



OFFICEUNTITLED

4200 Sepulveda Boulevard, Suite 104
Culver City, California 90230
www.officeuntitled.com

Project: 1904 Bellamah Ave NW
DRB Project Number: PR-2022-007153 / SI-2023-01646 – SITE PLAN

Subject: DFT Resubmittal 2
Date: 01.19.2024

CODE ENFORCEMENT

NO.	Comment	Response	Location of correction
1	Property is zoned NR-LM, as per current AGIS information, but submittal indicates it will be re-zoned to MX-H prior to development. It is also located within the CPO-12 Sawmill Wells/Park Overlay Zone. Must meet Dimensional and Development standards as per the MX-H zone and/or CPO-12, as applicable. Please update on status of Zone Change.	Certificate of Zoning for MX-H added under Appendix 5.	Page 158
2	Parking: show how required parking was calculated, as per IDO Table 5-5-1 (Off-street Parking) and Table 5-5-5 (Bicycle Parking). Also, please break down parking requirements as per retail or restaurant space, and for all "Non Transient" Guest rooms – please elaborate on that, as well, and confirm if these are apartments or extended stay hotel rooms?	Parking calculated added to new parking layout sheets. "Non-Transient" re-worded to say "Long-term stay" to avoid confusion. The word "Transient" is a building code definition used for occupancy for not more than 30 days.	Page 23-24 Page 13
3	Code Enforcement has no further comment at this time.		

WATER UTILITY AUTHORITY

NO.	Comment	Response	Location of correction
1	Availability Statement #221111 has been issued and provides the conditions for service. Routine connections are available. <i>Provide the following Notes on Utility Plan: All work performed on privately owned sewer lines and service lines must be inspected by the City of Albuquerque's Code Administration Division. In order that inspection by the Planning Department, Code Administration Division, Plumbing Section can be efficiently handled, with a minimum loss of time to CONTRACTOR, the following shall be noted: Inspection arrangements for a sewer service line shall be made by the CONTRACTOR calling the City of Albuquerque, Code Administration Division, Plumbing Section. Inspection requests called in between the hours of 8:00 a.m. and 12:00 noon will be inspected the same afternoon. Inspection requests called in between the hours of 1:00 p.m. and 5:00 p.m. will be inspected the following morning, except in cases of emergency.</i> Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the pretreatment requirements.	We have contacted Pretreatment and there are no requirements for this site. We have contacted cross connection and they requested backflow preventors on the fire line and domestic water lines.	



	Contact Cross Connection at (505) 289-3465 for information on cross connection requirements.		
2	Connection Permit will require as-built coordinates on valves, meters and fire hydrants	This is an informational item to be completed with the Connection Permit	
3	Private Fire Hydrants shall be painted safety Orange.	This note was added to the Master Utility Plan	
4	Review easement requirement for 3" meter vault. Recorded easement is required.	The 3" meter pit was replaced with two 2" water meters placed in a standard double meter box and a ¾" meter in a standard single box. All boxes fit within the street right-of-way, so no easement is needed.	
5	Fire hydrant on Bellamah should be public.	The note was revised to state this fire hydrant is public.	

TRANSPORTATION DEVELOPMENT

NO.	Comment	Response	Location of correction
1	Transportation has an approved TCL dated 5/25/2023. No objection	(no comment)	

HYDROLOGY SECTION

NO.	Comment	Response	Location of correction
1	<ul style="list-style-type: none"> Hydrology has an approved Conceptual Grading & Drainage Plan (J13D076A) with engineer's stamp 10/18/2022. Hydrology has no objection to the Site Plan for Building Permit. 	(no comment)	
2	Please note: During the DMD project on 20th Street & Bellamah Ave, a drainage report was done for the area. The current downstream storm pipe system is at capacity so this project and any future developments in the watershed will have to provide for a 100-year -10 day volume retention pond with the development. Prior to submitting for Building Permit, please ensure that the Grading & Drainage Plan includes this.	The drainage report of the 20 th Street and Bellamah Ave. improvements included the developed flows from this project in its analysis. Therefore, this project should not be required to pond any flows.	



