HUITT-ZOLLARS

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April 4, 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; 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. *The comment response notes that trees are within 20 feet from the back of curb along Universe, however, the comment asked for this notation to be made on the landscaping plan. Please indicate on the site plan how the street frontage tree requirements are being met. At minimum – a landscaping calculation would help to indicate 25' on center. See below example from IDO – 14-16-5-6(D).*
   Street tree calculation has been added to Sheet LS-01.

ABCWUA Comments:

1. *No objection*
   Noted

Code Enforcement Comments:

1. *Provide heat mitigation features for the west facing facades as per 14-16-5-11(D)(2)(a)(3)*
   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)

2. *No further comments at this time*
   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. *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 footprint is now shown as 92,414 SF on both sheets.

2. *The north portion of the property is not completely visible in the Landscape Plan.*
   Landscaping for Lot 1 to the north of this project was previously shown, but it is not anymore. Landscaping extends to the north property line of Lot 2 for this project.

3. *Per 4-3(B)(8)(c)(1) Avoid placing similar tree types adjacent to one another. Change every other tree to avoid losing trees to potential future disease.*
   This is a recommendation that is not realistic or feasible. Nothing in the code states this is a requirement.

4. *Per 4-3(B)(8)(c)(1) Type of grass as well as area percentage for grass needs to be specified on the Landscape Legend.*
   Type of grass and percentage added to Sheet LS-01.

5. *Per 5-3(D)(3)(b) Network Pedestrian of Walkways - Please refer to the Table 5-3-1 below, and ensure compliance with required sidewalk width based on the ground floor square footage at every street-facing façade: **25 OC trees*
   5-3(D)(3)(b) does not pertain to this project. There are no building entrances on street facing facades. This is not a mixed use or non-residential project. This development is not a Civic and Institutional or Commercial category listed in Table 4-2-1.

6. *Per 5-5(E)(4)(e) – Show required long-term storage lockers and/or areas. 25 * 20% = 5. Only 3 were located. Please clarify.*
   There are 3 lockers provided, each locker holds 2 bicycles, see attached cut sheet. See keyed note 28 sheet A-100, GLOBAL INDUSTRIAL T9FB936381

7. *Per 5-6(C)(4)(b) –*
   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.
   This is a recommendation that is not realistic or feasible. We have plenty of tree variety across the site.
   Per City Forester comment:
   -There seems to be 80 NM Olives and less than 10 types of trees on this plan. The number for NM olives needs to be broken into different tree types. NM olive is a small tree/large shrub. If planted underneath large trees it will be considered rather a shrub than a tree. Add Russian Hawthorn, Vitex, Hot Wings Maple, and Desert willows to your plant palette and reduce the number of NM olive. Avoid planting NM olive underneath the trees.
   NM Olives have been reduced and other trees have been added.

-Replace Modesto Ash and purple leaf plum with another tree species such as Hackberry, Japanese Pagoda, Box Elder, Live Oak.
Tree palette has been revised.
-More columnar trees such as Blue Arrow Juniper, and Crimson Spire Oak can be planted as well.
We have included some more narrow species in our planting. It is not a requirement to add these specific trees.

8. *Per 5-6(C)(5)(e) – Detail provided on Landscape Plan (LS-101) does not indicate radius of organic mulch under tree.*
   Detail has been added to Landscape Plan, see Sheet LP-01.

9. *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. The shrubs proposed within the site triangle grow taller than 3-feet and need to be replaced with shorter shrubs.*
   Mini Clear Sight Triangles have been added and no trees are located within these areas.

10. *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*

    These notes from the IDO, have not been added to the landscape plan notes.
    Notes have been added to the General Notes.

11. *Per 5-6(C)(14) Irrigation Systems – Provide Irrigation Plan showing compliance with the above items. These notes from the IDO have not been provided on the landscape plan Irrigation Legend.*
    Irrigation Plans are included with this submittal.

12. *Per 5-6(F)(1)(i) – Please see diagram below and confirm this requirement has been met. A landscape buffer at least 10 feet in width with a continuous line of evergreen shrubbery 3 feet in height have not been provided. Please see below for your reference and clarify.*
    Shrubbery has been added in the buffer between parking and roadways.

13. *5-6(F)(2)(c) Tree Requirements – 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.*
    Parking spaces have been eliminated for tree plantings in 3 locations as indicated in the City comments.

14. *5-6(F)(2)(d) – Confirm this requirement has been met. Add area numbers for smaller planters on the plan.*
    Areas have been added to the plan.

15. *5-6(G)(3)(e) Screening – Planting adjacent to proposed refuse enclosure looks sparse. Ensure compliance. Please clarify the difference between keyed note number 18 and 19 (there are two keyed notes associated with the refuse enclosure areas but only none detail provided on the site plan sheet.*
    Plantings are placed around enclosures. Abq Solid Waste requires enclosures for refuse and recycling. The enclosure design is the same for both uses. Designers are required by Solid Waste to designate the use of each enclosure.

16. *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
       Calculations provided on elevation sheet.

2. *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.*
   Note has been added to the elevation sheets.
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)

17. *Per 5-11(D)(2)(b) Articulation - 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. Please clarify.*
    Dimensions added to elevation sheets

18. *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.*
    All roofs are screened with a parapet wall. The roof elevation is consistent across the length of each building. A base parapet height of 36" above the roof is used as a code required fall protection system for maintenance workers. The parapet height on the facade undulates along the facade and provides a variance of greater than 2ft. Reference 3d drawings.

19. *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.*
    Code Enforcement did not comment on this.

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