped spaces at main building to building entrance.  
/ A 6-foot sidewalk has been provided from the main building to the Tree Line right-of-way and from handicapped spaces at the main building to the entrance.
9. Label all on-site walkway widths, and add a keyed note for crosswalks on the site plan.  
/ All on-site walkway widths have been labeled. A keyed note for crosswalks has been provided and a symbol has been provided in the legend. See revised site plan.
10. Provide roadway cross-section for Woodmont prior to second phase of development.  
/ Acknowledged. A roadway cross-section for Woodmont will be provided at such time Tract 3 is developed.
11. Note DMD's comments on cross-section improvements.  
/ 1-foot has been added to the parking spaces along Tree Line and Chatsworth and 1-foot has been subtracted from the buffer area. See revised cross-sections.

## PLANNING

- The Code Enforcement signature line is missing from the Site Plan on Sheet C-100.  
/ Code Enforcement signature line has been added. See revised site plan.
- The Color, Reflectivity, and Roof-Mounted Equipment requirements for the Northwest Mesa Escarpment – VPO-2 must be met as listed below:

### 3-6(E)(4) Colors

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

3-6(E)(4)(a) Colors include the yellow ochers, browns, dull reds, and grey- greens existing on the Northwest Mesa and escarpment, exclusive of the basalt.

3-6(E)(4)(b) Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.



### 3-6(E)(5) Reflectivity

Reflective or mirrored glass is prohibited.

### 3-6(E)(6) Roof-mounted Equipment

No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.

- / The requirements for VPO-2 have been met.
- Solid Waste and AMAFCA's signatures will be required for this Site Plan, and their signatures are encouraged prior to the DRB Meeting. Prior to DRB members signing the Site Plan, the required signature from Solid Waste and AMAFCA must be obtained.
- / Solid waste signature has been provided. See revised site plan. AMAFCA is currently reviewing our drainage report. We will provide AMAFCA signature once approval is received.
- The Site Plan mentions the proposed development as multi-family dwellings, but the design of the proposed dwellings seem to be townhomes. Please clarify this on the Site Plan.
- / Four 1-bedroom units have been added to the second floor of the clubhouse building. We believe this meets the definition of a multi-family development rather than townhomes. See revised site plan.
- There appear to be pedestrian connections to sidewalks along the street frontages of Chatsworth Avenue and Treeline Avenue, but it's not clear on the Site Plan if there would be sidewalks along those frontages.
- / Sidewalks and trails along property frontages will be built with this project. A hatch for off-site walkways has been added for clarity.
- Frontier Elm trees depicted on the Landscape Plan are not on the City of Albuquerque's Tree List.
- / The Frontier Elm has been removed. See revised landscape plan.
- Need lighting details.
- / Locations for site lighting have been added. See revised site plan. This is shown for informational purposes. A final lighting design will be provided at building permit.
- Need enclosure details.
- / Enclosure details have been provided. See sheet C-501.
- Façade design requirements of 5-11(E)(2) of the IDO must be met.
- / Façade design requirements of 5-11(E)(2) have been met.
- All Site Plan sheets need to be signed and sealed by a licensed design professional.
- / All site plan sheets have been signed and sealed. See revised site plan sheets.
- Staff requests that benches be placed in the open space areas on the site outside of the central recreational area.
- / Benches were provided in the western open space area. Additional benches have been added throughout the site outside of the central recreational area. See revised site plan.



- Please consider the planting of buffalo grass on portions of the site or consider crusher fine to provide recreational areas outside of the central recreational area.
- / A new recreational area has been provided at the north end of the site that includes a crusher fine trail, grass, a ramada with a picnic table, and benches. See revised site plan and landscape plan.

Your consideration in this matter is appreciated. Please feel free to reach out to me if there are any questions or concerns with this request.

Sincerely,

Jeremy Shell  
RESPEC, Engineer  
Community Design Solutions  
505.918.1053  
[jeremy.shell@respec.com](mailto:jeremy.shell@respec.com)