

May 17, 2023

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

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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 May 3, 2023 meeting of the Development Facilitation Team 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:

Service to Tract A will be contingent upon the subject development's design and construction of applicable infrastructure based on the approved Mesa Del Sol Level B Utility Plan.

The applicant understands that service to Tract A will be contingent upon the subject development's design and construction of applicable infrastructure based on the approved Mesa Del Sol Level B Utility Plan.

Utility Plan: Counted 1 unmetered fireline 1- 1" meter and 2- 2" meter. These should be included with the work order and completed as part of the project. The sewer tap into the 21" interceptor manhole should also be included.

Please add the following notes to the Master Utility Plan:

We have added a note that all offsite infrastructure will be completed with a DRC work order set to the conceptual utility plan. We are not calling out a meter for a fire line as they are not metered.

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.**

Note has been added.

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.**

Note has been added.

Code Enforcement Comments:

Must meet all requirements of Mesa Del Sol approved plan(s), as noted in submittal. Where this is silent, the IDO requirements must be met.

The applicant understands the applicable requirements.

Must provide applicable letters of approval from MDS Architectural Review Committee for development.

A letter of approval from the Mesa del Sol Architectural Review Committee is included in the application package.

Code Enforcement defers to Planning's comments on Parking and Landscaping and has no further comments at this time.

Responses to Planning's comments on Parking and Landscaping are included in this letter.

Parks Comments:

Clarify the bike path indicated on the site plan. Will this be a bike lane or a multi-use trail?

The bike path indicated on the site plan is a bicycle lane within the public right-of-way, as indicated on the street sections shown below.

Hydrology Comments:

The infrastructure list will be needed for Preliminary Plat.

The applicant understands that the infrastructure list is needed for the Preliminary Plat.

This development is beyond Level B for Mesa Del Sol.

The applicant understands that master drainage plans will be required for future development that is beyond the extent of the Level B Plan.

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.

The applicant will submit a Grading & Drainage Plan to Hydrology for review and approval prior to building permit submittal.

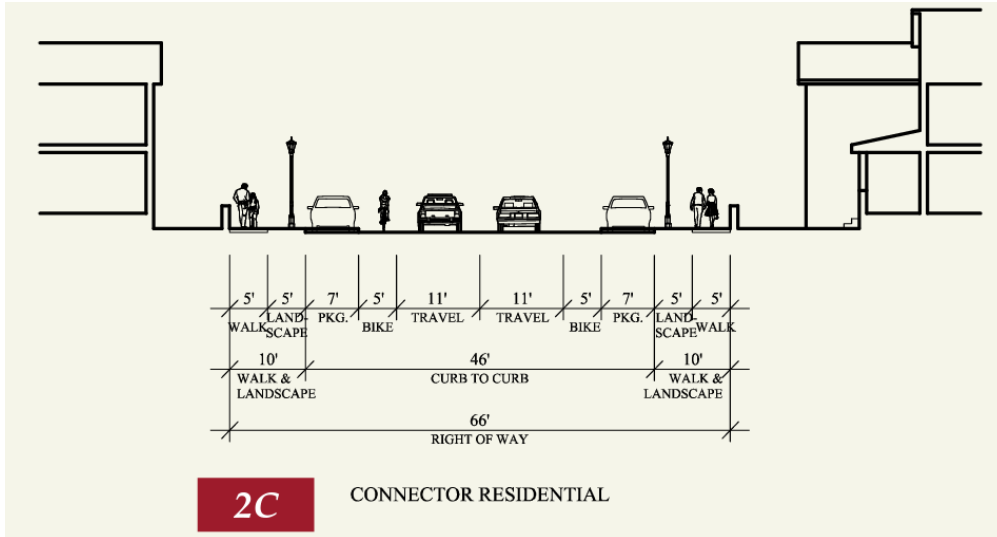
Transportation Comments:

All surrounding roadways are proposed arterials and within a center, please ensure all sidewalks along exterior roadways are 10' with a 6-8' landscape buffer. I only see sidewalk width called out on West University and North Mesa Del Sol, but no buffers.

