



May 10, 2021

Jolene Wolfley, DRB Chair
DRB Board Members
Maggie Gould
Planning Manager
Planning Department, City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

RE: Sensitive Lands Analysis Form for the Proposed
Gateway Apartments to be located in Mesa Del Sol
Tract 4-A, Mesa del Sol Innovation Park

Dear DRB Chair, Members and Staff,

As part of our due diligence for this project, we have worked through the City of Albuquerque's "Sensitive Lands Analysis Form" and we see no sensitive lands as described in the Analysis Form that would be effected by this project.

I am attaching this form with an aerial view of the site and a copy of the applicable flood zone map. This letter will also reference the completed geotechnical report for the property and the Plat of Topography & Retracement Survey of the existing property. The geotechnical report will be made available upon request. It is a large attachment and we are happy to provide it if requested. The Plat of Topography & Retracement Survey is included in the DRB Application. I have included an additional copy with this letter as it shows the boundary of the site and its existing topography overlaid on an aerial photograph.

I will briefly describe the property relative to the Sensitive Lands Table:

Floodplains and Flood Hazard Areas:

The property (and all of Mesa del Sol) is outside of floodplains as described by FEMA. The attached sheets show flood areas in light blue, and areas outside of the floodplains as pink.

Steep Slopes:

The site has a minor gentle slope from east to west. There are no steep slopes. Please see the Plat of Topography & Retracement Survey for more detailed information.

Unstable Soils:

The Geotechnical Report, completed by GEOMAT, Inc, dated January 18, 2021 shows the site to be



composed of silty sand, clayey, sand and have lenses of gravel. The subsoils are stable for development and require very minimal preparation for the proposed foundation systems.

Wetlands:

The property is outside of all wetlands. There are no ground water sources near or adjacent to the property.

Arroyos:

The site is distant from any existing or historical arroyos. See both the flood area maps and the topography survey.

Irrigation Facilities:

There are no irrigation and no historical irrigation facilities on the site.

Escarpment:

There is no escarpment on the property. Please see the Topographical Survey.

Rock Outcroppings:

There are no rock outcroppings on the site. This can also be viewed on the Topographical Survey. Some entity had, in the past, dumped soil on the property. These areas will be removed and reworked as a function of the earthwork required to construct the project.

Large Stands of Mature Trees.

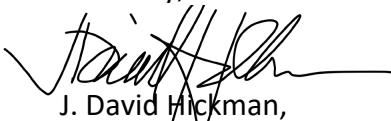
There are no existing trees on the property. The only existing vegetation is native grasses. This can also be seen on the Topographical Survey.

Archeological Sites:

This area of Mesa del Sol, is free of archeological sites as described in the Archeological survey completed for the Mesa del Sol Level B Masterplan, which the City has on file.

I appreciate your assistance and direction in the assemblage of this DRB Application. If you have any questions or concerns, please feel free to contact me.

Sincerely,



J. David Hickman,
Architect



SENSITIVE LANDS ANALYSIS FORM

The following administrative instructions outline submittal requirements that must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO). The analysis should be conducted and signed by the professional(s) skilled in that landform, i.e., civil engineer, landscape architect, or geotechnical engineer.

Applications must include:

1. An inventory of each sensitive land feature, including:
 - a. Location of features on a scaled map overlaid on an aerial photo;
 - b. Photographs to capture all angles of the feature(s);
 - c. Pertinent dimensional descriptions (see detail in table); and
 - d. Other details (see table).

2. For each sensitive land featured, identify those features that will be saved. Identify how the feature will be protected during construction. For any features that will not be saved, provide justification as to why it is not practicable to save this feature.

Sensitive Lands Table

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Floodplains and flood hazard areas	X			FEMA map, LOMR
Steep slopes	X	X	Percentage or vertical to horizontal rise	Description of erosive forces
Unstable soils	X	X	Geotechnical report ref. existence of clay, blowing sand, and/or high-water table	Description of soil characteristics
Wetlands (constant supply of water)	X	X		Description of animal and plant species in ecosystem
Arroyos	X	X	Historical CFS Side slopes Width and depth	Identify the arroyo in the natural drainage system
Irrigation facilities (acequias)	X	X	Height and width of levee Location of tope of slope Is it a community or MRGCD facility?	Identify the acequia in the irrigation system
Escarpment	X	X	Slope Length	Existence of petroglyphs; description of escarpment face
Rock outcroppings	X	X	Height, length and width	Describe co-existence of trees and shrubs
Large stands of mature trees	X	X	Trunk caliper by species Number in each cluster Native species and non-native species?	Identify tree species and health <i>*Evaluation of City Forrester required</i>
Archeological sites	X			>5 acres, archeological certificate

