

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007063
Woodmont and Paseo del Norte

AGENDA ITEM NO: 1

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved TIS dated 12/12/2022 and an approved Conceptual TCL dated 5/23/2023.
2. All infrastructure needs to be on an infrastructure list and go through the work order process.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: June 21, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-007063 Hearing Date: 06-21-2023

Project: Bedrock (LaTerra) Development Agenda Item No: 1

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (C09D011B) with engineer's stamp 05/03/2023.
- Hydrology has no objection to the Site Plan for Building Permit.
- 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).

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSD SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATIVE TEAM (DFT)

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 6/21/2023

AGENDA ITEM NO: 1

PROJECT NUMBER:

[PR-2022-007063](#)

SI-2023-01044 - SITE PLAN DFT

REQUEST: SITE PLAN - ADMINISTRATIVE DFT FOR A 344 UNIT MULTI-FAMILY COMMUNITY CONSISTING OF MULTI-FAMILY, TOWN HOME, AND SINGLE FAMILY DETACHED RENTAL HOMES, WITH TWO AMENITY CENTERS WITH POOLS.

LOCATION: between WOODMONT AVE and PASEO DEL NORTE BLVD

COMMENTS:

1. Property is zoned R-ML, and must meet all Dimensional Standards as per IDO section 5-1(C), Table 5-1-1, Show how you are meeting the setback and open space requirements as per Table 5-1-1.
2. Application is listed as a Multi-Family development. Show how you are meeting all of the allowable use standards, as per IDO section 4-2-1 for Multi-Family development as per 4-3(B)(8) (ie: trees per dwelling unit, hours of availability for support services, etc).
3. Property is located in the Volcano Mesa Character Protection Overlay, CPO-13, IDO section 3-4(N). The standards for CPO-13 apply only for low density residential development.
4. Property is located in the Northwest Mesa Escarpment View Protection Overlay, VPO-2, IDO section 3-6(E), and must follow development standards, including colors, reflectivity, and shielding of equipment. It does not appear to fall within the Height Restriction Sub-Area. Submitted plans appear to meet these standards.
5. No further comments at this time.



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 6/21/23 -- **AGENDA ITEM:** #1

Project Number: PR-2022-007063

Application Number: SI-2023-01044

Project Name: PV Trails/La Terra

Request:

Site Plan on 37 acres for 344 Unit Multi-Family Community consisting of Multi-family, Townhome, and Single Family Detached Rental Homes, with 2 amenity centers with pools. Property is divided into 2 parcels.

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

Comment in orange require a response.

COMMENTS:

Comments that need **attention** are provided in **orange color**

General:

- The application was deemed complete on June 6, 2023, and is being reviewed according to the IDO Effective Date December 2022.
- The subject parcel is not in a Center.
- Paseo del Norte is Regional Principal Arterial (6-foot sidewalk and 5-6-foot landscape buffer zone). Road has a proposed bike lane.
- Woodmont Avenue is a Minor Arterial (6-foot sidewalk and 5-6-foot landscape buffer). Woodmont has a proposed bike land and a proposed trail.
- The subject property is in the Volcano Mesa Character Protection Overlay– CPO 13 and is not in a View Protection Overlay Zone. The CPO 13 requirements apply only to low density residential development.
- The subject property is bordered on the south by MPOS-NR-PO-C. There is a proposed trail through this open space.
- **Please provide a master site plan sheet with references to the partial sheets. A small map should be shown on each partial sheet to identify where the partial sheet is located in the project site.**

**(See additional comments on next page)*

- **All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.**

2.0 Zone District Standards:
Site (lot size/usable open space), Setback, Height Standards

- **IDO 2-3(E) R-ML-Multi-family Low Density Zone District:** Multi-family, townhome, and single -family development are all permissive uses in the R-ML Zone District. Each residential use has use specific standards. Dimensional standards and setbacks must meet IDO zone.

