HUITT-ZOLLARS

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February 7, 2024

DFT Members
City of Albuquerque
Planning Department
600 2nd St NW, Ste 300
Albuquerque, NM 87102

RE: Universe View Subdivision – Site Plan DFT Comment Response
(Zone Atlas D-10)
COA Project #709790

Dear DFT Members,

Huitt-Zollars, Inc., on behalf of Issa and Nancy Rabadi, requests review of the attached submittal for the Universe View Subdivision Apartments. The DFT meeting was held on November 29, 2023 and comments were provided. We have addressed all landscaping related comments and below is a list of comments received, which are included in *italics* and our responses in **bold** text.

Parks and Recreation Department Comments:

1. *Please indicate on the Landscaping Plan how the requirements for Street Frontage Landscaping (Street Trees) are being met along Universe Blvd per IDO Subsection 14-16-5-6(D). Trees must be generally every 25' on center and within 20 feet of the back of curb, but preferably between the roadway and sidewalk.*
   LANDSCAPING HAS BEEN ADDED WITHIN THE ADJACENT RIGHT-OF-WAY. TREES ARE WITHIN 20 FEET OF THE BACK OF CURB.

Code Enforcement Comments:

4. *Variance required for proposed six foot wrought iron fence shown around entire perimeter. The North side is allowed up to 8 feet. However, all street side fences are limited to three feet in height, per IDO Table 5-7- 1, or up to five feet if they meet all requirements of IDO 5-7(D)(32)(c), as shown in the excerpt below.*
   3. For missed-use, multi-family residential, or non-residential development, the area between the wall and the property line shall be landscaped with at least 2 trees and 6 shrubs every 25 feet along the length of the wall.
   REQUIREMENTS ARE MET

6. *Need to show how you are meeting the requirements for Dwelling, Multi-Family Use Specific Standards, IDO 4-3(B)(8)(c)(1), providing one tree for each ground floor and second floor dwelling unit, (87+88 = 175 trees on the lot), or obtain Variance for lesser amount (showing 66 trees in count on Landscape plan).*
   PLAN SHOWS 176 TREES PROVIDED

8. *Need to show how you are meeting Use Specific Standards for IDO 4-3(B)(8)(c)(3) for cool season grasses, and 4-3(B)(8)(d) for deciduous canopy-style shade trees or coniferous trees with adequate mature canopy.*
   COOL SEASON GRASS PROVIDED AND DECIDUOUS AND CONIFEROUS TREES PROVIDED.

Planning Department Comments:

1. *Dimensions on Site Plan (A-100) show a total lot size of 286,182 square feet. Data on Site Plan (A-100) states that Gross Lot Area is 285,999.06 square feet. Landscape calculations on Landscape Plan (LS-101) shows a total lot area of 307,298 square feet. Please provide consistent data on all sheets.*
   LOT SIZE AND BUILDING AREA HAS BEEN CORRECTED AND REQUIREMENTS HAVE BEEN RE-CALCULATED.

2. *Data on Site Plan (A-100) shows total building footprint as 31,561 SF, while notations on Site Plan show the total added square footage of the buildings is 91,409 SF. Landscape Calculations on LS-101 shows total building square footage as 93,060 SF. Please provide consistent data on all sheets.*
   BUILDING AREA HAS BEEN CORRECTED ON BOTH SHEETS.

3. *The north portion of the property is not completely visible in the Landscape Plan.*
   LANDSCAPE PLAN SHOWS LANDSCAPE WITHIN PROPERTY LINES.

4. *175 trees required, 66 trees provided, and I am counting 83 trees shown on the Landscape Plan.*
   176 TOTAL TREES PROVIDED.

5. *Landscape Calculations on LS-101 shows 15% required landscape, this should be updated to 25% required landscape area. Data on Site Plan (A-100) shows 15% required landscape area, this should be changed to 25% required landscape area.*
   NEW LANDSCAPE PLAN LABELS 25%.