The Sensitive Lands Analysis is based on these Comprehensive Plan Goals:

POLICY 11.3.1

Natural and Cultural Features:

Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

- a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment in light of the relationship to and effect upon the following:
 - i. Indigenous vegetation and other materials appropriate to landscapes;
 - ii. Topography and landscape features such as arroyos, the Rio Grande and Bosque, the foothills, and escarpments;
 - iii. Soils and erosion potential;
 - iv. Colors and textures of the natural environment; and
 - v. Scenic views from the public right-of-way
- b) Minimize the visibility of structures in highly scenic areas and on the western horizon as seen throughout the city through building design and materials that blend with the natural colors of the landscape and limit reflectivity.
- c) Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.
- d) Encourage site design that enhances and leverages views to cultural landscapes.
- e) Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.
- f) Plat single-loaded streets to maintain scenic edges next to Open Space.
- g) Encourage reconstruction and revegetation to a natural setting.

11.3.1.1 Adopt site development standards and/or view protection overlays for orientation of new streets, building and wall height and placement, massing, frontage, color, signs, utilities, and/or tree preservation as needed to protect cultural landscapes and significant views from the public right-of-way along key corridors. [ABC]

POLICY 11.3.3

Bosque: Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods. [ABC]

- a) Minimize grading, changes to natural topography, and land disturbance to preserve natural features.
- b) Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque.

POLICY 11.3.6

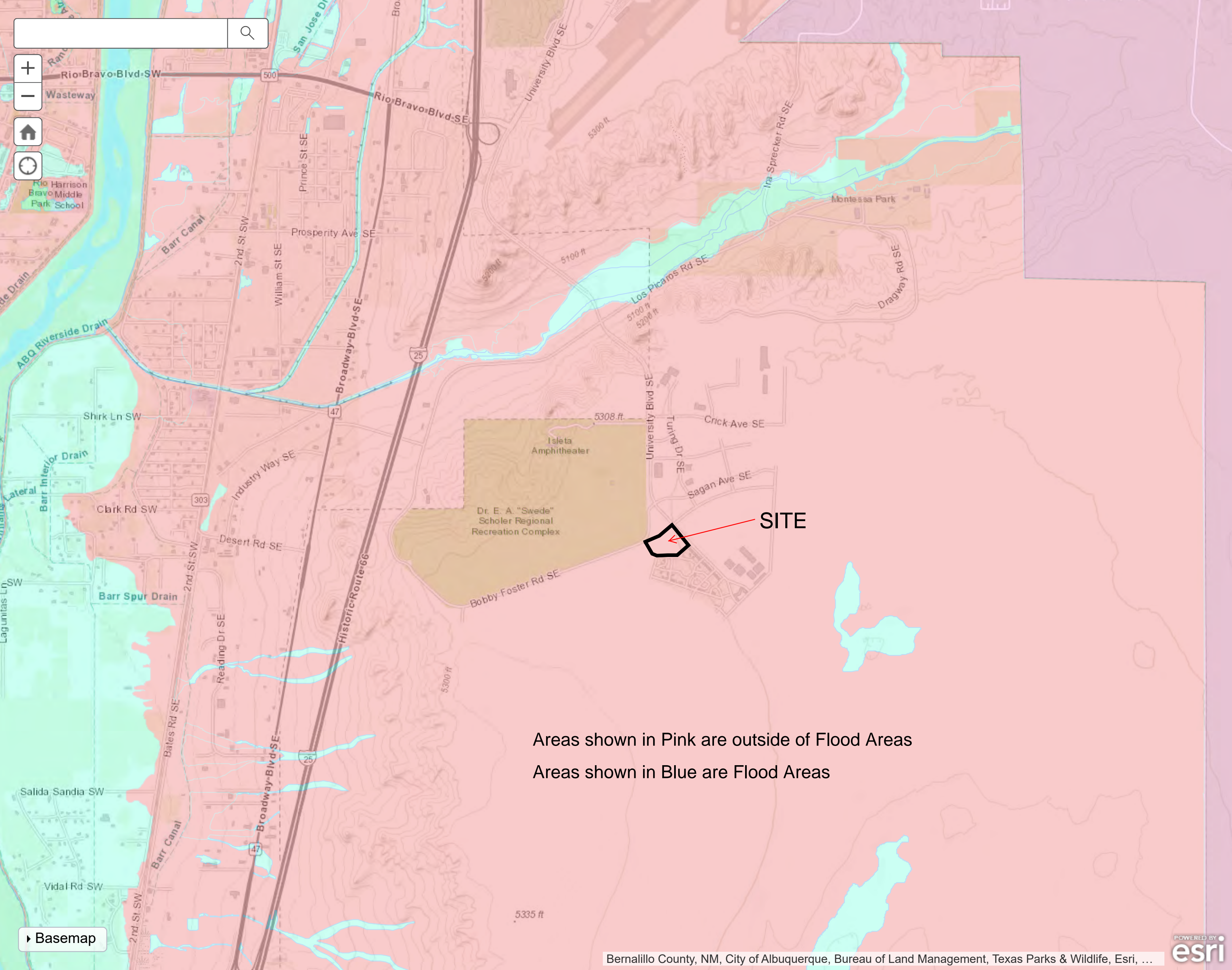
Volcano Mesa: Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa. [A]