Significant IDO definitions:

Dwelling, Multi-family

A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family. See also *Development Definitions for Multi-family*.

Dwelling, Townhouse

A group of 3 or more dwelling units **divided from each other by vertical common walls**, each having a **separate entrance leading directly to the outdoors at ground level**. For the purposes of this IDO, this use is considered a type of **low-density residential development**, whether the townhouses are platted on separate lots or not. See also *Development Definitions for Low-density Residential*.

Multi-family Residential Development

Residential development of multi-family dwellings or uses from the Group Living category (except small community residential facilities) in zone districts as allowed per Table 4-2-1. **Properties that include both multi-family dwellings and low-density residential development are considered multi-family residential development for the purposes of this IDO.** Properties with other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered multi-family residential development for the purposes of this IDO. See also *Other Uses Accessory to Residential Primary Uses*.

- **References to the north tract and south tract are slightly confusing as they do not correspond to the two parcels that exist on the property. Please clearly label the north and south tract boundaries on the site plan and clarify separate parcel boundary. Is the smaller parcel on the site totally within the North Tract?**

*(See additional comments on next page)

- **Please provide information regarding how those units identified as multi-family meet the definition of multi-family and not townhomes. If some of the units on the property are multi-family, then the entire project would be considered multi-family in most IDO respects. Parking is computed by use or dwelling type. Please confirm the façade requirements that you are applying to the project.**
- --The building maximum height 38 feet.
--Zone district setbacks:
 - Front-15 feet minimum
 - Side-5 feet interior and street side of corner lots
 - Rear – 15 foot minimum
- **Usable open space requirements:**
 - Per 1 bedroom (225 s.f.)
 - Per 2 bedroom (285 s.f.)
 - Per 3 bedroom (350 s.f.)
 or future platting action and/or Site Plan – DRB submittals:
Please confirm usable open space calculations in #4 below.

3.0 Overlay Zone (Airport, Character, Historic, View Protection)

- The Site falls within the Volcano Mesa- CPO 13 3-4(N). These standards apply to low-density residential development only.

4.0 Use Specific Standards

- 4-3(B)(8) Use Specific Standards for Multi-family Development
 - (a) No more than 40% of required usable open space can be private to a household.
There are no calculations for usable open space and they must be provided.
 - (c)(1) 1 tree is required per ground unit and 1 tree per second floor unit.
Please provide these calculations.
 - (c)(2) 25% of the net lot area must be landscaped. **Please make correction to your site plan for 25% landscaping.** Landscape area is 45% of the net lot area or 542,613 s.f.
 - (c)(4) **Cool** season grasses are restricted to 20% of the landscape area. Please make a correction to your plan for 20% allowable cool season grasses. Only 9% cool season grasses are provided.
Warm season grasses may cover an additional 70% of the landscape area.
No warm season grasses are being provided. Please consider how the heat moderating effect and well-being of occupants of the project could benefit from converting rock mulch and cobble to warm season grasses.

**(See additional comments on next page)*

(d) At least 50 percent of the required trees shall be deciduous or coniferous trees with a mature canopy of at least 25 feet. **Please confirm on the landscaping plan.**

- **Note: Drainage pond note should be updated to follow 'City Standard Specification 1013.'** [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)
Drainage ponds are under review.
- **The sketch plat for this site indicated that the developer would be responsible for developing the linear park because they asked to forgo this work when the homes south of the linear park were developed. The developer posited they would do this when the large northern tract was developed. Please identify how this project will contribute to the linear park along the site's southern edge.**

