



OFFICEUNTITLED

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PLAN CHECK: D21LA06805

Project: 1921 Bellamah Ave NW
DRB Project Number: PR-2022-007155 / SI-2022-02196 – SITE PLAN

Subject: DRB Revision 2
Date: 12.16.2022

CODE ENFORCEMENT

NO.	Comment	OU response	Location of correction
1	Property is apparently zoned MX-H through a recent zone change not yet reflected in our AGIS records.	No Response Needed	
2	2.Lighting must meet requirements of IDO 5-8 Outdoor and Site Lighting. For a mixed-use zone, light poles are limited to 20 ft height, as per IDO 5-8(D)(3), Table 5-8-1. Building mounted fixtures must be mounted no more than 15 ft above grade, as per IDO 5-8(D)(4).	19'-7" high light poles. check building mounted fixtures. Building lighting to not to exceed 15' above grade	DET-2 (page 85)
3	Signs must meet requirements of IDO 5-12 and Table 5-12-2. Monument sign must be set back 3 feet from property line – please indicate distance from property line on Site Plan. Tenant and other Wall signs must meet maximum percent of façade requirements, which is 15% for the MX-H zone, as per Table 5-12-2. Signs to be submitted under separate permit, but will need copy of Site Plan and measurements, accordingly, to show they are meeting the size and percent of facade standards.	Additional dimension added Signage calculation shown in elevation sheet.	SP-1 (page 83) D-A.30.01 D-A.30.02 (page 88/89)
4	Code Enforcement has no further comments at this time.	No Response Needed	



WATER UTILITY AUTHORITY

NO.	Comment	TW response	Location of correction
1	Availability Statement #220808 has been issued and provides the conditions for service. Routine connections are available.	No Response Needed	
2	Pro rata is not owed for this property.	No Response Needed	
3	<p>Utility Plan:</p> <p>a. Please add the following notes to the Master Utility Plan</p> <p>(i) Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.</p> <p>(ii) Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.</p> <p>b. Please get the private line into the private property prior to paralleling with property line. No private infrastructure should parallel public right-of-way.</p> <p>c. Confirm that the current location for the proposed 2" meters is adequately sized for the site.</p> <p>(i) This appears to be difficult to construct as there are ADA ramps adjacent to the collars for the meter boxes. The concrete work may be difficult to construct. It would be preferred to move the meter boxes to the west where the existing meter boxes are. Additionally these are being placed in front of another property. This is not preferred. Please relocate.</p> <p>(ii) What is the purpose for having two meters go into the building</p> <p>1. Please ensure backflow prevention devices are noted and the location of them is noted.</p> <p>d. Please review note 14 as it does not meet standard details. We prefer pipe joint (mechanical) restraints over blocking. Is this on the private side?</p> <p>e. Please label all private infrastructure and all public infrastructure as applies.</p> <p>f. If the existing services will not be utilized, please note on the site plan to remove these.</p>	<p>Addressed on updated Master Utility Plan: All Items and added notes.</p> <p>Added Notes</p> <p>Modified</p> <p>Updated</p> <p>Added Labeling</p> <p>Will not be utilized.</p>	

TRANSPORTATION DEVELOPMENT

NO.	Comment	TW response	Location of correction
1	Transportation has an approved conceptual TCL dated 11/1/2022 and a Traffic Scoping form indicating not TIS is required.	No Response Needed	
2	No objection.	No Response Needed	
3	Please note that a full TCL will be required prior to building permit.	Will provide on building permit.	



NEW MEXICO DEPARTMENT OF TRANSPORTATION

NO.	Comment	TW response	Location of correction
1	NMDOT does not have any comments at this time.	No Response Needed	

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL

NO.	Comment	TW response	Location of correction
1	No adverse comments	No Response Needed	

