



Memorandum

To: Ms. Jolene Wolfley, Chair Development Facilitation Team and DFT Members

From: Jim Strozier, Consensus Planning, Inc.

Date: July 19, 2023

Re: *PR-2022-007063, SI-2023-01044 DFT PV Trails/La Terra – DFT Comments and Responses*

The following comments were received on June 21, 2023. Responses are provided in italics and are accompanied by update drawings. Where necessary, follow-up meetings may be held with the individual commenting agencies/departments.

ABCWUA

1. The infrastructure list will need to be revised to reflect the updated Availability Statement 221104R once completed.

- a. Include a redundant connection for the NE portion of the site potentially along Street 9 to connect to the proposed line from street 9 to 11.

Applicant Response: *An additional line has been added to connect the north and south tracts on the east side of the site.*

2. Site Utility Plan

- a. Call out appropriate easements along named streets. i. Easement shall be provided such that Tract 3 has access to the 8" WL along Street 1.

Applicant Response: *Easement has been updated to provide access to Tract 3.*

- b. Label all private infrastructure "Private" and provide a clear delineation.

Applicant Response: *Exhibit has been updated to reflect this.*

- c. Label all Public infrastructure "Public" and provide a clear delineation.

Applicant Response: *Exhibit has been updated to reflect this.*

3. Generate the easement document that will create the easements for this and provide it.

Applicant Response: *Easements are still being worked on. Once we have easements determined and approved by the Water Authority, we will add all necessary easements to the Plat when we go through DHO for a replat. Easements are shown for information at this time as we are still working on the utility design.*

NMDOT

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.

Applicant Response: *Agreed, the City is working with NMDOT on the design of the Paseo del Norte improvements. As part of this project, the developer will be contributing (via the modified procedure c process) to those improvements.*

Parks

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.

Applicant Response: *The trail along Woodmont Avenue will be constructed along the property's frontage along with the roadway improvements. The Private Open Space tract to the south of the property is owned and managed by The Trails HOA, which has prohibited this project from doing any work within that tract. The trail and other improvements to the private open space are the responsibility of the HOA.*

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

Applicant Response: *The existing trail along Woodmont Avenue is 8 feet wide, which was originally called for in the Trails Master Plan and the subsequent Sector Plan. While these plans are no longer valid, the Valle Prado subdivision to the south was allowed to build a consistent 8-foot trail. We request that due to the existing conditions and past construction, that the 8-foot trail be approved for the continuation of Woodmont Avenue. We have provided a street section that includes the requested 8-foot trail.*

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.

Applicant Response: *Agreed, there are two pedestrian access points to the trail along Woodmont Avenue.*

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.

Applicant Response: *Agreed, the rights-of-way established for both Paseo del Norte and Woodmont Avenue accommodate the trails.*

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.

Applicant Response: As stated previously, the open space tract to the south is owned and managed by The Trails HOA and they are responsible for any improvements within the open space tract.

Transportation

- Transportation has an approved TIS dated 12/12/2022 and an approved Conceptual TCL dated 5/23/2023.

Applicant Response: Agreed.

- All infrastructure needs to be on an infrastructure list and go through the work order process.

Applicant Response: Agreed, the plans and application have been submitted to the DRC. The infrastructure list will be updated based on feedback on these plans.

Hydrology

- Hydrology has an approved Conceptual Grading & Drainage Plan (C09D011B) with engineer's stamp 05/03/2023.

Applicant Response: Agreed.

- Hydrology has no objection to the Site Plan for Building Permit.

Applicant Response: Thank you.

- 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).

Applicant Response: Agreed.

Code Enforcement

- 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.

Applicant Response: A table has been added to the Site Plan regarding setbacks on each of the property edges vs. provided. A separate table has been added to the Landscape Plan regarding usable open space requirements vs. provided.

- 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.).

Applicant Response: Agreed, the requirements are addressed with the Site Plan, Landscape Plan, and Building Elevations.

- 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.

Applicant Response: *Agreed, as a multi-family project, the CPO-13 low density residential development requirements do not apply to this project.*

- The 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. The submitted plans appear to meet these standards.

Applicant Response: *Agreed, colors and reflectivity values are provided with the building elevations and specifically called out on the Exterior Color Scheme Matrix/Table for each product. All equipment shall be shielded as required. The property is not within the Height Restriction Sub-Area.*

- No further comments at this time.

Applicant Response: *Thank you.*

Planning

The following comments were provided in orange, to be addressed. Other comments were for information purposes.

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.

Applicant Response: *A master site landscape plan was previously included. We have added a small key map to each sheet as requested.*

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.

Applicant Response: *Landscape sheets are stamped and signed as requested.*

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?

Applicant Response: *As discussed at the DFT meeting, the new plat will be processed in concert with this Site Plan to clarify the new tract boundary and lot configuration.*

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.

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.

Applicant Response: The Multi-family units have been designed to Multi-family design standards and meet the code definition of a Multi-family dwelling. The units designated as Multi-family do not meet the definition of a townhouse as the units overlap one another horizontally and do not typically have a consistent shared vertical common wall from foundation to roof.