5.2 Site Design and Sensitive Lands

- Per 5.2.C Site Design to Avoid Sensitive Lands (arroyos, floodplains, acequias, mature trees, riparian area, rock outcroppings, archaeological site, steep slopes and escarpments, wetlands. [Sensitive lands analysis form \(cabq.gov\)](#)
- ❖ No arroyos or drainage facilities are located on the site.
- ❖ Subject property is located in an Unshaded Flood Zone X: an area of minimal flooding, Outside of the Outside of the 500-year flood and protected by levees from the 100-year flood.
- ❖ There are no irrigation facilities or acequias on or near the site. Subject property is outside of the MRGCD jurisdiction.
-There are no large stands of mature trees on either of the site parcels.
- ❖ One rock outcropping had been identified on the site. Per IDO Bedrock or other stratum a minimum of 6 feet high **on its steepest side** as measured from the adjacent 10 percent slope line and **in excess of 500 square feet** in surface area, is considered a rock outcropping. **Please identify all other Rock Outcroppings that exist on the subject property and provide an overlay of their current locations on the site plan.**
- ❖ **The subject sites have been awarded a certificate of no effect by the City of Albuquerque staff archaeologists. Please provide this document in your application set.**
- ❖ The subject site slopes do not meet the IDO definition of steep slopes (over 9%).
- ❖ Subject site is not within a wetland area.
- **This site plan is still under review regarding Major Public Open Space Edges 5-2(J)**
- **This site plan is still under review regarding Preventing and Mitigating Construction Impact.**

**(See additional comments on next page)*

5.3 Access and Connectivity

- Per 5-3 (C)(4) please articulate how Pedestrian Circulation standards are complied with.
- Per 5-3 (C)(5) please articulate how Bicycle Circulation requirements are complied with.
- Per 5-3(D)(1) please explain how sidewalks comply with Sidewalks in Residential Development code.
- Per 5-3(D)(3) please articulate the compliance of On-site Pedestrian Connections.
- **This site plan is still under review regarding 5-3(D)(4) Trails.**
- Per 5-3(E) please articulate the compliance of Subdivision Access and Circulation for this project.
- **Planning staff defers to Transportation Department regarding Right-of-Way dedications; in case any Right-of-Way Dedications are required, replating will be necessary for this property.**

**(See additional comments on next page)*

5.5 Parking and Loading

5.5.1 Required Off Street Parking

Type	Required	Provided
Use per Table 5-5-1 NORTH TRACT Townhome-2 Bedroom (1/unit-68 units) Townhome-3 bedroom (2/unit-126 units) MF-2 bedroom (1.6/unit-2 units) MF - 3+bedroom (1.8/unit- 6 units) Amenity spaces (3 spaces/1000 sf)	68 spaces 252 spaces 10 spaces 10 spaces 20 spaces 353 Total spaces	parking reduction computed below 404 spaces - garage 149 spaces - off street 553 Total spaces
ADA (for MF)	1 space	3 spaces
Motorcycle	8	8
Bicycle	15	18
Electric Vehicle	12	6 (remaining in garages)
SOUTH TRACT Single-family (2/unit-142 units) Amenity spaces (3 spaces/1000 sf)	284 spaces 22 spaces 306 Total spaces	284 spaces - garages 22 spaces - off street 398 Total Spaces
Parking Reduction 5-5(C)(5)(c)	30% of xx = xx spaces allowed	w/ parking reduction
ADA (2% of R2 Housing?)	1 space	2 spaces
Motorcycle	7	8
Bicycle	12	12
Electric Vehicle	8	4 (remaining in garages)

*(See additional comments on next page)

- Please provide justification for how garages will provide bicycle parking and electric vehicle parking. Confirm that amenity areas will have adequate bicycle, motorcycle, ADA, and electric parking.
- 5-5(F)(3)(b)
The site plan complies with the requirement that for parking lots containing more than 100 spaces to provide clear pedestrian paths and be broken up by landscaping.
Please confirm that ADA parking spaces include a path to the primary building.