PLANNING

NO.	Comment	Response	Location of correction
1	Planning staff reviewed this project under the assumption that a hotel, restaurant, and retail space will be the primary uses but it is unclear what is meant by non-transient guest rooms. Please clarify what “non-transient guest rooms” means. Is this a proposed hotel?	“Non-Transient” re-worded to say “Long-term stay” to avoid confusion. The word “Transient” is a building code definition used for occupancy for not more than 30 days.	Page 13
2	Applicant included an Appendix #1: TCL Approval, but a conceptually approved grading & drainage plan was provided instead, and no approved TCL has been provided.	TCL is added as Appendix #3	Page 152
3	Notice of Decision of zone change was provided in Sketch Plat application submitted for June 7th, 2023, DFT review. Please provide Notice of Decision in this submittal to show that the zone boundaries coincide with the lot line.	Replat Notice of Decision added to Appendix #6.	Page 161
4	3-4(M)(5)(d) Façade Design in Mixed-use and Non-Residential Zone Districts For all development except residential and industrial development, each street-facing façade shall contain 25 percent or more of its surface in transparent windows and/or doors. Provide calculations for west elevation and north elevation.	Glazing percentage for street-facing façade noted on elevations sheets	Page 22-24
5	IDO 5-3(D)(2)(b) Sidewalks in Mixed Use Development: Reference DPM 7.2.29 for Sidewalk/landscape buffer widths. 20 th St NW and Bellamah Ave NW are both urban local roads and require a 5' sidewalk and 4'-6' landscape buffer. No landscape buffer is being shown along 20 th St. NW. Show compliance (minimum 4' landscape buffer) along Bellamah. Please also note.	Dimensions were added to the Site Plan. 20 th Street is being redeveloped by DMD for the 20 th Streetscape project and addresses landscaping along this roadway	Page 17, 14, 169
6	5-3(D)(3)(b) Network of Pedestrian Walkways 4. Pedestrian walkways shall be installed along any street-facing façade with a pedestrian entrance of a building containing any of the following development: <ul style="list-style-type: none"> a. Mixed-use or non-residential development in any Mixed-use zone district. b. Development of uses in the Civic and Institutional or Commercial categories in Table 4-2-1 in any Nonresidential zone district. c. Pedestrian walkways required by this Subsection shall meet the standards of the DPM, except where Table 5-3-1 requires a wider walkway. Please reference IDO Table 5-3-1 Required Walkway Width; provide building overall footprint to ensure compliance.	The building footprint is 49,426 SF, noted in site data. 10'-0" wide walkway required. 10' + 6' wide walkway provided along Bellamah and 15' wide along 20 th St.	Page 17
7	Per IDO 5-3(D) On-site Pedestrian Connections All multi-family residential, mixed-use, and non-residential development shall comply with all of the following standards. 5-3(D)(3)(a) General <ol style="list-style-type: none"> 1. For the purposes of this Subsection 14-16-5-3(D)(3), the building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as 1 building. Refer to note above regarding Network of Pedestrian Walkways. 2. Where primary pedestrian entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation. Please note that public sidewalks may be included in calculation above. 3. Shade trees along required pedestrian walkways are required 	Street trees in the ROW will be installed as part of the City's Sawmill Streetscape Improvements project and will meet these requirements of 25'-0" O.C. We have overlaid the proposed design on sheet LP102. Please reference COA Project Number 617579.	Page 15



	<p>pursuant to Subsection 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities). Per IDO 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. Please show compliance with this requirement.</p>		
8	<p>Per IDO 5-3(D)(3)(b) Network of Pedestrian Walkways: 3. On-site pedestrian walkways shall connect to all of the following: b. Any abutting City park or trail, Major Public Open Space, or other Civic or Institutional uses, as long as such access is coordinated and approved by the Parks and Recreation Department or the property owner of the civic or institutional use. Please show how access to trail is being provided.</p>	<p>A note was added to the Site Plan that the rail spur is to be removed. All walkways connect to the public sidewalks.</p>	Page 17
9	<p>Per 5-3(E)(4) Bicycle Facilities along Streets Each street designated in the Metropolitan Transportation Plan and/or the Rank 2 Bikeways and Trails Facility Plan as an existing or proposed route to accommodate bicycles shall be incorporated into the development and shall be designed to comply with the standards of the DPM. The DHO may increase the public right-of-way and pavement widths for those streets up to 12 feet on adopted bike routes and lanes based on considerations of bicycle, pedestrian, and motor vehicle safety. Planning staff defers to Park & Recreation Department (PRD). Coordinate with PRD for access to proposed future trail. There may be a request to connect. Refer to note on page 10 regarding 6-3(C) RANK 3 PLANS.</p>	<p>Noted. Any bikeway requirements to be addressed with DMD as part of the 20th St & Bellamah Ave streetscape improvement</p>	Page 169
10	<p>IDO 5-5(C) Off-street Parking: Follow parking requirements for proposed Hotel combined with commercial & restaurant from Table 5-5-1. Please note that UC-MS-PT reductions do not apply to this parcel. Please clarify if shared parking agreements exist. Restaurant requires 5.6 spaces / 1,000 sq. ft. GFA. Hotel requires 1 space / guest room or 1 space/ 2 beds, whichever is greater. General retail parking requirements vary based on square footage. Please provide detailed parking calculations to show parking requirements are being met. Calculations provided on Site Plan are not sufficient.</p>	<p>Please see the new parking layout sheets for parking calculations.</p>	Page 23,24
11	<p>Per IDO 5-5(C)(5) Parking Reductions; project could explore 5-5(C)(5)(b) Shared Parking Reduction and 5-5(C)(5)(c) Reduction for Proximity to Transit. Also, IDO 5-5(C)(6) Parking Credits. Please show shared parking agreement, or applicable calculations if any of these reductions are being implemented and specify which is being used and how. Electric vehicle spaces are being shown on Overall Site Plan – please provide calculations to show how parking requirements are being reduced due to the EV stalls.</p>	<p>Please see the new parking layout sheets for parking calculations. All spaces will have EV chargers.</p>	Page 23,24
12	<p>Per Table 5-5-5: Minimum bicycle parking requirements for hotel or motel: 2 spaces + 1 space / 6,000 sq. ft. GFA of conference, restaurant, bar, and banquet space. Please show how this is being met in parking calculations on Site Plan with square footages.</p>	<p>Please see the new parking layout sheets for bicycle parking calculations. Bicycle spaces shown in site plan northeast corner of the building.</p>	Page 23,17
13	<p>Per IDO 5-5(G) Parking Structure Design 5-5(G)(1) Crime Prevention Through Environmental Design (CPTED) Above-ground parking structures or portions of structures</p>	<p>The parking structure is wholly internalized inside the building. It will have</p>	Page 23, 24, 48



