

September 11, 2020

Project: Luminaria Senior Community / DRB Project Number: PR-2020-004062
Reference: DRB Comments 07.29.2020
Subject: D/P/S (Owner's Agent) Response to DRB Comments

To the Design Review Board,

Please see the team's comments and responses below to accompany your review of the modified DRB Application documents.

Comments and Responses:

Planning Department – Major Case

No additional comments received.

Code Enforcement

No additional comments received.

AMAFCA

- No adverse comments, therefore no response provided.

Utility Development Section

- 1) Prior to approval, an availability statement is required. A request was made on 7/24/20 and will be addressed in the order that it was received.
 - a. Water Authority mentioned in 1st DRB Hearing the need for 4 weeks to deliver the statement.
 - b. 2nd DRB Hearing – Water Authority mentioned availability statement was still not available.
 - c. 9/11/2020 – No update.

Transportation

- 1) Shared access agreement needs to be established on both the east and west sides.
 - a. Refer to attached civil engineer response describing the agreements in place to meet this requirement.
 - b. 9/11/2020 – Per email discussion with Jeanne Wolfenbarger, the document provided appears to meet this requirement.
- 2) Clear sight triangles need be shown at entrances to private roadways and at entrances off of Central Avenue. Follow AASHTO standards. Add the note "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
 - a. Clear sight triangles are shown on the Site Plan and Landscape Plan in compliance with requirements.
 - b. Clear sight triangles are shown and keynoted with number 27 on the site plan. The triangles are at both vehicular gates along the west, at the west entry drive and at the Home Depot truck access path along the east aligned with the pedestrian walkway. See snip below for keynote 27.

- 27. CLEAR SIGHT TRIANGLE; LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - c.
 - d. Update on 9/11/2020 - A sight mirror has been added to the southeast corner of the site to aid with sight around the corner of the existing wall in the direction towards the truck access roadway towards Central Avenue.
- 3) Based on the property line location, it appears that right-of-way dedication along Central Avenue is needed to contain public sidewalk, the bus shelter, and establish sufficient sight distance when pulling out onto Central Avenue.
- a. Refer to attached civil engineer response for clarification of a public pedestrian sidewalk easement that will be granted to the City of Albuquerque.
 - b. Update on 9/11/2020 - Delineation of the sidewalk easement has been added to the Site Plan, see keynote and notation regarding incorporation of at least 6'-0" of the sidewalk and to the back of curb to be dedicated as a pedestrian sidewalk easement to the City of Albuquerque.

Thank you for your time,

Dekker/Perich/Sabatini Ltd.

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