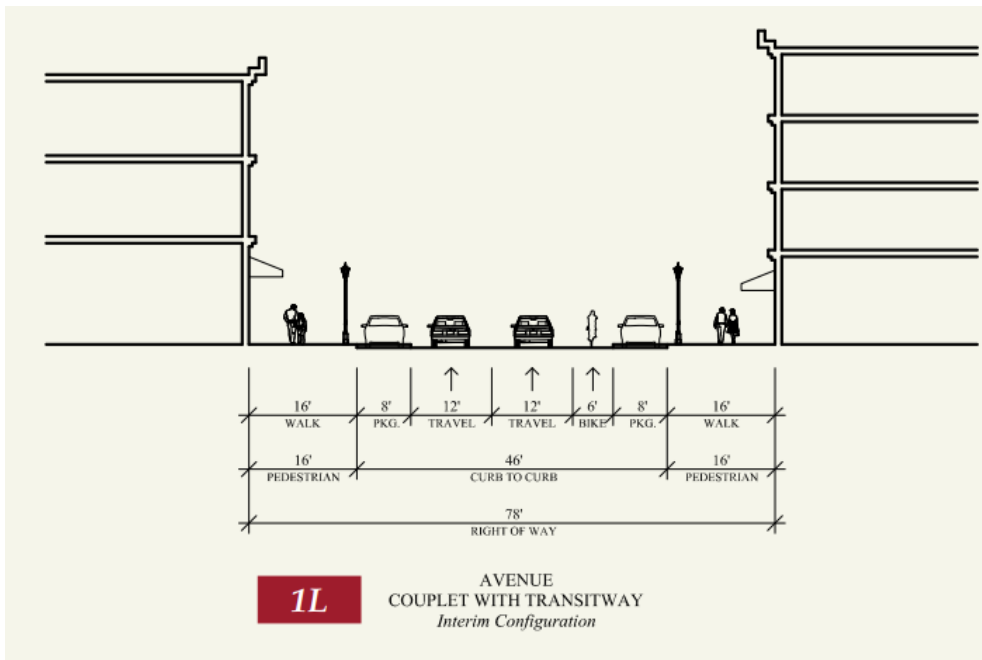
Roadways surrounding the site are governed by the Mesa del Sol (MdS) Level A and Level B Plans and the associated technical appendices and by the IDO and DPM where these are silent.

The MdS Level A Plan includes street sections in Chapter 3 Transportation. These sections define the required roadway configurations for the streets surrounding the subject property. These sections provide a different pedestrian realm configuration than the 10' sidewalk and 6-8' landscape buffer listed in the provided comment and in the DPM. These standards supersede the DPM requirements and are shown below.

Stryker Road and Dekooning Ave are required to provide a roadway configuration that meets the 2C Connector Residential section shown below, taken from page 41 of the MdS Level A Plan. Dekooning Ave is already constructed, and the proposed site plan would not alter the configuration of the existing roadway. A portion of Stryker Road is already constructed. The proposed improvements would match that existing section and conform to the geometry listed in the section below.



University Blvd and Mesa del Sol Boulevard are governed by the 1L Avenue Couplet with Transitway Interim Configuration, taken from page 40 of the Mesa del Sol Level A Plan.



The proposed road improvements will comply with the requirements of the Mesa del Sol Level A Plan by providing pedestrian realms that comply with the sections shown above.

Planning Comments:

Site plan sheets need to change from DRB to DFT in signature block and any other labels. Project and application numbers are needed.

The signature block has been updated to the DFT signature block and includes the project number PR-2023-008551 and application number SI-2023-00778.

Applicant needs to provide dimensions on the site plan for setbacks.

The site plan has been revised to indicate a setback of 10ft on all sides, due to the existing Public Utility Easement.