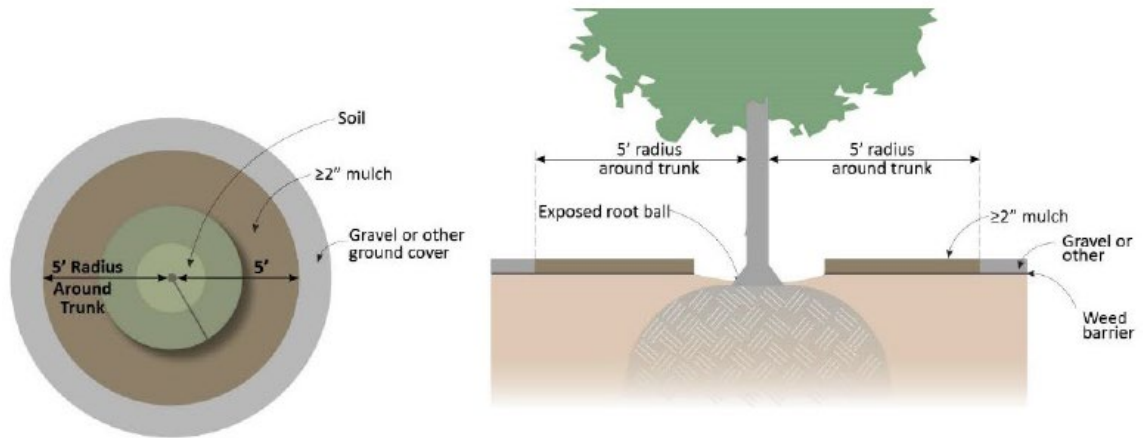
5.6. Landscaping, Buffering, and Screening Comments

- Please provide Planting and Material Legends on all landscape sheets.
- Please provide a key plan on all landscape sheets.
- Some landscape plan sheets are not legible. Please provide a non-scanned version of all landscape sheets in your application package.
- Please articulate how landscape design preserves, matches and promotes the characters of the rock outcroppings as significant natural features of the site.
- ✓ Per 5-6(C)(2)(a), a minimum of **15 percent** of the net lot area of each development shall contain landscaping. Minimum required landscaping is **181,125 SF**. Proposed landscaping is 542,613 SF (45% of the net lot area).
- ✓ Per 5-6(C)(2)(c) tree canopies and ground-level plants shall cover a minimum of 75 percent of **the total landscape area** as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation. Required vegetative coverage is a minimum of **406,959 SF**; provided vegetative coverage is 683,973 SF (**126% of the total proposed landscape**).
- ✓ Per 5-6(C)(2)(c) of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Required ground-level vegetative coverage is **101,740 SF**; the proposed ground level vegetative coverage is **137,252 SF (33%)**.
- Per Table 5-1-1 please provide calculations to show usable open space area complies with the requirements for R-ML zone. Per 5-6(C)(3)(b) Landscaped areas may count toward satisfying usable open space requirements specified for Residential zone districts in Table 5-1-1.

**(See additional comments on next page)*

- ✓ Per 5-6(C)(4)(a) A minimum of 5 species must be used in the landscaped area. Landscape design complies with this code.
- Per 5-6(C)(4)(d) No more than 10 percent of required landscape areas shall be cool season grass species. Irrigated cool season grass shall not be planted on slopes exceeding 1:4 rise:run or planted in narrow or irregularly shaped areas (10 feet or less in any dimension) in order to avoid water waste. Any cool season grass shall be installed at least 3 feet in any direction from any impermeable hard surface. (A buffer using organic mulch can be used when planting cool season grass adjacent to impermeable surface.) **Required landscape area is 181,125 sf. The cool season grass area cannot be higher than 18,112 sf. Please make proper adjustments to decrease the area of the proposed cool season grass on the site. Also please articulate how design complies with other conditions of the same code.**
- **Please articulate how the selected vegetation for this site complies with 5-6(C)(4)(g).**
- **Please provide a note regarding 5-6(C)(4)(h).**
- Per 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 25 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. required street trees are 20. Provided street trees are 20. **Please articulate how landscape design complies with this code.**
- Per 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. **Please articulate how landscape design complies with this code.**
- Per 5-6(C)(5)(d) a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended. Also, per 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. **Please provide information on how the design meets these codes. Please see the figure below from the IDO 5-6(C)(5)(e) for more clarification.**

