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January 25, 2024

Mr. Jeff Palmer & Ms. Strange
Code Enforcement
Planning Department
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

Re: PR-2020-01076 Universe View Apartments

Dear Mr. Palmer and Ms. Strange:

I am writing in response to your comment letters dated November 29, 2023. I have made the following corrections to the plan as noted below in red.

Code Enforcement:

1. Property is zoned MX-L and is located within the VPO-2 Northwest Mesa Escarpment Overlay, IDO section 3-6(E), and the CPO-13 Volcano Mesa Overlay, IDO section 3-4(N). Must review each and meet most restrictive standards for Dimensions and Development. Acknowledged.

2. Development Standards of VPO-12 includes Colors, Reflectivity, and Roof-Mounted Equipment. Acknowledged. The colors proposed are noted on the revised building elevations. Roof reflectivity is noted. The parapet heights extend above roof mounted equipment for screening purposes, see revised building elevations and general note on sheet A-100.

3. CPO-13 standards only apply to low-density residential development, and so do not apply here. Acknowledged.

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. The fence heigh has been changed to 4'-10" reference keyed note 17 on sheet A-100.

5. Need to correct note for Net Lot Area (shows as 30 SQ FT on Sheet A-100). Corrected.

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). See revised landscape plan.

7. Need to correct percent of Landscaping required: shown as 15%, but IDO 4-3(B)(8)(c)(2) requires a higher percentage, including percentage of area used for swimming pool, sports court, or similar areas. I believe you have enough, but need to show how you are meeting this Use Specific Standard. Revised numbers provided on sheet A-100.

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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. See revised landscape plan.

9. Add parking calculations for Residential Community Amenity, as per Table 5-5-1, (3 spaces per 1000 sq ft, plus requirements in Table 5-5-2, if applicable). Revised calculations, see sheet A-100.

10. Show how you are meeting Façade Design Standards as per IDO 5-11(D)(2)(a) for Windows. Note added to sheet A-100 "ALL WINDOWS SHALL BE RECESSED 2 INCHES"

11. CE has no further comments at this time. Acknowledged.

Planning:

1. Show horizontal dimensions on building elevations to show this requirement is being met. Dimensions added to building elevations.
2. Include façade material schedule on building elevation sheets. Add additional material finishes beyond stucco to enhance the building facades. Consider brick coping and trims per traditional New Mexico architectural styles. Added material notations to the drawings.
3. Provide the LRV value for the colors selected. LRV added sheet A-100.
4. Please clarify this calculation. Parking calculation revised see sheet A-100.
5. 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. See revised sheet A-100.
6. 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. See revised sheet A-100.
7. Data on Site Plan (A-100) shows a Net Lot Area of 30 SF, please correct this. See note 7 above and revised sheet A-100.
8. The north portion of the property is not completely visible in the Landscape Plan. See revised landscape plan.
9. 175 trees required, 66 trees provided, and I am counting 83 trees shown on the Landscape Plan. Additional trees added, see revised landscape plan.
10. 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. Landscape plan and sheet A-100 revised to show 25%.
11. Areas requiring crosswalk. Crosswalks added, see keyed note 17 on sheet A-100.
12. Parking calculations show that the total number of parking spaces was multiplied by 2%. 5% of total parking shall be EV parking. Sheet A-100 revised to show 5% EV parking.

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13. Parking calculations state that 32 bicycle spaces are being provided. Planning staff only found 16 bicycle parking spaces. 25 bicycle parking spaces are required. Added bicycle parking, see keyed note 1 sheet A-100.

14. Show required long-term storage lockers and/or areas. Added, see keyed note 28 sheet A-100.

15. Lighting is required, but not included in this submittal. Please reference 5-8(D) GENERAL DESIGN AND ILLUMINATION for guidance on lighting design and requirements. See attached site photometric drawings.

16. This requirement is not met. Please modify design to provide prominent and weather-protected entrances to each building. All building entrances are under roof or awning, reference building elevations and 3d drawings.

17. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors. Show calculations to confirm this requirement is being met. See calculations added to building elevations.

18. Windows on the upper floors shall be recessed or projected not less than 2 inches and/or shall be surrounded by a window casing or frame not less than 2 inches wide, except for portions of the façade that are storefront window systems or curtain walls. Workforce housing is exempt from this requirement. Show that this requirement is being met on building elevation sheets. See general note added to sheet A-100

19. Windows facing west shall use heat mitigation features. Show that these requirements have been met on Building Elevations sheets. See notes on building elevation sheets.

20. The façade shall have at least one element that is recessed or projected from the façade by at least 6 inches and that is 2 feet in width for every 30 feet of facade length. Confirm this requirement is being met with dimensions on building elevation sheets. Dimensions added to building elevation sheets.

21. 5-11(D)(2)(c) Roof Design. Rooflines longer than 60 horizontal feet shall include at least one vertical or horizontal elevation change of at least 2 feet. Roofs with a pitch of less than 2:12 shall be screened by a parapet wall. Show that this requirement is being met on building elevation sheets. Dimensions added to elevation sheets to clarify this requirement is being met.

Respectfully,

Scott C. Anderson