	<p>occupied by automobile parking shall be designed using the principles of CPTED so as to deter crime and to facilitate security <i>measures and shall meet all of the following standards in addition to the other standards of this section.</i> Please show how principles of CPTED are being utilized to deter crime and facilitate security measures.</p>	<p>gated access, well lit, with camera security and 24-hour hotel security patrol.</p> <p>Parking security camera and lighting shown in new parking lot drawings. Additional narrative added to justification letter.</p>	
14	<p>5-5(G)(3)(b) No horizontal length of any façade shall extend longer than 40 feet without the inclusion of architectural elements such as decorative grillwork, louvers, translucent screens, alternating building materials, projection of lintels, portals, and other external <i>features to avoid visual monotony. A change in color alone does not satisfy this requirement.</i> Please provide dimensions on Exterior Elevations. It appears that the East Exterior Elevation may not be in compliance with this requirement.</p> <p>5-5(G)(3)(e) Where a parking structure is located beneath or within a primary building, if loading docks are provided, they shall be integrated into the parking structure. Please ensure compliance with this requirement.</p>	<p>Please see updated elevation drawings</p> <p>On the east façade, weathering steel facade limited to 39'-11. East plaster wall to be covered with Boston ivy. Please refer to landscape drawing.</p> <p>Loading area located in the internal parking lot. Please see the new parking layout sheets.</p>	<p>Pages 25-27</p> <p>Page 23</p>
15	<p>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). 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.</p>	<p>Loading area located in the into the internal parking lot. Please see the new parking layout sheets.</p>	<p>Page 23</p>
16	<p>5-6(C)(4) Required Plant Materials and Site Amenities 5-6(C)(4)(a) A minimum of 5 species must be used in the landscaped area. 5-6(C)(4)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards), except that, upon presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements: 1. Meet the intended purpose of that type of landscaping. 2. Are not hazardous. 3. Are not identified as invasive on a City or State plant list. 4. Are not listed in the City's Weed Identification Handbook. 5. Are equally hardy to the New Mexico climate Trees in the Ash family have been specified in excess. Please select a tree species to replace one of the proposed Ash trees. Planning staff recommends Chinese Pistache, Kentucky Coffeetree, Golden Raintree, Honey Locust, Box Elder, Netleaf Hackberry, or Common Hackberry.</p>	<p>We have noted with an asterisk on the planting schedule the plants specified that are approved from the Official Albuquerque plant list. We meet the minimum requirements. The selected plants have been chosen because they are part of the palette that has been developed for the Sawmill District. These plants have been approved by the owner. There are no trees specified that are in the Ash family. Shumard Oak has been added to the list.</p>	<p>Page 14</p>
17	<p>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. Bark mulch requirement below should bring plan into compliance; please show this requirement is being met in Landscape Calculations.</p>	<p>We have added bark mulch as a ground cover around the trees and have included the quantity in our calculations. We have also added a detail, see</p>	<p>Page 16</p>