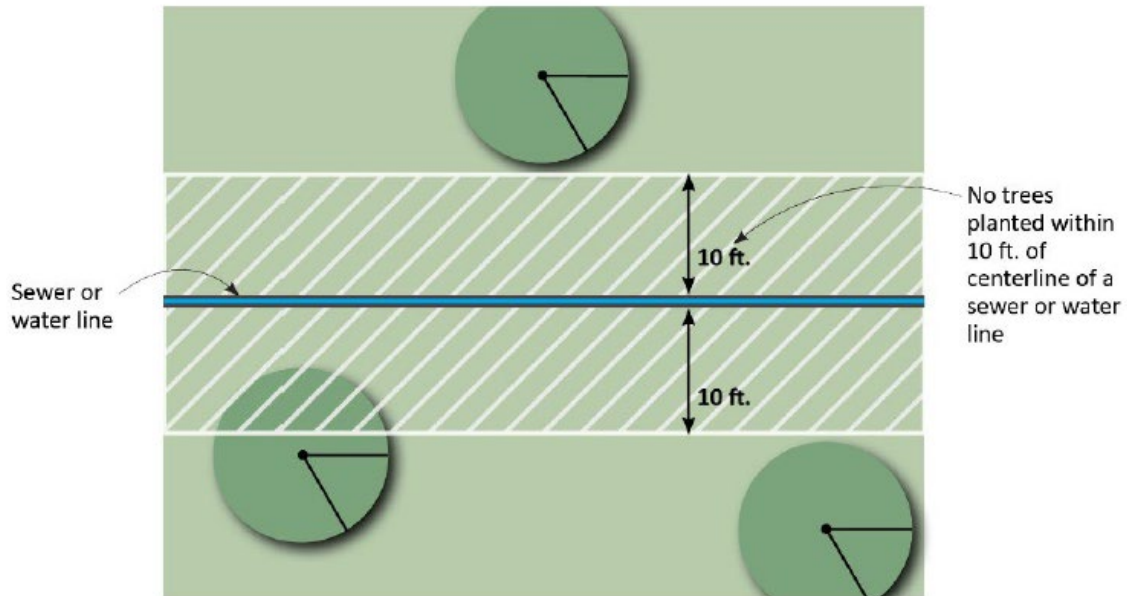
**(See additional comments on next page)*



- ✓ Per 5-6(C)(6) all vegetation sizes meet the minimum plant size requirements.
- Per 5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections. **Articulate how the proposed landscape plan complies with this code.**
- Per 5-6(C)(8) of IDO The clear sight triangle shall be maintained at all exits of parking areas and street intersections. Per 7-4(l)(5)(vi) of DPM, the following note is required on all site plans: “Landscaping, signage, walls, fences, trees, and shrubbery between 3 feet and 8 feet tall (as measured from the gutter pan) are not allowed within the clear sight triangle.”
Please show the site triangles on the landscape plan and identify that the ultimate size of the plant material planted in the site triangle areas will not be higher than 3 feet or if it is a tree, it has a canopy higher than 8-feet at the time of planting.
- Per 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.
Please provide a note in regards to this code.
- Per 5-6(C)(9)(b) any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface. **Please provide a note in regards to this code.**
- **Please provide an irrigation plan that shows compliance with 5-6(C)(9)(c) and 5-6(C)(14).**

**(See additional comments on next page)*

- Per 5-6(C)(10)(a) trees and shrubs shall not be planted in utility easements. **Please articulate how the proposed design meets this code.**
- Per 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 show the sewer and water lines on the landscape plan and demonstrate how the proposed landscape complies with this code. See figure below from the IDO for your reference.**