MID-REGION METROPOLITAN PLANNING ORGANIZATION

NO.	Comment	TW response	Location of correction
1	<p>MRMPO has no adverse comments. For informational purposes:</p> <ul style="list-style-type: none"> • Rio Grande Blvd is functionally classified as a Minor Arterial. • A Proposed Buffered Bike Lane and Proposed Bike Route are identified on Bellamah Ave in the Long Range Bikeway System (LRBS). • An Existing Bike Lane and Paved Trail are identified on Rio Grande Blvd in the LRBS. • A Tertiary Transit Route is identified on Bellamah Ave in the Long Range Transit Network (LRTN) with headways of 35-45 minutes. • The MTP identifies Sawmill as an Reinvestment Center which is defined as, "Existing long-time hub of activity but targeted for relatively new redevelopment or additional activity." <p>Appendix G of the MTP recommends the following as it relates to the subject property:</p> <ul style="list-style-type: none"> • Adopt parking management strategies to decrease parking requirements in activity centers and redevelopment areas and increase parking costs in high demand locations. • Combine land redevelopment with enhancements to existing transportation facilities to better incorporate bicyclists and pedestrians. <p>Appendix G of the MTP supports the following as it relates to the subject property:</p> <ul style="list-style-type: none"> • Adopt mixed-use and higher-density zoning along transit corridors to support ridership. • Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips. • Incentivize redevelopment, transit-oriented development, and infill in order to maximize the utility of existing infrastructure. 	<p>Informational comments No action on plans.</p>	



HYDROLOGY SECTION

NO.	Comment	TW response	Location of correction
1	Hydrology has an approved Conceptual Grading & Drainage Plan (J13D017B) with engineer's stamp 07/06/2022.	No Response Needed	
2	Hydrology has no objection to the Site Plan for Building Permit.	No Response Needed	

ALBUQUERQUE PUBLIC SCHOOL

NO.	Comment	OU response	Location of correction
1	DRB Description: SI-2022-02196–Site Plan	Noted	
2	Site Information: McCord-William Andrew, Lot A2.	Noted	
3	Site Location: 1921 Bellamah Ave NW between Rio Grande Blvd and 19th Street NW.	Noted	
4	Request Description: Demolition of Existing 1-Story Warehouse Building on Subject Site and Construction of a new 5-story building comprised of hotel and related uses.	Shown in Project Summary	D-A.00.00 (page 77)
5	No comment.	(None)	

ALBUQUERQUE POLICE DEPARTMENT

NO.	Comment	OU response	Location of correction
1	Ensure adequate lighting throughout the project – exterior lighting on the building and in the parking lots.	Noted.	
2	Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the building to the parking lots and the parking lots to the building.	Clearsight line achieved with driveway and parking extending to rear of the lot.	
3	Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.	No landscaping abuts windows, doors, entryway, or obscure lighting.	
4	Maintain landscaping for visibility; trees should be trimmed to a canopy of six (6) feet and bushes should be trimmed to three (3) feet.	Noted.	
5	Limit and clearly delineate access to the property; i.e. Deliveries, Employee Parking, Guest Parking.	Noted.	
6	Provide signage that clearly directs the guest to the appropriate entrance.	Noted.	
7	Ensure controlled access to the guest rooms and amenities through use of adequate door and lock systems.	Noted.	
8	Control access between guest areas and employee only areas.	Noted.	
9	Consider video surveillance systems to monitor building, including entrance and exit points, parking lots, and any sensitive areas such as cash handling and/or storage areas.	Noted..	
10	Ensure that addresses are posted and clearly visible.	Noted.	
11	Create a clear transition from public to semi-public to semi-private to private space throughout the project.	Transitions created with raised front courtyard.	
12	Install No Trespassing signs that cite the City Ordinance so that they are visible immediately upon entering the property.	Noted.	



MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NO.	Comment	TW response	Location of correction
1	Please reference MRGCD signature line on plat	No Plat Required	
2	Final Plat Approval signature required by the MRGCD.	No Plat Required	

PNM

NO.	Comment	TW response	Location of correction
1	It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.	Noted.	
2	Any existing and/or new PNM easements and facilities need to be reflected on the resulting Site Plan.	Noted.	
3	There are existing PNM facilities along the Bellamah Ave frontage and from the street to the existing building.	Noted.	
4	Any existing easements may have to be revisited and new easements will need to be created for any electric facilities as determined by PNM.	Noted.	
5	Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements, including Street Trees, should comply with IDO Section 5-6(C)(10).	See landscape plan.	
6	Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.	Noted.	
7	The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.	Notes have made contact	
8	If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.	Noted.	



