

Gomez, Angela J.

From: Rodenbeck, Jay B.
Sent: Tuesday, September 29, 2020 11:54 AM
To: Gomez, Angela J.
Cc: Gould, Maggie S.
Subject: FW: [#2020013] Wintergreen Apartments (PR-2020-004030)

From: Richard Stevenson <rstevenson@tierrawestllc.com>
Sent: Tuesday, September 29, 2020 11:45 AM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: Gould, Maggie S. <MGould@cabq.gov>; Ron Bohannon <rrb@tierrawestllc.com>
Subject: RE: [#2020013] Wintergreen Apartments (PR-2020-004030)

Mr. Rodenbeck,

We discussed with the landscape designer, and below are his comments. Considering these comments, and considering the grading of the site will be ± 1 -2-ft in difference from the existing grade today, we will remove the existing shrubs/vegetation and shall replace with new plating along the buffer area, as its reflected in the landscape plan.

“Looks like some well-established sand sage / Artemisia filifolia. I think I also see a few fourwing saltbrush / Atriplex canescens, or at least I would expect some in the area. We could certainly plan to keep as many as possible, they are native shrub material that would require no supplemental irrigation. Building a serpentine wall without disturbing them will be a bit tricky, I imagine. From a landscape perspective, the area between the two walls will need periodic, annual or semi-annual maintenance so leaving large shrubs could set the project up for needing a more labor-intensive cleanup later after the wall is constructed. Conversely, larger shrub material would provide groundcover to suppress weed growth so perhaps leaving the shrubs would lessen maintenance needs. On the other side of the wall, between the wall and the parking lot, how and where to place the pines and junipers intended to offer visual buffers between towers and the residential backyards may not be as effective if planned around existing shrubs. Irrigation will also need to be buried for the trees and will disturb existing roots.”

Per 5-6(E)(2)(a) the 15-ft landscape buffer is provided with landscaping per the requirements, and per 5-9 we have the 50-ft buffer before we start the parking area which has shrubs, and smaller plant species scattered throughout.

Regards,
Richard Stevenson, PE
Tierra West LLC
(505) 858 3100

From: Rodenbeck, Jay B. [<mailto:jrodenbeck@cabq.gov>]
Sent: Tuesday, September 29, 2020 11:30 AM
To: Richard Stevenson
Cc: Gould, Maggie S.
Subject: Wintergreen Apartments (PR-2020-004030)

Mr. Stevenson,

We do not have a record of your response the request below to consider maintaining the existing vegetation between the existing subdivision wall and your wall. If you are able to maintain this vegetation, then this should qualify as a landscape buffer area.

The Seven Bar neighborhood comments received on 9/28/20 are questioning what can be placed in the landscape buffer that is the 15 feet immediately adjacent to their homes. We need you to clarify what will be immediately adjacent to the existing subdivision wall.



Jay Rodenbeck

Planner

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cabq.gov/planning

From: Rodenbeck, Jay B.

Sent: Friday, August 21, 2020 4:26 PM

To: 'Richard Stevenson' <rstevenson@tierrawestllc.com>

Subject: PR-2020-004030

Hi Richard,

Staff was wondering for the apartments at Golf Course and Black Arroyo (PR-2020-004030) if you have received Water Board approval yet? Also, staff has some ideas regarding the natural shrubbery against the residential wall of the 7Bar neighborhood to the east, and some pictures are attached of the shrubbery.

Planning staff feels that a break in the shrubs is about 5-8 feet from the residential wall and is somewhat continuous. Staff feels that this would be a perfect place to put the wall, allowing it to meander.

Again, please let us know about the Water Board approval status.

Thanks,



Jay Rodenbeck

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