- a) Respect Albuquerque's culture and history, including Hispanic and Native American, through context-sensitive development.
- b) Encourage development that is sensitive to the open, natural character of the area and geological and cultural conditions.
- c) Protect important views, vistas, and view corridors from within Volcano Mesa to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains.
- d) Protect the area's natural and archaeological resources, including the Monument and significant rock outcroppings, while encouraging urban development in the Volcano Heights Urban Center to create a vibrant, walkable district with an identity, character, and sense of place inextricably linked to the volcanic landscape.



SITE

Search bar with magnifying glass icon



SITE

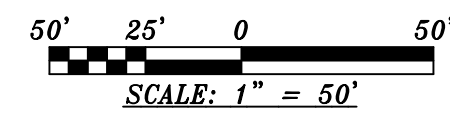
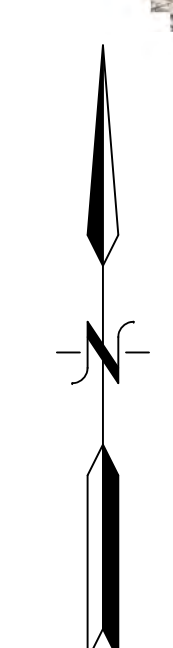
Areas shown in Pink are outside of Flood Areas
Areas shown in Blue are Flood Areas

Basemap

PLAT OF TOPOGRAPHY & RETRACEMENT SURVEY
OF
TRACT A-4
MESA DEL SOL INNOVATION PARK
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2020

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "5-R15", HAVING AN ELEVATION OF 5306.674 NAVD 1988
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.



- LEGEND:**
- ACB - ASPHALT/BACK OF CURB
 - CB - BACK OF CURB
 - CLMON - CENTERLINE MONUMENT
 - DI - DRAIN
 - EC - EDGE OF CONCRETE
 - ELVLT - ELECTRIC VAULT
 - FH - FIRE HYDRANT
 - FL - FLOW LINE
 - GCP - GROUND CONTROL POINT
 - SASM - NORTH RIM OF SAS MANHOLE
 - SDMH - NORTH RIM OF STORM DRAIN MANHOLE
 - PHVLT - PHONE VAULT
 - TC - TOP OF CONCRETE
 - WV - WATER VALVE

LINE TABLE	
LINE BEARING	DISTANCE
L1 N 46°03'12" E	10.00'
L2 S 06°34'26" W	43.41'
L3 S 87°42'13" W	45.79'
L4 N 70°18'07" E	33.00'
L5 N 72°17'19" E	33.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1146.00'	100.60'	98.62'	S 26°18'48" W	32°28'47"
C2	206.00'	21.11'	21.10'	N 89°21'40" W	5°52'15"
C3	174.00'	34.86'	34.81'	N 86°33'23" W	11°28'48"
C4	146.00'	54.91'	54.59'	S 88°24'32" W	21°32'55"
C5	267.00'	8.13'	8.13'	S 88°23'44" W	01°32'55"
C6	1841.64'	672.07'	668.35'	N 59°08'02" E	20°54'32"