DEVELOPMENT REVIEW BOARD

NO.	Comment	OU response	Location of correction
1	Please provide the Notice of Decision of the rezoning from NR-LM to MX-H July 21, 2022.	This will be addressed at DRB hearing.	
2	The property is located within a Major Transit Corridor Area, Rio Grande Blvd.	Noted.	
3	<p>IDO 2-4(D) MX-H High Intensity Zone: Dimensional standards and setbacks must meet the MX-H 'General' zone.</p> <p>--The building maximum height proposed is 67 feet and is compliant with the 68 foot maximum height.</p> <p>--Proposed building area is 120,709 gross square feet.</p> <p>--Confirm compliance with Setbacks:</p> <p style="padding-left: 40px;">Front-5 feet</p> <p style="padding-left: 40px;">Rear-15 feet</p> <p style="padding-left: 40px;">Side-0 feet</p>	Side setback in elevation corrected.	D-A.30.01 (page 88)
4	IDO 3-4 (M): Sawmill/Wells Park CPO-12: No specific standards for MX-H zoning.	(None)	
5	<p>IDO 3-4(M)(5) Other Development Standards:</p> <p>a. Enclosures and Screening: Note requirement for non-residential use to be conducted within enclosed building and screening requirements for outdoor activities.</p> <p>b. (none)</p> <p>c. Building Design for Mixed Use Development: Comply with Items #1-4.</p> <p>d. Mixed Use: Each street-facing façade shall contain at least 25% of surface in transparent windows and/or doors.</p>	<p>a. Property not directly adjacent to residential zone. Intermediate lot exist between property and nearest residential zone district.</p> <p>c1. Canopy encroaches the CPO setbacks permissible per Table 5-1-4.</p> <p>c2. Noted. Front entrances fronts street.</p> <p>c3. Noted. All exposed CMU covered with stucco finish.</p> <p>c4. Noted. No reflected/mirrored glass proposed.</p> <p>e. Calculations provided in elevations sheets.</p>	D-A.30.01 D-A.30.02 (page 88/89)
6	IDO 4-3(B)(8) Use Specific Standards for Multi-family: Follow requirements in subsections (b) thru (d). Follow Use Specific Standards for the Commercial Use once identified.	The proposed project will not be for multi-family dwelling	
7	IDO 5-3(D)(2)(b) Sidewalks in Mixed Use Development: Reference DPM 7.2.29 for Sidewalk/landscape buffer widths. Bellamah is a Collector, Outside of a Center. Six foot wide sidewalks with a 5-6 foot landscape buffer zone is required. Please identify when the current sidewalk and landscape buffers were built and the proposed dimensions on your site plan.	Sidewalk dimensions added for 5' landscape buffer w/ 6' wide sidewalk	SP-1 (page 83)
8	IDO 5-3(D)(3) On-site Pedestrian Connections: Please confirm compliance. Provide required walkways and comply with shading of walkways. See Table 5-3-1 for required walkways adjacent to the street-facing facade for buildings >90,000 s.f., minimum walkway width is 15 feet.	The walkways is greater than 15' width to front entrance and less than 25' in length. We have overhang greater than 5' at entrance.	SP-1 (page 83)
9	IDO 5-3(E) Driveways, Drive Aisles, and Access: Comply with subsections (a) and (c).	Noted.	
10	IDO 5-5(C) Off-street Parking: Parking requirements are met for proposed Hotel combined with commercial from Table 5-5-1. Applicant is providing 109 total	Informational comments No action on plans.	



