DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 7

Project Number: PR-2020-003887

Application Number: SI-2020-00367

Project Name: Phoenix Apartment Building

Request: DRB Site Plan

COMMENTS:

Comments that have been met:

- ~~The Code Enforcement signature line is missing from the Site Plan on Sheet A-100.~~

- ~~According to interim regulations for the 4th Street corridor, the minimum front yard setback in the MX-M Zone District is 10 feet, and the maximum is 15 feet. The setbacks of the proposed facility are difficult to discern. The setbacks of the proposed facility need to be confirmed. Setback from the Electrical line will likely increase the need for setback greater than 10 feet.~~

- ~~According to interim regulations for the 4th Street Corridor, any portion of a building over 30 feet shall incorporate a minimum stepback of 6 feet from the front façade facing a public street. According to the elevations, this doesn't appear to be met.~~

- ~~The maximum height of the MX-M Zone District according to the interim regulations is 55', while the proposed facility is up to 57' in height. It appears that the portion of the proposed facility that is 57' in height is the elevator overrun, which is permitted to exceed the maximum permitted height. The portion of the proposed facility that's between 55' and 57' in height needs to be confirmed. A Deviation would need to be approved for the height of the portion of the proposed facility that's up to 10% higher than the maximum permitted 45.' Justification needs to be provided for a Deviation(s).~~

- ~~The landscaping requirements must comply with the use-specific standards for multi-family dwellings per 4-3(B)(7)(a) as follows:~~

  ~~*1. At least 1 tree per ground floor dwelling unit, and at least 1 tree per second floor dwelling unit; no additional trees are required for additional dwelling units on the third or higher floors.*~~

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- ~~3,806 square feet of office space is listed on Sheet A-100, but does not appear to be depicted clearly on any of the Site Plan sheets. The office space needs to be clearly depicted.~~

- ~~Per 5-6 C (2) c, the following must be met and confirmed:~~

  ~~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.~~
  ~~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.~~

  ~~Portions of the 8' CMU wall appear to possibly be within the front yard setback of the abutting roads. This portion of the wall can only be 3' high in conformance with Table 5-7-1 of the IDO.~~

- ~~Need lighting details.~~

- ~~Need enclosure details.~~

- ~~Specify if the parking is going to be ground level or subterranean.~~

- ~~There is a power line along the property line abutting Phoenix Road. The power line needs to be depicted on the Site Plan sheets.~~

- ~~According to the interim regulations for the 4th Street corridor, any portion of a building over 30 feet shall incorporate a minimum setback of 6 feet from the front façade facing a public street. The Site Plan needs to demonstrate this is being met.~~

- ~~Staff suggests changing the materials on the façade by increasing the amount of slight gray cultured stone veneer on the facades and introducing another material. In order to meet the façade requirements, recesses and projections along the building façade need to be depicted and illustrated to depict a 3-dimensional illustration(s).~~

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- ~~According to the interim regulations for the 4th Street corridor, 5-11(E)(2)(a)(2), the building design for any parcels zoned MX-M shall comply with the following revisions:~~
  ~~Each façade facing a public street shall incorporate at least 3 of the following features along at least 30 percent of the horizontal length of the façade. The features listed below shall be distributed along the façade so that each horizontal façade length of 30 linear feet contains at least 1 of the following features (staff's analysis is in red):~~
  a. Ground-floor clear, transparent display windows, with the lower edge of window sills no higher than 30 inches above the finished floor. *Present along approximately 64 feet of the northwestern corner of the proposed development at Phoenix Avenue and 4th Street*
  ~~b. Windows on upper floors. *Present on upper floors*~~
  ~~c. Primary pedestrian entrances. *Appear to be present on the north-central façade, the southwestern façade, and the northwestern façade*~~
  ~~d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather. *Not able to discern on the elevations*~~
  ~~e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting. *Not able to discern on the elevations*~~
  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. *No raised planters are on the Site Plan*
  ~~The applicant needs to detail how these regulations are being met in a comment response letter and a note(s) on the Site Plan.~~

- ~~According to the interim regulations for the 4th Street corridor, 5-11(E)(2)(a)(3), each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features (staff's analysis is in red):~~
  a. Wall plane projections or recesses of at least 1 foot in depth, occurring at least every 100 linear feet and extending at least 25 percent of the length of the façade. *Not able to discern on the elevations*
  ~~*b.* A change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the façade. *Not able to discern on the elevations*~~
  ~~c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the façade by at least 6 inches and repeating at minimum intervals of 30 feet.~~
  d. Three-dimensional cornice or base treatments. *Not able to discern on the elevations*
  e. A projecting gable, hip feature, or change in parapet height for every 100 linear feet of the façade. *Not able to discern on the elevations*

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f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program. *Does not appear on the elevations*

~~The applicant needs to detail how these regulations are being met in a comment response letter and a note(s) on the Site Plan.~~

- ~~Windows must be offset by 2 inches or include a frame.~~

- ~~A registered Landscape Architect needs to seal/stamp and sign the Landscape Plan Sheet(s).~~

- ~~Consider additional changes in 'heavy' balcony look on east and south facades.~~

- ~~Consider balcony variations so that the long, solid balcony walls do not block glazing provided by windows that are recessed from the façade front. A façade that has variation of some solid and some open balconies would be the most visually interesting.~~

- ~~The south façade still has four repeating vertical panels of all solid balconies (encompassing all three floors) creating an almost solid facade. The east façade is similar with five repeating vertical panels. There is a lack of articulation because the recessed windows and doors are barely visible behind the solid wall balconies. Please consider altering the design of one or more of the repetitious vertical panels of balconies to create some variation and relief to the solid balcony wall façade. Varying solid and open balconies on the same façade creates the most visual interest. The picture below is another design idea to make a solid wall more transparent and visually interesting by giving some transparency to the top portion of the solid wall.~~

- ~~Roof Top Deck: The Roof top deck is part of the required usable open space for the multifamily building. The roof top deck must be designed and portrayed on drawings to verify that it qualifies as usable open space.~~

- ~~According to the interim regulations for the 4th Street corridor, 5-11(E)(2)(b)(3), street-facing facades shall change a minimum of every 30 feet linear feet in height, setback, or material (staff's analysis is in red): *Not able to discern on the elevations*~~
  ~~The applicant needs to detail how these regulations are being met in a comment response letter and a note(s) on the Site Plan.~~

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- ~~Electrical distribution line on Phoenix: PNM must approve building setbacks and construction along Phoenix to provide safe construction and living facilities given the electrical distribution line along Phoenix.~~

- ~~The proposed multi-family facility is depicted on multiple parcels/tracts. A preliminary/final plat application will need to be approved consolidating the parcels/tracts prior to approval of the Site Plan.~~

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Comments that have not been met:

- The landscaping requirements must comply with the use-specific standards for multi-family dwellings per 4-3(B)(7)(a) as follows:

  1. *At least 50 percent of the trees required by Subsection 1 above shall be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet.*

- Solid Waste signature will be required for this Site Plan, and their signature is encouraged prior to the DRB Meeting. Prior to DRB members signing the Site Plan, the required signature from Solid Waste must be obtained.

- An Amended Infrastructure List correcting the sidewalk width along Phoenix Avenue from 8-feet to 6- feet and the sidewalk waiver for the sidewalk width reduction from the required 8-feet to 6-feet for the sidewalk along Phoenix Avenue must be approved by the DRB prior to the approval of the Site Plan.

- Please note that staff could have future comments and the Site Plan is still under review.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck DATE: 3-17-21
Planning Department