DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2020-003847 IDO 2020
SD-2021-00219 – PRELIMINARY/FINAL PLAT
SD-2021-00220 – VACATION OF PRIVATE EASEMENT
ISAACSON & ARFMAN, INC./FRED ARFMAN agent for YES HOUSING, INC./THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 3 & TRACTS 90-C AND 90-B-2, BLOCK 1, FITZGERALD ADDITION zoned MX-M, located at 420 FITZGERALD ROAD NW between 4TH ST NW and 7TH ST NW containing approximately 5.0036 acre(s). (G-14) [Deferred from 11/3/21, 11/17/21]
PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: PRELIMINARY/FINAL PLAT AND VACATION APPROVAL

PR-2020-003847
SI-2021-01955 –SITE PLAN
WILL GLEASON, DEKKER/PERICH/SABATINI agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: MAP 33 TR 90C,001 001REPL of FITZGERALD ADD, ALL of LOT 2, BLK 1, EPLAT of FITZGERALD ,003 001 REPL of FITGERALD ADD Zoned MX-M, Located on 3525 4TH ST NW, 420 ITZGERALD RD NW between MILDRED AVE NW and FITZGERALD RD NW containing approximately 2.103 acre(s).(G-14)
PROPERTY OWNERS: CITY of ALBUQUERQUE
REQUEST: MULTI-FAMILY APARTMENT HOME COMMUNITY

<u>11-03-2021</u>
4th St NW is a Minor Arterial and a Proposed Pedestrian Project in the 2040 MTP, requiring street trees if new development is applicable per IDO Section 5-6(B), which includes new multi-family, mixed-use, or non-residential development. 4th St may be subject to additional streetscape guidelines such as space for trees between curb and sidewalk.

<u>11-17-2021, 12-01-2021</u>
No additional comments.

<u>12-15-2021</u>

- Please add note to Landscape Plan that states (or similar):

Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. Per IDO 14-16-5-6(C)(5)(e).

- 4th st shows street trees. For Pedestrian projects in the MTP 2040, trees are typically placed in a parking strip on the street side with sidewalk on the inside – please check if

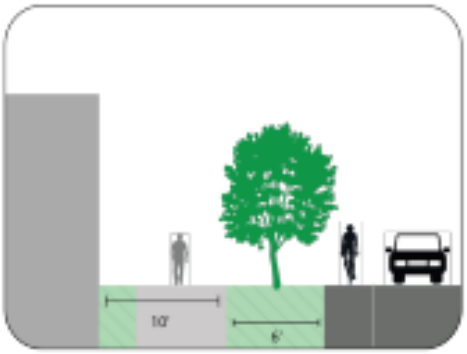
possible or required. Please coincide Landscape Plan with Site Plan.

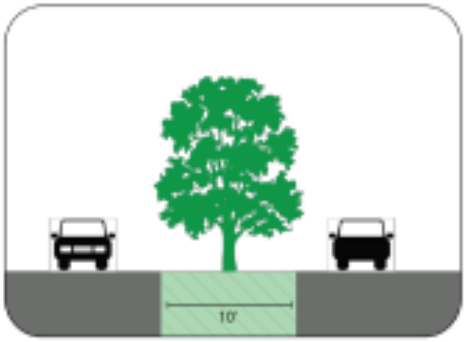
- Public concern about recreation Garfield MS is shared facility, Alameda Drain Trail on 2nd, potential dog park in Harwood Lateral? New Wells park nearby but still a drive.

- The Parks and Recreation Department (PRD) is a partner with the Nature Conservancy who developed a Climate Ready Tree List for Albuquerque. Please review the lists (here: NMFO Climate-Ready Trees Lists (nature.org)).and swap out trees that are not on the list with trees that are on the list and considered higher water use by the Official Albuquerque Plant Palette. Acer Tataricum, Fraxinus Oxycarpa, and Thuja Occidentalis are not on the Climate Ready list. Per IDO Section 14-16-5-6(C)(4)(b) Trees must be recommended on the Official Albuquerque Plant Palette: Official Albuquerque Plant Palette and Sizing List-2018-07-03.xlsx (cabq.gov)

Climate-Ready Trees for Albuquerque

LOCATION TYPE 5
STREETSCAPES





RECOMMENDED TREES

Arbutus xalapensis	Texas Madrone
Celtis reticulata	Netleaf Hackberry
Cercis canadensis var. *mexicana*	Mexican Redbud
Cercis reniformis	Oklahoma Redbud
Cercis canadensis var. *texensis*	Texas Redbud
Cercis occidentalis	Western Redbud
Cedrus deodara	Deodar Cedar
Chilopsis linearis	Desert Willow
Cotinus obovatus	American Smoketree
Crataegus ambigua	Russian Hawthorn
Forestiera neomexicana	New Mexico Privet
Gymnocladus dioica	Kentucky Coffeetree
Fraxinus cuspidata *	Fragrant Ash*
Lagerstroemia indica	Crape Myrtle
Leucaena retusa *	Golden-ball Lead-tree*
Maclura pomifera	Osage Orange
Parkinsonia x 'Desert Museum' *	Palo Verde hybrids*
Pistacia chinensis *	Chinese Pistache*
Prosopis glandulosa *	Honey Mesquite*
Quercus arizonica	Arizona White Oak
Quercus fusiformis	Escarpment Live Oak
Quercus gravesii	Chisos Red Oak
Quercus ilex	Holly Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus oblongifolia	Blue Oak
Quercus suber *	Cork Oak*
Quercus buckleyi	Texas Red Oak
Sapindus saponaria var.drummondii *	Western Soapberry*
Sophora secundiflora *	Texas Mountain Laurel*

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01-19-2022
Tree palette was not updated per comments above.

DPM Table 7.2.29 and p7-74 states that for Main Streets, sidewalk should be 10-12-ft and landscape buffer zone should be 6-8 ft. For pedestrian realms such as Main Streets, it is preferable to place the landscape buffer adjacent to the curb between the curb and the sidewalk such as Figures 7.2.41 and 7.4.64 on page 7-74 of the DPM. It appears the sidewalk is placed immediately adjacent to the curb instead of inside the landscape buffer – can this be revised by coordinating with Transportation?

10-ft width requirement for Main Street sidewalks.

01-26-2022
Per exparte discussions with Ms Tully, Mr Romig, and Mr Santi, the applicant widened connecting path at south edge and will plant vines on north facing wall. Vine symbol is difficult to see. It is recommended that Landscape Plan be enlarged if possible or clarify some symbols.

4th street sidewalk was moved to inside of street trees planting per DPM to satisfy previous comments; however, the sidewalk connection needs to continue through to the Fitzgerald sidewalk at the northeast corner of the site plan – please review. The DRB Chair made additional comments - please add dimensions.

Notes at Meeting:
Stabilized Crusher fine material.
Playground to meet MFA requirements
Assigned delegation to Planning Dept:

1. Material of walkway from gravel to stabilized crusher fine
2. Clarify vine planting with either enlarging symbol or detail
3. Eliminate tree and Chamfer sidewalk corners – remain 10-ft wide on 4th.

02-09-2022
Waiting for Site Plan update. No objection to plat.