	<p>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.)</p> <p>Update tree planting detail on Planting Details and Schedule (LP501) to show organic bark mulch at 5' radius with no filter fabric.</p>	A3/LP501.	
18	<p>Landscape Plan (LP101) & Landscape Calculations shows there is 153 SF of landscape proposed in the right-of-way. Please note:</p> <p>5-6(C)(9) Planting in or over the Public Right-of-way</p> <p>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 also reference IDO 5-6(C)(9)(b) and 5-6(C)(9)(c).</p>	<p>No plant material will be provided in the ROW landscape area as part of this project. The landscape in the ROW will be installed as part of the City's adjacent Sawmill Streetscape project. See sheet LP102 and COA Project No. 617579 for reference. There are no utility easements on the property. The plan has been updated to reflect this.</p>	Page 14,15
19	<p>5-6(C)(10) Planting near Utilities</p> <p>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.</p> <p>It appears there are trees and shrubs planted within utility easements. Ensure the above requirements are being met. Please also reference IDO subsections & ensure compliance: 5-6(C)(10)(c), 5-6(C)(10)(d), 5-6(C)(10)(e), 5-6(C)(10)(f), 5-6(C)(10)(g).</p>	<p>There are no utility easements within the property.</p>	
20	<p>5-6(C)(13) Stormwater Management Features</p> <p>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.</p> <p>Explain how landscape areas are designed to serve as stormwater management areas, if at all. If landscape areas are not designed to serve as stormwater management areas, please provide justification.</p>	<p>The landscaped areas will receive passive water from storm water.</p>	
21	<p>Irrigation Plan was not included with this submittal. Please ensure compliance with IDO 5-6(C)(14) Irrigation Systems as project moves forward.</p>	<p>Noted. We will follow compliance for the irrigation system as the project moves forward. Note General Planting Note GP-10 indicating that an automatic irrigation system will be provided.</p>	Page 14
22	<p>5-6(D)(1) Required Street Trees</p> <p>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</p>	<p>The street trees will be installed as part of the City's Sawmill Streetscape project and will meet the Street Tree Ordinance.</p>	Page 15, 169



	<p>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.</p> <p>Street trees are not being shown along 20th St. NW. Can existing trees along 20th St. NW be salvaged to remain? Please provide street trees along 20th St as required above, or provide justification for not providing street trees along 20th St.</p>	Reference sheet LP102 and COA Project No. 617579.	
23	<p>Lighting plan was not included with this submittal. Please ensure compliance with IDO 5-8 Outdoor and Site Lighting as the project moves forward.</p>	Noted. We will follow compliance for lighting as the project moves forward. Lighting requirements noted on elevations sheets.	Page 25-27
24	<p>5-11(E)(3) Outdoor Seating and Gathering Areas 5-11(E)(3)(a) General 2. For all other uses, each primary building containing more than 30,000 square feet of gross floor area shall provide at least 1 outdoor seating and gathering area for every 30,000 square feet of building gross floor area, meeting all of the following standards. a. Each required seating and gathering area shall be at least 400 square feet in size for each 30,000 square feet of gross floor area. Please show this requirement and the requirements below are being met. No outdoor seating and gathering area evident on plans.</p>	<p>GSF: 192,595 SF Total area required: 2,800 Area Shading required: 700</p> <p>Please see site plan keynoted as #10 for area designated for outdoor seating</p>	Page 17
25	<p>Signage shown on Exterior Elevations does not appear to be established. As project moves forward, and tenants (proposed restaurant and retail at ground floor) are established, please ensure compliance with IDO 5-12 Signs.</p>	Noted.	Page 25-27
26	<p>Please provide pictures of sign postings.</p>	Photo of sign postings added.	Page 59-60
27	<p>6-3(C) RANK 3 PLANS Rank 3 Plans provide policy guidance for a particular geographic area to relevant implementing departments. Rank 3 Plans include Metropolitan Redevelopment Area Plans, Master Plans, and Resource Management Plans. Rank 3 Metropolitan Redevelopment Area plans, adopted pursuant to Part 14-8-4 of ROA 1994 (Metropolitan Redevelopment Agency), contain strategies for catalytic public investment and economic development. Rank 3 Master Plans or Resource Management Plans developed and adopted by relevant implementing departments may specify development standards, management policies, or multi-year programs of capital improvements for particular public facilities or City-owned or managed resources. Rank 3 Plans are not subject to the review and decision processes in the IDO, but relevant implementing City departments may choose to have Rank 3 Plans reviewed by the EPC and/or accepted by the City Council when additional input is desired. Please note that the subject property is located in a Metropolitan Redevelopment Agency area.</p>	Noted. (no action at this moment)	