HUITT-ZOLLARS

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May 7, 2024

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

RE: Universe View Subdivision – Apartment Site Plan DFT Comment Response
(Zone Atlas D-10)
COA Project #709790; PR-2020-004596; SI-2023-01076

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 3rd DFT meeting was held on March 6, 2024 and comments were provided. We have addressed all 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. *Prior comments addressed. Approved – defer approval of tree species to Planning.*
   Noted.

ABCWUA Comments:

1. *No objection*
   Noted

Code Enforcement Comments:

1. *Prior Code Enforcement comments have been noted and/or addressed.*
   Noted.

2. *Fence around perimeter must meet all requirements of IDO 5-7, Walls and Fences. As noted in prior comments by Planning, per IDO 5-7(D)(3)(c), you may have a fence up to 5 feet in height in the front or street side yards IF you meet all of the requirements of that section (see excerpt below). Otherwise, you will need to obtain a Variance to the allowed 3 foot height, as per Table 5-7-1.*
3. **The fence has been changed to 3 feet in height.**

4. *If you are not willing or able to meet these requirements, then you must obtain a Variance to the allowed 3 foot wall height in the front and street side yards to allow a fence up to 5 feet, view-fencing over 3 feet, as per IDO 5-7(D)(1)(b) and Table 5-7-1.*
   The fence has been changed to 3 feet in height.

5. *Code Enforcement has no further comments at this time, and defers to Planning comments regarding IDO compliance for any items we may not have addressed.*
   Noted

Hydrology Comments:

1. *Hydrology has an approved Revised Conceptual Grading & Drainage Plan (C09D016B) with engineer's stamp 10/24/23.*
   Noted

2. *Hydrology has no objection to the Site Plan for Building Permit.*
   Noted

3. *Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).*
   Noted

Transportation Comments:

1. *Transportation has an approved TIS dated 11/29/2022 and approved TCL dated 11/22/2023. No objection.*
   Noted

Planning Department Comments:

1. *Per 5-6(C)((8) Protecting Clear Sight Triangle – On Landscape plan (LS-101), show clear sight triangle(s) as outlined in section 7-4(I)(5)(iv) Mini Clear Sight Triangle in the Development Process Manual.*

   Most of the street trees along Spinning Ball Ave NW and one tree along the entrance on the east edge of the property are within the clear sight triangle. Please confirm that the trees will have 8-foot-tall canopies at the time of planting per DPM standards.
   Mini Clear Sight Triangles have been added at entrances and no trees are located within these areas. Intersection clear sight triangles are shown at public road intersections, and any trees within these areas will be trimmed up to 8' clear. A note has been added to the landscape plans stating this clearance.

2. *Per 5-11(D)(2)(a) Windows*
   1. *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. For the following street facing facades show related calculations per this standard:*
      Building 1 West elevation
      Please mention which sheet this calculation is on.
      Elevations for Building 1 East and West are not matching on sheets A-201 and A-201.C. please correct this item and clarify.
      Calculations provided on elevation sheets. Calculations are found on Sheets A-201 thru A-207. Mis-labelled elevations on Building 1 have been corrected.
   3. *Windows facing west shall use heat mitigation features. Show that these requirements have been met on Building Elevations sheets. Clarify compliance with this code. Consider adding awnings and or other features on the west facing facades.*
      See general note on building elevations ""PROVIDE LOW E GLAZING AT ALL WEST FACING FACADES PER IDO 14-16-5-11(D)(2)(a)(3)

3. *Confirm compliance with IDO 5-7 Walls and fences for the existing fence surrounding the subject site. Planning defers this item to Code Enforcement for compliance. Please see the following code for your reference and explain how this standard is complied with. Calculations will need to be added to the plan: 5-7(D)(3)(c)(3) - the area between the wall and the property line shall be landscape with at least 2 trees and 6 shrubs every 25 feet along the length of the wall.*
   The fence height has been changed to 3-feet, therefore, this requirement doesn't apply.

4. *Provide all site plan sheets and add the project and application numbers to the cover sheet or Site Plan sheet.*

Project and application numbers have been provided on the Site Plan Sheet, along with the City's standard signature block.

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