

June 7, 2023

Jay Rodenbeck, Development Facilitation Team
City of Albuquerque Planning Department
600 2nd St., Plaza del Sol
Albuquerque, NM 87106

DEKKER
PERICH
SABATINI
Architecture
in Progress

Re: Mesa del Sol Tract A - Mixed-use Multifamily DFT Comment Response

Dear Mr. Rodenbeck,

The letter outlines the project team's responses to the comments from the Development Facilitation Team received on May 30, 2023 on PR-2023-008551 SI-2023-00778 Site Plan DFT for a mixed-use multifamily development on Mesa del Sol Tract A. The DFT comments are in bold, and the responses are in italics.

ABCWUA Comments:

1. Please clarify notes on the utility plan not to be in-line with a build note. Example, "connect to existing waterline" should note be direction to connect on this plan. Please state rather proposed similar to other infrastructure installments.

This sheet is labeled as a conceptual plan and will not be used for construction. We have notes on our plan that a DRC plan set will need to be completed for offsite improvements. All "Build Notes" are not construction notes since this is conceptual.

2. Please add a note that the site will not receive service until a new Utility Plan is produced for Mesa Del sol infrastructure.

Note has been added.

Planning Comments:

Please label all motorcycle parking spaces.

The motorcycle parking spaces have been labeled on sheet SDP-1.1.

IDO 5-5(E) requires bicycle spaces based on provided parking spaces, i.e. 10% of parking or 48 spaces. This could be reduced where you have garages that would provide space for a bicycle. Please verify compliance. Fewer than 48 bicycle parking spaces were counted. Each garage space provided can count as a bicycle space. Please make proper adjustments to provide enough space for the bicycle parking. See the below image for your reference.

Site plan has been revised to provide additional bicycle parking spaces for a total of 48 spaces on site.

Street Element Dimensions for Sidewalk and landscape buffer per the MdS level A Plan pages 40 and 41 with notes on the infrastructure list for the following:

***DeKooning Avenue (2C Connector residential): 5-foot sidewalk and 5-foot landscape buffer**

***North Mesa del Sol Blvd. (1L Couplet with transit way Interim configuration): 16-foot sidewalk**

***West University Blvd. (1L Couplet with transit way Interim configuration): 16-foot sidewalk**

***Stryker Road (2C Connector residential): 5-foot sidewalk and 5-foot landscape buffer**

Applicant has included dimensions of sidewalks and landscape buffers on the updated infrastructure list, DeKooning Avenue landscape buffer is not specified. It does have 5-foot sidewalk. For Mesa Del Sol Blvd. and West University Blvd. a 16-foot pedestrian corridor is provided; however, only 6 feet of sidewalk is specified. Please explain. Stryker Road is an existing road. But the sidewalk and landscape buffer have not been completed.

The infrastructure list has been revised to indicate the landscape buffer on DeKooning Ave and the sidewalk and landscape buffer on Stryker Road,, as specified in the Mesa del Sol Level A Plan. The 16-foot pedestrian realm indicated within the plan is intended to be flexible in design to accommodate both sidewalk and landscape buffer facilities, rather than a 16-foot wide sidewalk. This is illustrated in the existing improvements located on West Mesa del Sol Boulevard, as shown in the image below. The 16-foot pedestrian corridor along the Boulevard currently includes a 6-foot wide sidewalk and a 10-foot buffer that includes trees, lighting, landscaping, and decorative concrete. The proposed roadway condition carries forward the established streetscape to create cohesion within the Community Center.



A letter from the MdS Architectural Review Committee is a requirement to approve building architecture. This letter from the Mesa del Sol Architectural Review Committee is not found in the packet.

The applicant has received approval from the Mesa del Sol Architectural Review Committee. The approval letter from the Mesa del Sol Architectural Review Committee is included as page 56 in the application package.

In addition, the following requirements from the IDO must be met. Please provide a letter or notes on the Site Plan to show compliance with these items.

(1) Building Entrances: Show how building entrances are emphasized and provide weather protection. (A, B, D, E, F)

Buildings A through C emphasized the primary entrance through an overhang. Buildings D and E front entrance is unclear.