6. *Please note that warm season grasses may be used in lieu of gravel areas to meet landscape requirements, and provide an amenity for occupants.*
   GRASS HAS BEEN ADDED, ALONG WITH AMENITIES.

7. *The Landscape Plan (LS-101) shows pathways and plantings between apartment complexes. Please add seating, gathering, and recreation areas in this space between apartment complexes. This will not only be a benefit to occupants, but will also make the complex more marketable. Planning recommends any of the following programmatic items:*
   AMENITIES ARE SHOWN ON THE SITE PLAN
   1. Spaces to rest off the pathway. This could include but is not limited to seating, warm season grass meadows, shade structures.
   SEATING AND GRASS HAS BEEN ADDED.
   2. Opportunities to recreate. Does the complex allow dogs? This could include but is not limited to small dog park, spaces to play games such as bocce, play areas, exercise equipment.
   AMENITIES ARE SHOWN ON THE SITE PLAN, INCLUDING A POOL, PLAYGROUND, GYM AND COMMUNITY ROOM. SEATING AND GRASS HAS BEEN ADDED.
   3. Refuge from the summer Albuquerque heat. This area currently proposes groundcover of gravel & crusher fines and scattered trees and shrubs. Consider adding clusters of shade trees, warm season grasses, cool season grasses as allowed by the IDO, shade structures?
   SHADE TREES AND GRASS HAS BEEN ADDED
   4. Places for residents to gather. This could include but is not limited to outdoor kitchens, grills or dining areas, shade structures, seating areas, small games, community gardens/planting beds.
   SEATING AREAS HAVE BEEN ADDED.

8. *The Site Plan (A-100) and Landscape Plan (LS-101) are inconsistent. Provide updated Landscape Plan at next Site Plan Admin review. Plan cannot be approved without compliance with Landscaping, Screening and Buffering section of the IDO. Refer to the following below, for guidance moving forward:*
   LANDSCAPE PLAN HAS BEEN UPDATED ACCORDING TO THE MOST RECENT SITE PLAN.

9. *Planning recommends including community gardens for minimum landscape area and/or usable open space.*
   LACK OF OPEN SPACE SUGGESTS NO GARDEN TO BE PLACED. REQUIREMENTS ARE MET REGARDLESS.

10. *Planning recommends including outdoor seating and gathering areas & those areas may count toward up to 1/3 of required landscaping.*
    SEATING AREAS HAVE BEEN ADDED.

11. *Replace Green ash Fraxinus pennsylvanica with another shade tree species. Green ash is conditionally recommended in the Official Albuquerque Plant Palette because the existing population has been dying out due to heat and drought. Green Ash is also not recommended in the Climate-Ready Trees for Albuquerque Master List because they have pest and disease issues, overplanting issues, and drought stress.*
    GREEN ASH HAS BEEN REPLACED WITH OTHER SHADE TREES.

12. *Replace Burr Oak Quercus macrocarpa with another shade tree species. Burr Oak received a low score in the Climate-Ready Trees for Albuquerque Master List because they cannot take extreme heat in the future and are not drought tolerant. It is generally recommended in the Official Albuquerque Plant Palette, but the comments state that it needs more water and is less adapted to heat than other oaks listed (including Texas Red Oak also in the Plant Legend on LS-101).*
    BURR OAK HAS BEEN REPLACED WITH OTHER SHADE TREES.

13. *Replace Piñon Pine Pinus edulis with another evergreen tree species. Piñon Pine are conditionally recommended in the Official Albuquerque Plant Palette because they should be limited to cooler sites where pesticide applications aren't a problem due to insect problem, and that they are not for commercial applications. Piñon Pine also received a very low score in the Climate-Ready Trees for Albuquerque Master List because they are not heat or drought tolerant now.*
    PINON PINE HAS BEEN REPLACED WITH OTHER EVERGREEN TREES.

14. *Replace Dogwood Cornus sericea 'Baileyi' with a low water shrub. Red Twig Dogwood is not included in the Water Utility Authority Xeriscaping guide.*
    DOGWOOD CORNUS HAS BEEN REPLACED WITH OTHER SHRUBS.

