February 12, 2024

To: City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Re: Hotel
Project #: PR-2021-005746
Application #: SI-2023-01893

Dear Staff:

Please find the following responses addressing comments received for a hearing dated December, 13 2023. In an effort to address your comments concisely and simplify your review of these development plans, we have summarized your comments and our responses below. Your comment is listed first, followed by the response in Bold.

Planning Department
Contact: Robert Webb/Jolene Wolfley

1. As part of the Public Notice requirement, please provide proof of sign posting on property and visible from the public right of way.

Response: Signs have been posted on site and sign posting agreement has been signed. See attachment called " Sign Posting Package 12.6.23".

2. Per IDO 2-5-B Non-Residential – Business Park Zone District (NR-BP). Dimensional standards must meet the NR-BP zone district per IDO 2-5-B and 5-1-E. Indicate property line and provide measurements from property line to structure.

Response: Measurements added.

Please demonstrate compliance with each standard within the Site Plan sheet.
Include lot size and building size calculation for the Building Coverage Maximum.
(IDO tables are below).

Response: Building height noted on sheets A-1 and A-2.
Building coverage added to a second location on sheet AS-1.
Dimension added to front property line.

3. ***Please explain & demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding the Sidewalk width requirements and its landscape buffer**.

*Standards per Transportation.

Jefferson is a Principal Arterial and has a Bike lane.

Provide measurement for the existing ROW and distance from curb to property line along the street frontage. Please confirm is these requirements were met during the platting phase.

This can be used to help determine if ROW dedication or is needed.

Sidewalk(s) must be in ROW area, while the landscaping buffer can be within private property.

Response: Measurements have been added to the site plan (AS-1).

4. Please explain & demonstrate compliance with IDO 5-3(D) Pedestrian Circulation and 5-3(D)(3) On-site Pedestrian Connections, table 5-3-1.

Include 5-3(E)(4) Bicycle Facilities along Streets.

Response: Circulation provided from city street, across parking aisle which is noted as 'pedestrian access, patterned colored concrete (tan)., to continuous sidewalk all around building that meets the minimum DPM requirement of 6' in width.

5. Please clarify if existing easements on this lot and abutting lots are affected or being modified with this Site Plan development.

Response: The existing 20' public water line easement within site along north side is being adjusted to north. See proposed IL.

6. IDO 5-5(C) Off-street Parking:

Please provide additional information regarding parking calculations and the administrative letter mentioned on the site plan.

Follow parking requirements for proposed Hotel Table 5-5-1. **Hotel - 1 space / guest room or 1 space per 2 beds, whichever is greater. Site plan notes 103 guest rooms.**

An easement agreement was included in the file.

*Please clarify the specific items that are being covered by that agreement. Please include details for the shared parking agreement.

*Please clarify if it had already been review/ approved by Code Enforcement, Transportation, or the City Engineer.

Response: Attached is a copy of the Shared Parking Agreement. Approved TCL required for DFT submittal and provided. Traffic department did not accept the IDO reduction, required a different calculation. Planning agreed. Planning then provided a letter accepting the calculation and Traffic approved the TCL based on the calculation.

*Please provide detailed parking calculations to show parking requirements are being met for each site. Existing and new. If applicable, please include any reductions. Include minimum requirements for bicycle and motorcycle.
Previously the existing development was meeting parking requirements independently.

Response: Noted on approved TCL and letter from planning department dated September 11, 2023 for COA site specific unique requirement.

7. Per IDO **5-5(H) OFF-STREET LOADING**

5-5(H)(1) Number of Required Off-street Loading Spaces

All non-residential uses with 25,000 square feet or more of gross floor area shall provide off-street loading spaces and related access and maneuvering areas pursuant to Table 5-5-7 and this Subsection 14-16-5-5(H).
Please indicate on the Site Plan how requirements are being met. Uses in Lodging requires a minimum of 1 off-street loading space per 50,000 sq. ft. ground floor GFA or part thereof and a maximum of 3 spaces.

Response: The loading spaces noted on site plan AS-1. Multiple entrances provided to public.

8. Per IDO **5-6(C)(5) Soil Condition and Planting Beds**

5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area. Show relevant calculations on your landscape plan. The organic mulch used around the trees may add up to 25% of the landscaped area.

Response: 25% Bark Achieved.

5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5- foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. (See figure below.) Please consider updating the tree planting detail to reflect this item.

Response: Detail Provided.

9. **5-6(C)(9) Planting in or over the Public Right-of-way**

5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of way. Add relevant notes to the landscape plan to reflect these items.
Please also reference IDO 5-6(C)(9)(b) and 5-6(C)(9)(c).

Response: Notes added.

10. **5-6(C)(10) Planting near Utilities**

5-6(C)(10)(a) Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.

5-6(C)(10)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.

Please consider showing clearances around the utilities including fire hydrants and light poles, water and sewer lines, etc.