- **If overhead distribution electric lines are present, please mark them up on the landscape plan and articulate how you meet 5-6(C)(10)(d)**
- Per 5-6(C)(10)(e) all screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance for access and to ensure the safety of the work crews and public during maintenance and repair. **Please explain how design complies with this code.**
- Per 5-6(C)(10)(f) trees shall not be planted near existing or proposed street light poles. **On the proposed landscape plan, please show existing and proposed light poles and demonstrate how the design complies with this code.**
- Per 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. **Please articulate how landscape plan complies with this code.**

**(See additional comments on next page)*

- Per 5-6(C)(13)(c) in the R-ML zone district surface runoff including runoff from roofs and parking areas shall be directed into depressed water collection areas that are located in landscape areas and that meet all applicable standards in the DPM. **Please explain how the design complies with this code.**
- **Please provide an irrigation plan that complies with 5-6(C)(14).**
- **Per 5-6(D)(1) please provide required street tree calculations for all edges of the site that are along a street.** (Calculations are provided for Woodmont Avenue only)
- **per 5-6(D)(1)(b) Please make sure appropriate tree species are selected as street trees.**
- **Per 5-6(D)(1)(c) please articulate how planting areas in the street frontage meet the minimum size requirements.**
- **Per Table 5-6-4 please explain how the landscape design provides proper buffering next to the R-1 zone. See Table 5-6-4 below for your reference. Please also see 5-6(E)(2)(a) for more information.**

Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Industrial	Non-industrial development	14-16-5-6(E)(4)	Landscaped buffer area ≥25 ft.	Wall, fence, or vegetative screen ≥6 ft.
Mixed-use or other non-residential	R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Multi-family, mixed-use, or other non-residential	R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	

[1] See Subsections 14-16-5-6(E)(2), 14-16-5-6(E)(3), and 14-16-5-6(E)(4) for complete edge buffer standards.

- **Per 5-6(F)(2) please provide calculations to demonstrate how parking lot Interior landscaping requirements are complied with.**
- **Per 5-6(G)(2)(c) please articulate how ground-mounted mechanical equipment are screened.**
- **Please demonstrate compliance with 5-6(G)(3)(c) regarding Refuse area screening for this project.**

**(See additional comments on next page)*

5-7 Walls

5-7(D)(3)(b) Multi-family Residential Development in R-ML or R-MH Zone Districts

For multi-family residential development in R-ML or R-MH zone districts, the maximum height is 6 feet if view fencing is used for portions of a wall above 3 feet.

- **Please confirm compliance with 5-7(E)(4) for Walls Adjacent to Major Public Open Space regarding any walls along the linear park to the south zoned NR-MPOS-C.**

5-8 Outdoor and Site Lighting

- **Please confirm compliance with 5-8 Outdoor and Site Lighting. Planning defers to Code Enforcement.**

5-9 Neighborhood Edges

- The parcel is not a regulated lot because it is not adjacent to a Protected Lot and there is no proposed height greater than 30 feet within 100 feet of the existing R1 lots.

5-11 Building Design

- **Please confirm compliance with Building Design Standards.**
- Site Design to Avoid Sensitive Lands (IDO 5-2 (C)2) is required for this parcel. Please follow this link for the appropriate analysis [Sensitive lands analysis form \(cabq.gov\)](https://cabq.gov). Photographs should be part of the submittal to document existing conditions and which sensitive features are present or not present. One major rock outcrop has been identified in the far northwest corner of the site and field work to identify any others should be completed. Preservation of the complete 'toe' of the rock outcrop should be incorporated into the site plan.

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Please note the following was a sketch plat comment from June 8, 2022.

- This parcel will need to complete the linear park that borders the southern property line and is zoned NR-PO-C.