The elevations for the project are also designed to be compliant with the requirements for Multi-family residential IDO Section 5-11(D).

Agree with the statement that parking is calculated by type of development product. This was per the direction received from Code Enforcement and the IDO Planner.

Usable open space requirements have been added to sheet L-100. North Tract – required = 66150 SF, provided = 221,187 SF; South Tract - required = 49700 SF, provided = 286,559 SF

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.

Applicant Response: This calculation was already provided on the plans.

- (c)(2) 25% of the net lot area must be landscaped. Please make corrections to your site plan for 25% landscaping. Landscape area is 45% of the net lot area or 542,613 s.f.

Applicant Response: Agreed, this has been corrected.

- (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.

Applicant Response: Agreed, the calculations have been updated.

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.

- 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.

Applicant Response: Agreed, the calculation has been provided.

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.

Applicant Response: Agreed, the note has been updated as requested.

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.

Applicant Response: *As discussed at the DFT meeting, the linear park tract is owned and managed by The Trails HOA. They have provided clear guidance that this development is not permitted to do work within the linear park. This required a significant change and update to the approved Drainage Management Plan and the Grading and Drainage Plan for the project as directed by City Hydrology. These updates have been approved by City Hydrology. No work is proposed by the developer to the Linear Park, which is the sole responsibility of The Trails HOA.*

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.

Applicant Response: *Post DFT meeting, members of the Project Team conducted an additional site visit to locate and evaluate the other (minor) rock outcroppings on the property. The Sensitive Lands Analysis has been updated and an exhibit was created showing the locations relative to the Site Plan. Due to significant constraints in these areas relative to site grading, utility construction, etc., there are no changes proposed as a result of the minor rock outcroppings.*

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.

Applicant Response: *The Certificate has been included in the updated information.*

This site plan is still under review regarding Major Public Open Space Edges 5-2(J)

Applicant Response: *The IDO criteria for MPOS Edges are addressed as follows:*

5-2(J) MAJOR PUBLIC OPEN SPACE EDGES

5- 2(J)(1) Lots within 330 Feet of Major Public Open Space

The following standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space. For additional standards regulating lots adjacent to major Public Open Space, see Subsection 14-16-5-2(K)(2) below.

5-2(J)(1)(a) Access and Connectivity

Provide pedestrian and bicycle access to the Major Public Open Space consistent with the Rank 2 Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

Applicant Response: *There is limited access to the MPOS in this area, which is managed as part of the Petroglyph National Monument. No changes are proposed to the MPOS access with this project. The property includes access to adjacent trails and bicycle lanes.*

5-2(J)(1)(b) Landscaping, Buffering, and Screening

1. Use native and/or naturalized vegetation for landscaping materials.

2. Screen mechanical equipment pursuant to Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

Applicant Response: *See attached landscape plan. Mechanical equipment is screened from view from adjacent public rights-of-way. The project is not visible from the MPOS due to existing developments between the two properties.*

5-2(J)(1)(c) Outdoor Lighting Design lighting pursuant to Section 14-16-5-8 (Outdoor and Site Lighting).

Applicant Response: *All lighting is designed to be Night Sky compliant and consistent with Section 14-16-5-8.*

5-2(J)(1)(d) Color

1. Limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.

2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.

3. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

Applicant Response: *The Colors have been developed consistent with CPO-13, which are similar to these standards. Colors with compliant LRV values are shown on the elevations and LRV values are specifically called out on the Exterior Color Scheme Matrix/Table for each product.*

5-2(J)(1)(e) Signs

1. Electronic signs are prohibited pursuant to Subsection 14-16-5-12(H)(2)(e).

2. Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to Subsection 14-16-5-12(E)(5) (Illumination and Motion).

Applicant Response: *Signage shall not be considered "electronic" and are limited to monument signs at the main project entry off of Woodmont Avenue, internal wayfinding signage, and sub-area signage for the north and south development areas. The primary entry sign and the internal signage are not visible from the MPOS.*

This site plan is still under review regarding Preventing and Mitigating Construction Impact.

This site plan is still under review regarding 5-3(D)(4) Trails.

Planning staff defers to the Transportation Department regarding Right-of-Way dedications; in case any Right-of-Way Dedications are required, replating will be necessary for this property.

Applicant Response: *No right-of-way dedications are anticipated with this project.*

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.

Applicant Response: *The Project Team worked closely with Code Enforcement and the IDO Planner to ensure that all parking calculations and types are located in order to ensure appropriate parking adjacent to the amenity buildings and guest parking areas throughout the development. Garages are anticipated to provide secure bicycle parking for the residents at their unit, however, additional locations are provided to support the amenity buildings and guests.*

5-5(F)(3)(b)

The site plan complies with the requirement that 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.

Applicant Response: *The ADA parking spaces are located proximate to and with the required pathways to the buildings.*

Please provide Planting and Material Legends on all landscape sheets.

Applicant Response: *These have been added to the landscape sheets if space allowed.*

Please provide a key plan on all landscape sheets.

Applicant Response: *A master site landscape plan was previously included. We have added a small key map to each sheet as requested.*

Some landscape plan sheets are not legible. Please provide a non-scanned version of all landscape sheets in your application package.