Response: Clearances have been shown on the plans. THERE ISN'T ENOUGH ROOM TO HAVE ALL THE STREET TREES REQUIRED DUE TO EASEMENT RESTRICTIONS. WE'RE (1) TREE SHORT BUT DO HAVE A SURPLUS OF TOTAL TREES FOR THE SITE.

11. **5-6(D)(1) Required Street Trees**

5-6(D)(1)(a) All development shall comply with Part 6-6-2 of ROA 1994 (Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of

curb of the abutting street may fulfill this requirement. Please articulate how the landscape design complies with this code.

Response: Trees have been provided along the street frontage. Please see modified landscape plan. Coordination happened with PNM (*see email correspondence attached). We have addressed their comment as it relates to the landscape plan. To address PNM comments the following was done:

- This plan has a Crape Myrtle that maxes out around 10' tall, this way we don't have to realign anything and worry about interference anywhere else.
- Spring Snow Crabapple remain since they weren't directly underneath. Their note said trees close by can be 25' or smaller, which the Spring Snow Crabapple is.
- None of these trees will ever reach maturity in our climate.

12. Per **5-3(D)(3)(a) 3,** Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities). 5-6(C)(4)(i) Shade trees planted

approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided. Please articulate how the landscape design complies with this code.

Response: AMPLE TREES HAVE BEEN PROVIDED ALONG THE PATH, WHERE POSSIBLE WITH EASEMENTS. Coordination happened with PNM (*see email correspondence attached). We have addressed their comment as it relates to the landscape plan.
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- **This plan has a Crape Myrtle that maxes out around 10' tall, this way we don't have to realign anything and worry about interference anywhere else.**
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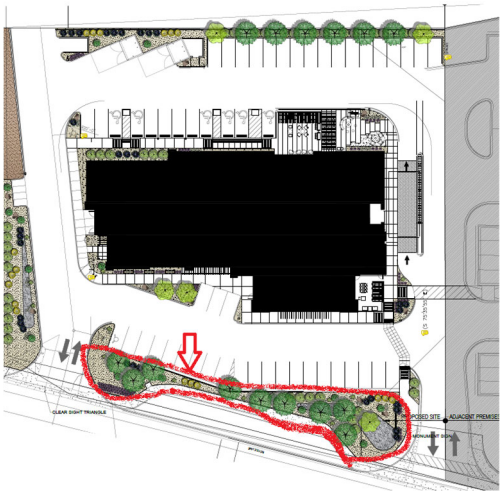
- **None of these trees will ever reach maturity in our climate.**

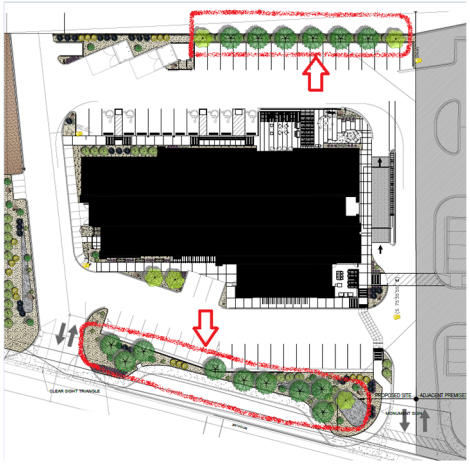
13. Per 5-6(F)(1)(i) 1 of the IDO, any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU 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. Consider providing adequate buffer along the edges of the property that this code applies to. Please see below:



Response: ALL PARKING WITHIN 30' OF LOT LINES HAVE BEEN BUFFERED

14. Please consider placing trees with different species adjacent to one another to prevent future tree disease

spread. Please see below for your reference:



Response: This has been done.

15. **5-6(G) SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS**
Please confirm screening for mechanical equipment & refuse areas.

Response: Parapet extends above roof level where equipment is provided. Refuse in enclosed area as noted in details sheet A-3. WE CAN'T SCREEN THE TRANSFORMER DUE TO THE 10' SETBACK REQUIREMENT.

16. **5-11(E)(2) Façade Design**
Façade design data was included on the Site Plan and appears to be meeting the standard. Please clarify service doors facing Jefferson

Response: Doors to be panted to match stucco and are under a trellis.

*Please also indicate if the building design included analysis for Climate-Geographic Site & Building Design Considerations.

Response: Yes

17. 5-12 Signage requirements.
Detailed signage detail was included in the site plan. Is the intent to include a signage plan within this site plan?

Or will signage be handled at the building permit stage and per IDO section 2-5-B-3-c? Please ensure compliance with **IDO 5-12 Signs.**

Response: To be handled under separate permit.

Albuquerque Bernalillo County Water Utility Authority
Contact: David Gutierrez, P.E.

1. Availability Statement 230427 provides conditions for service.
    a. A relocation of the existing waterline is required due to the placement of the proposed building and site plan.