The primary entrance to Buildings D includes an overhang that provides weather protection and is emphasized by a change in stucco color surrounding the door. The primary entrances to Buildings E are located at the walkway that leads to the stairs that access the upper floor

dwelling units. These entrances are emphasized by decorative formed metal on the street-facing façade and by an overhang on the façade that faces the interior of the site.

Per articulation code requirement please verify balcony materials.

The balcony guardrails will be steel, and the balcony walls will be stucco. Vinyl sliding patio doors will open on to the balcony. The top floor balcony overhangs are fabricated metal for some balconies and stucco for others.

An Infrastructure List is included with Site Plan and a recorded IIA will be required prior to final signoff of the site plan.

The IIA is in progress and will be provided prior to final site plan approval.

All plan sheets must be sealed and signed by the relevant design professional. The Landscape plan, Drainage Exhibits, Grading Exhibit, are not sealed and signed.

Signed seals have been added to the landscape plan, the drainage exhibits, and the grading exhibits.

Per Mesa Del Sol Level B Framework Plan 2.5.2 Tree planter areas shall be a minimum of 64 square feet in area. Horizontal planting strips shall be allowed with the minimum dimension of 4 feet by 9 feet. The site plan must show compliance with both tree planter area minimums and horizontal planning strip minimums. Please articulate on the site plan how you comply with these requirements, rather than unchecked construction documents.

The site plan and landscape plan have been revised to meet the minimum planting strip size of 4 ft by 9 ft.

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. Tree planting detail indicates that there is weed barrier in this area. In order to comply with this code, please modify this detail to reflect that there is not any extension of weed barrier within the 5-foot radius around the tree trunk where the organic mulch is going to be placed. Please see the marked-up detail illustration below for more clarification. The detail has not been updated yet to remove permeable weed barrier fabric within the 5-foot radius around the tree trunk. Please refer to the marked-up illustration above.

The detail has been updated to remove the permeable weed barrier fabric.

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. See examples below. A note regarding this comment has been added to the landscape plan General Notes. However, applicant mentions in their response that the landscape plan will be adjusted after the locations of the listed equipment is finalized; for better legibility please show a circle symbol around the final location of the utilities mentioned above, to demonstrate that the 3-foot clearance has been complied with.

Design drawings submitted at the DFT level has always been at conceptual level, around 60% design. The final location of the listed equipment, irrigation and or plantings are generally not finalized in the current phase of design. The final locations will be designated and reflected within the building permit submittal. The landscape plan has been updated to add a circle around the estimated utility location, demonstrating the required 3-foot clearance. No vegetation intersects the required radius.

Please provide an irrigation plan that shows compliance with 5-6(C)(9)(c) and 5-6(C)(14). A note is included on the landscape plan to indicate Irrigation plan compliance with IDO requirements; it would be preferable to provide an irrigation plan with the site plan. Defer to Water Authority for installation of reuse water line.

The irrigation plan will be submitted with the building permit submittal as part of the permit set when the site design, landscape design, and utility design are finalized. The irrigation plan submitted to the DFT is not a construction set and will be revised as necessary prior to building permit submittal.

Per 5-6(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 for more clarification. A note regarding this comment has been added to the landscape plan General Notes; however, the design may need to be adjusted after the exact location of the underground utilities is finalized.

The building permit set will show the location of all underground utility lines and provide the required clearances. The landscape plan submitted to the DFT is not a construction set and will be revised as necessary prior to building permit submittal.

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 consider moving trees away from the transformers to comply with this code. See figure below. A note regarding this comment has been added to the landscape plan General Notes. Are transformer locations final? If so, please add a 10-foot diameter circle symbol around transformers to show the clearance is complied with.

The transformer locations and sizes are not yet final. These locations are finalized at building permit submittal and are therefore not included within the DFT set. Minor adjustments to the planting location will be made within the building permit set, if necessary, to provide the necessary clearances.

Please confirm that the light pole locations shown on the landscape plan are final.

The light pole locations will be finalized when the electrical design is completed and reflected within the building permit submittal.

We respectfully request approval of the proposed site plan. If you have any questions or need clarification, please contact me at rebekahl@dpsdesign.org or at (505)761-9700.

Sincerely,



Rebekah Longstreet
Urban Planning Associate, Dekker Perich Sabatini
Agent for Woodbury Corporation