

# REMBE

urban design + development

March 21, 2023  
Mr. David Campbell  
Development Hearing Officer  
600 Second Street NW  
Albuquerque, NM 87102

Re: Survey Plat of Tract 107-B-1 and Private Easement Vacation Rembe Addition, PR-2023-008387- Approval of Landscaped Courtyard in lieu of Landscape Buffer

Dear Mr. Campbell:

The purpose of this letter is to transmit a request for the approval of the construction and maintenance of a landscaped public courtyard, in lieu of the DPM required landscape buffer to be submitted to the city for final review at the time of the subject property's redevelopment.

Current site conditions provide an approximately 6'-0" sidewalk which abutts Central to the South and various fencing materials to the North along the majority of Central Ave. in this area.

Included in the proposed replat, is a 4'-0" wide sidewalk easement that would increase the width of the sidewalk to 10'-0" along the Property line of the subject property. The proposed sidewalk will include tree wells constructed to City of Albuquerque standards to accommodate all street tree requirements and quantities established by section 5-6(B) of the current IDO. Further, accommodation for the required 4'-0" of clearance for ADA accessibility will also be provided for.

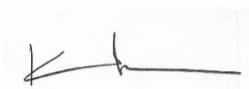
In addition to this sidewalk widening, the Developer proposes a landscaped, publicly accessible courtyard to be included in the future development of the site.

The developer submits that the landscaped courtyard which will include trees and vegetation, in conjunction with the required street trees will adequately provide the shade, texture, and pedestrian scale for which the IDO and DPM requirements are intended, while also maintaining the urban scale promoted by the Metropolitan Redevelopment Areas published goals.

Final design and implementation of the landscaped courtyard, along with the TCL, Grading and Drainage Plan, and Water and Sewer Availability will be done with the future Site Plan.

Please contact me if you have any questions or require any additional information.

Sincerely,



Kenneth Myers, Architect  
Rembe Urban Design + Development