Response: The relocation was shown is shown on the site utility plan. An infrastructure list for this has been provided

2. Please provide the existing exhibit showing the existing easement.
    a. A portion of the easement or the entirety will need to be vacated and a new one granted appropriately.

Response: The site utility plan shows both the proposed additional easement granted and identifies the portion that will be vacated.

3. On the utility plan, please provide dimensions on placement of the waterline.
    a. FDC connections are not directly tapped to the public waterline, please correct.

Response: We have corrected the utility plan. The lines are not connected to the public water lines

4. Please provide an access to the manhole close to Jefferson St. enough such that a vactor truck can back
up to it for proper maintenance.

Response: We have added note to plan identifying how vactor truck will be able to access the manhole.

5. The manhole at the East end of the site is shown directly under a parking and curb, please correct this to have no parking over it and the ability for continuous operation and maintenance for a vactor truck to have access to it.

Response: We have added note to adjust curb around manhole and allowing vactor truck will be able to access the manhole. The manhole is located such that a car cannot be parked over.

6. Please reference easement document numbers on the site utility plan.

Response: We have added the document number to the existing easements.

7. Provide an infrastructure list including all public infrastructure needed per the mentioned Availability Statement.
Response: We have provided this infrastructure list in this resubmittal.

8. Will this require a plat to vacate easements?
    a. Paper easement is an option but if the easements were granted by a plat typically a platting action is required to vacate easements on a plat.

Response: We can grant paper easement for relocated line and will be required to vacate a portion of the easement that impacts building.

Code Enforcement
Contact: Jeff Palmer

1. Property is zoned NR-BP and must meet Dimensional standards of IDO 5-1(E), Table 5-1-3. Show setback measurements from each property line.
Response: Dimensional lines added to site plan AS-1

2. Must meet parking requirements as per IDO 5-5, Table 5-5-1. Please clarify plans for parking and number of spaces required for the allowed use on each lot.
Response: Noted site plan AS-1 and approved TCL.

- Need to show number of spaces required on adjacent lot for Medical Office use, in addition to Hotel use requirements. **Response: noted site plan AS-1 and approved TCL**
- Show the area/number of spaces being provided for Shared Parking on the adjacent lot, in order to meet requirements for Hotel parking.

Response: Response: noted site plan AS-1 and approved TCL. Dimensions shown from hotel to 330' of adjacent property

3. Provide copy of Planning Dept Administration Letter referred to on Site Plan, dated 9.11.2023. This will require a Shared Parking Agreement be submitted and approved by City, and recorded on plats affected. We recommend this is done prior to submittal for permit.
Response: The Shared Parking Agreement is attached in this resubmittal.

4. Please clarify where mechanical equipment will be located, and if screening is required as per IDO 5-6(G).
Response: Located on roof screened by parapets.

5. Must meet Signage requirements as per IDO 5-12, Table 5-12-2, unless dictated otherwise by a Master Plan.

• Show distance from property line to freestanding sign – must be minimum of 3 feet. \
Response: Shown on sheets AS-1.

• Show width of street frontage property line, to ensure meeting requirement of minimum 100 feet for freestanding sign.
Response: Shown on sheets AS-1.

• Clarify difference in sizes for Wall signs in two different tables on page A-1. Appears both are acceptable in size and façade percentage of less than 15%, but should resolve discrepancies, to avoid
any confusion.
Response: Signage calculation and dimensions revised to match signage details on page A-3.

Park and Recreation Department
Contact: Whitney Phelan

1. On the landscaping plan, please note the distances of the street frontage trees to the back of the curb. PRD recognizes that the utilities along Jefferson require the sidewalk to be pushed back from the curb, but please note the distances as they should be within 20' of the back of the curb. Please also note the width of the landscaping buffer in the center where the parking lot creates a pinch point along the buffer. Preferences are that the landscaping buffer be 4' or wider for optimal tree health.

Response: Trees have been provided along the street frontage and within pinch point. Please see modified landscape plan. We have reached out to ensure the trees will not cause issues with their lines. They confirmed the species are sufficient. Coordination happened with PNM (*see email correspondence attached). We have addressed their comment as it relates to the landscape plan. To address PNM comments the following was done:

- **This plan has a Crape Myrtle that maxes out around 10' tall, this way we don't have to realign anything and worry about interference anywhere else.**
- **Spring Snow Crabapple remain since they weren't directly underneath. Their note said trees close by can be 25' or smaller, which the Spring Snow Crabapple is.**
- **None of these trees will ever reach maturity in our climate.**

Transportation Development
Contact: Ernest Armijo

1. Transportation has an approved TCL dated 11/16/2023. No objection.

Response: Noted

Hydrology Section
Contact: Renee Brissette

1. Hydrology has an approved Conceptual Grading & Drainage Plan (E17D011C) with engineer's stamp 06/12/2023.

Response: Noted

2. Hydrology has no objections to the Site Plan for Building Permits.

Response: Noted