Applicant Response: *PDF sheets have been updated.*

Please articulate how landscape design preserves, matches and promotes the characters of the rock outcroppings as significant natural features of the site.

Applicant Response: *Sidewalks and landscape design around the major outcropping were revised to better reflect the character of the outcrop. Sidewalks were made more curvilinear and landscape now includes native grass revegetation and warm season grass.*

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.

Applicant Response: *Usable open space requirements have been added to Sheet L-100. North Tract – required = 66,150 SF, provided – 221,187 SF; South Tract – required = 49,700 SF, provided = 286,559 SF.*

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.) The 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 the design complies with other conditions of the same code.

Applicant Response: *Multi-family zoning allows for 20 percent cool season grasses. Landscape design has been refined to limit cool season grasses to meet this requirement and areas of warm season grasses have also been added.*

Please articulate how the selected vegetation for this site complies with 5-6(C)(4)(g).

Applicant Response: *All selected plant materials comply with all applicable pollen, water waste/conservation ordinances.*

Please provide a note regarding 5-6(C)(4)(h).

Applicant Response: *A note has been added to the Landscape Plan.*

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.

Applicant Response: *Due to the complicated nature of this site, limited spacing around and adjacent to some of the internal walkways, and the numerous utility easements; some areas for tree planting are not feasible. That said, the landscape plan exceeds the required number of trees by 300% and every effort has been made to ensure the maximum amount of shading for the parking areas, amenity spaces, and pedestrian walkways. It is important to note that, as is typical for multi-family developments, there are several additional pedestrian paths and walkways that are not required, but rather, are in addition to those requirements. The non-required walkways are not subject to the IDO requirements.*

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.

Applicant Response: *Landscape areas will be limited to 75 percent cover of gravel mulch, and the remaining 25 percent will be covered with shredded bark mulch. Plans have been revised to illustrate those areas of shredded bark mulch.*

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.

Applicant Response: *The tree planting detail provided illustrates this requirement.*

er 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.

Applicant Response: *A note has been added to address this requirement.*

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."

Applicant Response: *This note was previously included on the plans to address this requirement.*

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.

Applicant Response: *Sight triangles have been added to the landscape plans.*

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.

Applicant Response: *A note has been added to address this requirement.*

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.

Applicant Response: *A note has been added to address this requirement.*

Please provide an irrigation plan that shows compliance with 5-6(C)(9)(c) and 5-6(C)(14).

Applicant Response: *Irrigation plans are not required with DFT Site Plans per the checklist, however, these sections have been referenced in our irrigation system description.*

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.

Applicant Response: *A note has been added to address this requirement.*

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.

Applicant Response: *A note has been added to address this requirement.*

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)

Applicant Response: *Not applicable.*

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.

Applicant Response: *A note has been added to address this requirement, however, final locations for transformers have not been identified at this time.*

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.

Applicant Response: *A note has been added to address this requirement.*

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.

Applicant Response: *The landscape plan and grading and drainage plans are designed to be complimentary and provide opportunities for stormwater management and water harvesting where practicable.*

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.

Applicant Response: *Roof runoff areas are directed into landscape areas throughout the project.*

Please provide an irrigation plan that complies with 5-6(C)(14).

Applicant Response: *Irrigation plans are not required with DFT Site Plans per the checklist; however, these sections have been referenced in our irrigation system description.*

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)

Applicant Response: *Calculations have been provided for Woodmont Avenue since that is our only required street tree frontage.*

Per 5-6(D)(1)(b) Please make sure appropriate tree species are selected as street trees.

Applicant Response: *Specified trees are appropriate for use as street trees.*

Per 5-6(D)(1)(c) please articulate how planting areas in the street frontage meet the minimum size requirements.

Applicant Response: *The planting areas associated with the street trees and landscaping along Woodmont are designed to 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.

Applicant Response: *Calculations have been provided as it relates to the eastern property line buffer requirements.*

Per 5-6(F)(2) please provide calculations to demonstrate how parking lot Interior landscaping requirements are complied with.

Applicant Response: *There are no parking lots that fall under this requirement.*

Per 5-6(G)(2)(c) please articulate how ground-mounted mechanical equipment are screened.

Applicant Response: *There are very limited opportunities for any equipment to be seen from the adjacent public streets, we have added a note regarding this requirement, and the final locations for all mechanical equipment have not been determined at this stage of the design.*

Please demonstrate compliance with 5-6(G)(3)(c) regarding Refuse area screening for this project.

Applicant Response: *The solid waste approved plan provides for individual roll out carts for this project, so this requirement is not applicable. When carts are not out for pickup, storage space has been allocated in the private garages for each unit.*

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.

Applicant Response: *The property to the south is zoned NR-P-C and is not considered MPOS. The plan calls for open view fencing along the southern property line adjacent to the Private Open Space that is owned and managed by The Trails HOA.*

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

Applicant Response: *All lighting shall be shielded source, night sky compliant.*

Please confirm compliance with Building Design Standards.

Applicant Response: *We have worked with Code Enforcement to ensure that the building design standards for multi-family are met.*