IDO 4-3(B)(8) Use Specific Standards for Multi-family.

- a. **No more than 40% of required usable open space can be private to a household. {MdS, p. 34 Provide 15% of net site area in usable open space. Please detail this calculation on the landscaping sheet.}**

Useable open space calculations have been added to the landscape sheet, indicating 79,009 sf of useable open space on the site for a total of 29% of the site as useable open space. All of this useable open space is available for resident use. No useable open space that is private to a household, such as balconies, are included in this calculation.

- b. **At least one tree per ground floor dwelling unit and 1 tree per second floor unit. Provide tree calculations per MF requirements: xx Trees are required; xx trees are provided.**

The subject property falls within the Mesa del Sol Activity Center and therefore requires only one tree per ground floor dwelling unit per IDO 4-3(B)(8)(b), which states "In DT-UC-MS-PT areas, this use shall provide somewhere on the lot at least 1 tree per ground floor dwelling unit, in addition to meeting all applicable standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening)". Based on this requirement 66 trees are required to be provided for the 66-ground floor dwelling units on site. The revised site plan provides 66 trees to meet this requirement.

- c. **Vegetative canopies cover 75% of the landscaped area. (3) Cool season grasses are restricted to 20%; warm season grasses may cover an additional 70%.**

The revised site plan shows the vegetative canopy coverage as 129,030 sf. 75% of that coverage is tree canopy coverage and 25% is ground-level plant coverage.

- d. **50% of trees shall be deciduous or coniferous with mature diameter of 25 ft.**

A minimum of 50% of trees provided on the site will have a mature diameter of 25 ft.

IDO 5-3(D) On-site Pedestrian Connections.

IDO 5-3(D)(3)(a) Confirm compliance on the landscaping plan with the two provisions below related to pedestrian walkways.

Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities).

5-3(D)(3)(b) Network of Walkways 1. On-site pedestrian walkways that meet the minimum width required by the DPM shall be provided between the pedestrian entrances of each primary building on the site.

On-site pedestrian walkways are provided between the pedestrian entrances of each primary building on the site. The pedestrian walkway connects primary pedestrian entrances that face to the exterior of the site on Buildings A, B, E, and F. Pedestrian walkways connect to the entrance of Building C on the northeast side of the building. This network of walkway connects to the entrance of the Building D structures via a walkway from the southeast corner of Building C which leads to an entrance courtyard between the two Building D structures. Shade trees have been provided where feasible along pedestrian walkways. The total number of trees required on the site is 239. This total includes the requirements for pedestrian walkway trees, required trees per ground floor dwelling unit, and required trees per 10 parking spaces. The landscape plan addresses the goal and intent of the MdS guidelines to create urban environment with higher density. the applicant provided the maximum number of trees feasible.

IDO 5-5(C) Off-street Parking: MdS Community Center 2.3.3

(g) has no minimum parking requirement; parking is provided based on market demand.

h)2. Bicycle parking 1 space per 10,000 sf building net floor area. Must be visible from storefronts or office building front doors.

h)3. Parking Design: No single parking area shall exceed 150 spaces unless divided into subareas that are internally landscaped. Detail compliance on site plan or in comment response letter.

h)4. Water harvesting in parking areas.

Parking areas include landscaping that divide parking area so that no single area of parking exceeds 150 spaces without landscaping. The largest grouping of parking spaces that does not contain landscaping is 26 spaces on the western side of the site. Landscaping is located within islands in the parking lot that also contain stormwater basins. These basins will be collected by storm drain and conveyed to the existing storm drainpipe within DeKooning, as shown on the conceptual proposed drainage exhibit.

IDO 5-5(D) requires motorcycle spaces based on required spaces. 5-6 motorcycle spaces should be provided for such a large residential complex. Please identify and specify motorcycle parking.

The site plan has been updated to provide seven motorcycle parking spaces.

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.

The site plan has been updated to provide 48 bicycle parking spaces.