	parking spaces as surface parking and a structured parking garage with screened facades. All parking to be valet parking.		
11	<p>IDO 5-5(C)(5) Parking Reductions: The project site qualifies for and is using a 20% reduction since it is within 660' of a MT Corridor (Rio Grande) pursuant to IDO 5-5(C)(5)(a).</p> <p>Clarify number of EV spaces. You receive a credit for those per the following IDO section: 5-5(C)(6)(a) Electric Vehicle Charging Station Credit Each off-street electric vehicle charging station with a rating of 240 volts or higher shall count as 2 vehicle parking spaces toward the satisfaction of minimum off-street parking requirements.</p>	Noted.	SP-1 (page 83)
12	IDO 5-5(G) Parking Structure Design and (H) Off Street Loading: Check for compliance.	Noted.	
13	IDO 5-6(C): General Landscaping Standards: To meet 15% of the net lot area 6,262 SF are required; proposed plan exceeds those requirements with 9425 provided. The required vegetative coverage of 75% of 4,696 SF is required; proposed plan exceeds those requirements with 24,644 SF.	Informational comments No action on plans.	
14	IDO 5-6(D): Street Frontage Landscaping: One tree per 35 feet of building frontage is required or 5 trees; 7 trees are provided (5 existing and 2 new).	Informational comments No action on plans.	
15	IDO 5-6(E) Edge Buffer Landscaping: The parcel is abutting other parcels zoned Mixed-Use or NR-LM. The parcel is surrounded by other parcels designated as Areas of Change. No edge buffering is required.	Informational comments No action on plans.	
16	5-6 (F)(1)(a) Parking Location and Design: 15% of the Parking Lot Area shall be landscaped or 6,656 SF is required; plan exceeds this requirement with 7,354 SF.	Informational comments No action on plans.	
17	No parking space shall be further than 100 feet from a tree. And one tree for every 10 stalls is required or 12 trees total; 14 trees are provided.	Informational comments No action on plans.	
18	<p>IDO 5-6(F)(1) Parking Lot Edges: Confirm Compliance. (i) Check compliance with this provision: Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below. 2. Side and Rear Lot Edges Where no side or rear lot line buffer is required by Subsection 14-16-5-6(E) above, the following standards apply where the side or rear lot line abuts a public street: a. General Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped strip at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.</p>	Fencing around the parking to be opaque. Notes revised.	SP-1 (page 83)
19	<p>Building Design: The applicant team has provided the following details and completed the Site & Building Design Consideration that conform with the Climatic and Geographic Responsive Design Considerations: --Maximize views of the Sandia Mountains, Rio Grande Valley, and the West Mesa while using Low-E windows. --Designing a southern facing ground floor gathering space with positive summer shade and low-angle winter light.</p>	Informational comments No action on plans.	



	--Native and drought tolerant landscaped area., yet they are not required. --Cantilevered floors to provide self-shading and thermal regulating function. Perforated metal panel screens provide shading without sacrificing views of daylighting. --An L-shaped building geometry oriented to provide views toward the Sandias and a pool and amenity deck on the second floor. --A roof top deck with consideration of various methods of shading.		
20	IDO 5-11(E) Building Design Mixed Use. Provide a project letter showing compliance with 5-11(E) requirements, including Sawmill COP requirements IDO 3-4(M)(5) noted above or use site plan notes to show confirm compliance.	This section of IDO code will be addressed at DRB hearing.	
21	Please note the following IDO Sections (review pending): 5-7: Walls. Development requires separate permitting. Height per table 5-7-1 and Multi-Family exceptions per 5-7-D-3. 5-8 Outdoor and Site Lighting requirements. Include lighting information in Site Plan submittal. 5-12 Signs. Signage per Mixed Use and signage type. Reference table 5-12-2.	5-7: Noted 5-8: Additional lighting notes added to site plan and lamp detail sheet. 5-12: Noted	SP-1 (page 83) DET-2 (page 85)
22	IDO 6-1 Public Notice: Applicant has met the notice requirements as outline in IDO Table 6-1-1. A pre-submittal neighborhood was offered, but neighborhood leaders declined as there was a facilitated meeting April 5, 2022 regarding the zone change.	Informational comments No action on plans.	
23	Sign posting agreement is for 8/20/22 to 9/29/22. Please confirm when signs were posted.	This will be addressed at DRB hearing.	
24	Confirm that there is no previously approved Site Development Plan. Changes to that plan may require minor/major amendments to the plan. Where any previous plan is silent or if one does not exist, all development must meet all relevant standards and provisions of IDO (MX-H) and the DPM.	No previously approved Site Development Plan exist.	
25	If a Platting action is determined to be needed, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.	No Plat Required	
26	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.	Noted	

PARKS AND RECREATION

NO.	Comment	MRWMLA response	Location of correction
1	Cypress are listed in the City of Albuquerque Pollen Control Ordinance City of Albuquerque Bill Template 16th Council (cabq.gov); and Restricted Trees for Pollen Control – City of Albuquerque (cabq.gov)) - please substitute another tree for Italian Cypress.	We have substituted the Italian Cypress for the Blue Point Juniper.	LP101 (page 78)
2	IDO 5-6(C)(5)(e) states “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 note this in the tree planting detail.	We have added the 5’ radius of organic mulch around the tree and it will be located under the rock mulch. See General Planting Notes 08 and	LP101 LP501 (page 78/79)



		15/LP101 and Tree Planting Detail A1/LP501.	
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