**(See additional comments on next page)*



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jolene Wolfley/Hannah Aulick/Jay Rodenbeck
Planning Department

DATE: 06/20/23

**(See additional comments on next page)*



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-007063

SI-2023-01044 - SITE PLAN DFT

REQUEST: SITE PLAN - ADMINISTRATIVE DFT FOR A 344 UNIT MULTI-FAMILY COMMUNITY CONSISTING OF MULTI-FAMILY, TOWN HOME, AND SINGLE FAMILY DETACHED RENTAL HOMES, WITH TWO AMENITY CENTERS WITH POOLS.

LOCATION: between WOODMONT AVE and PASEO DEL NORTE BLVD

Comments:

06-08-2022

The MRCOG Long Range Bikeways System (LRBS) Map shows a proposed trail in the private open space to the south and along Woodmont Ave to the west. Multi-family development meets applicability in IDO section 5-6(B), requiring all landscape improvements such as street trees on Woodmont Av and Paseo del Norte. Please address the proposed trail south of the subject site to provide connectivity to open space and existing paved trail to the east.

06-21-2023

The following is listed on the infrastructure list. "8' WIDE MULTI-USE TRAIL WOODMONT AVENUE PASEO DEL NORTE BLVD APPROX. 400' LF SOUTH OF PASEO DEL NOR"

An 8' wide multi-use trail is not appropriate per the CABQ DPM (Development Process Manual). The absolute minimum width for a paved multi-use trail is 10'. The Long Range Bikeway System Map shows proposed multi-use paved trail the entire length of the subject sites adjacency to Woodmont as well as along the NR-PO-C zoned property to the South. Please address the proposed trail south of the subject site to provide connectivity to open space and existing paved trail to the east. Are there future plans to develop trail in the open space parcel? The issue of the current trail in the infrastructure list to only extend 400 linear feet south of Paseo del Norte also needs to be addressed, there may be requirements for pedestrian access to the new trail development from the neighborhood. Please include a street section detail of Woodmont to include a multi-use paved trail that meets the width, depth, and



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

buffering requirements in the DPM in the site plan. The following IDO Subsections pertain to trails and bikeway connectivity.

IDO Subsection 5-3(C)(5)(a) New development involving more than 1 lot or sites over 5 acres in size adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways. Access location and design shall be coordinated with City Parks and Recreation Department.

IDO Subsection 5-3(D)(4) Trails

Trails shall be dedicated on alignments that connect to any planned or existing trails on adjacent properties, as necessary to serve the residents, occupants, and users of the proposed development, and shall be constructed pursuant to the DPM.

IDO Subsection 4-3(C)(7)(c)

7. Trails built in the NR-PO-C sub-zone may be paved or unpaved, except that multi-use trails must be paved. All trails shall be built to City standards as required by the Development Process Manual (DPM). The trails shall be maintained by the property owner or homeowners association. Signs shall be posted every ½ mile or at every intersection, whichever is closer, that indicate ownership and/or management and current contact information.



June 15, 2023

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Development Facilitation Team on
June 20, 2023
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2022-007063

Case Description: DFT site plan for a 344-unit multi-family community consisting of multi-family, townhome, and single family detached rental homes.

Location: Tract 4 & 5 Bulk Land Plat of the Trails Unit 3A east of Woodmont and south of Paseo Del Norte.

Type of Development (Residential/Commercial): Residential

Possible Impacted NMDOT roadway(s): NM 423 (Paseo Del Norte)

Department Comments:

- Please coordinate with NMDOT District 3 Assistant Engineer Margaret Haynes to discuss this development's potential impacts to NM 423 (Paseo Del Norte).and any improvement requirements.

Margaret.Haynes@state.nm.us
Cell: 505-288-2086

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or keith.thompson@dot.nm.gov

Sincerely,

**Keith
Thompson** Digitally signed by
Keith Thompson
Date: 2023.06.15
16:26:41 -06'00'

Keith Thompson, D3 Support Engineer
cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6