15. *A greater variety of tree species is recommended. Please reference Street Tree Ordinance 6- 6-1-1: As it is desirable to have a mix of species and genera represented in the urban forest in order to protect against the loss of trees due to disease, insects or environmental conditions, the following guidelines shall be used: (a) Plantings of ten (10) or fewer trees may all be of the same genus; (b) Plantings of more than ten trees must use at least two different genera, with roughly equal numbers of each*
    TREE MIX HAS BEEN MODIFIED.

16. *Detail provided on Landscape Plan (LS-101) does not indicate radius of organic mulch under tree.*
    DETAIL HAS BEEN UPDATED.

17. *Per 5-6(C)(5)(f) All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas. Provide vegetated swales and stormwater infiltration areas as applicable.*
    CURB CUTS WILL SUFFICE.

18. *On Landscape plan (LS-101), show clear sight triangle(s) as outlined in section 7-7(I)(5)(iv) Mini Clear Sight Triangle in the Development Process Manual.*
    CLEAR SIGHT TRIANGLES SHOWN.

19. *Please reference the following sections of the IDO and ensure compliance:*
    1. *5-6(C)(9) Planting in or over the Public Right-of-way*
    2. *5-6(C)(10) Planting near Utilities*

    PLANTING WILL COMPLY WITH IDO

20. *Per 5-6(C)(13) Stormwater Management Features 5-6(C)(13)(a) Required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation. Incorporate stormwater management areas on the Landscape Plan (LS-101).*
    CURB CUTS WILL ALLOW FOR STORMWATER MANAGEMENT INTO LANDSCAPE AREAS.

21. *Per 5-6(C)(14) Irrigation Systems*
    • 5-6(C)(14)(a) Irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).
    • 5-6(C)(14)(b) All irrigation systems shall be designed to minimize the use of water.
    • 5-6(C)(14)(c) All non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.
    • 5-6(C)(14)(d) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas
    Provide Irrigation Plan showing compliance with the above items.
    IRRIGATION PLAN NOT PROVIDED WITH SOLELY LANDSCAPE DESIGN PLAN. IRRIGATION PLAN IS NOT REQUIRED ACCORDING TO SITE PLAN CHECKLIST.

22. *Per 5-6(F)(1)(i) Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below.*
    1. Front Lot Edge
    a. General
    Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU block) at least 3 but not more than 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.
    Please see diagram below and confirm this requirement has been met.
    REQUIREMNET MET BY LANDSCAPING EITHER WAY.

23. *Landscape Calculations on Landscape Plan (LS-101) shows 10% of the parking lot area shall be landscaped. There are more than 50 parking spaces on this site, so 15% of the parking lot area must be landscaped. It appears this requirement has been met, so please update the required calculations to say 15%.*
    CALCULATIONS HAVE BEEN UPDATED TO SAY 15%.

24. *Confirm there is no parking space more than 100 feet from a tree trunk. It is unclear if the parking spaces between the two buildings meet this requirement.*
    ALL PARKING SPACES HAVE A TREE LESS THAN 100 FEET AWAY.

25. *The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree. Confirm this requirement has been met.*
    CONFIRMED.

26. *In parking areas of 100 spaces or more, the ends of parking aisles shall be defined as landscaped islands no narrower than 8 feet in any dimension. Confirm this requirement has been met.*
    CONFIRMED.

27. *5-6(G)(3)(e) Screening Where it is not practicable to locate the loading, service, and refuse areas pursuant to Subsections (c) and (d) above, they shall be screened from view by an opaque decorative wall or fence at least 6 feet tall*

but not more than 8 feet tall that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block) or a vegetative screen planted along the full length of the area to be screened and at least 8 feet high at the time of planting. Planting adjacent to proposed refuse enclosure looks sparse. Ensure compliance.
COMPLIES.

We greatly appreciate your time and consideration. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7158 or email at dduneman@huitt-zollars.com.

Sincerely,

Donald Duneman, P.E.
Project Manager

CC: Issa Rabadi