IDO 5-5(C)9 requires 2% of the vehicle parking spaces to be electric vehicle charging stations with a rating of 240 volts or higher. Add 10 EV charging stations in the parking lots.

The site plan has been updated to provide 10 electric vehicle charging stations.

Confirm compliance with DPM TABLE 7.2.29 Street Element Dimensions for Sidewalk and landscape buffer, with notes on the infrastructure list for the following:

***DeKooning Avenue: Specify sidewalk and landscape buffer widths**

***North Mesa del Sol Blvd.: Specify sidewalk and landscape buffer widths**

***West University Blvd.: Specify sidewalk and landscape buffer widths**

***Stryker Road: Is Stryker an existing road?**

The infrastructure list has been updated to indicate dimensions of sidewalks and landscape buffers. As noted previously in this letter, DPM Table 7.2.29 is not applicable to this site. The street sections in the MdS Level A plan supersede DPM requirements for this site and the proposed pedestrian zone configuration meets the requirements of the MdS Level A Plan. Stryker Road is an existing road.

Provide information to indicate how your drainage plan meets MdS requirements for stormwater management (see MdS Level B, pages 8-9). How will the drainage ponds be stabilized: Pond 4 and the pond in the southeast corner? Minimum requirements are Standard Specification 1013. The landscaping plan needs to show stabilization for drainage pond or add a note to Infrastructure list to state: "Pond stabilization per Standard Specification 1013."

Refer to the approved grading and drainage submittal for how we meet the MdS requirements for retaining the storm water quality onsite. Note about stabilizing ponds has been added to the infrastructure list.

IDO 5-11(D):

A letter from the MdS Architectural Review Committee is a requirement to approve building architecture.

An approval letter from the Mesa del Sol Architectural Review Committee is included 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)

Building entrances are emphasized by providing windows above the doors. Main building entrances face to the exterior of the side and onto courtyards and are emphasized by recesses and changes in material. The first floor of building A, B, D, E, and F are setback so that the upper floors form an overhang to provide weather protection and a human scale.

(2) Facades: (a) Windows--

(1) Street-facing ground floor must have 20% in transparent windows.

(2) Windows recessed 2 inches or more must have a 2 inch casing.

(3) West facing windows must use heat mitigation.

Transparent glazing of street-facing facades on the ground floor is detailed on Sheets SDP-5.1-5.5. Buildings A and B have first floor glazing of 45% on the street-facing facades. Building D has first floor glazing of 28% on the street-facing facades. Buildings E and F have first floor glazing of 40% on the street-facing facades. Recessed windows shall be recessed not less than 2 inches and will be surrounded by a casing not less than 2 inches wide as required by IDO Section 5-11(d)(2)(a)2. Windows that face west will use heat mitigation measures including sunshades.

(b) Articulation:

(1) One element that is recessed or projected every 30 feet.

(2) Street facing has more than one building finish or color.

(3) Balcony massing, material, or color shall create visual interest.

(3) Roof Design: Any rooflines greater than 60 horizontal feet must have a vertical elevation change of 2 feet.

Articulation of the proposed buildings is detailed on Sheets SDP-5.1-5.5. The proposed building elevations include articulation in the form of recesses and projections every 30 feet, variations in color and materials, balconies, and windows. Rooflines include parapets to create visual interest. These parapets meet the requirements of (b)(3) by providing a vertical elevation change of 2 feet for those rooflines that are greater than 60 horizontal feet.

Please review the Climatic and Geographic Responsive Design Considerations to see additional way to make this project sustainable.

SubmittalFormClimaticGeographic_Responsiveness.pdf (cabq.gov)

The proposed development will include high-performance buildings that minimize the consumption of water and utilizes efficient building systems to help reduce overall carbon footprint. The site will have a network of electric charging stations for EV's. All lighting fixtures will have LED lamps and all plumbing fixtures will be low water usage.

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

The applicant understands that the recorded IIA is required prior to final signoff of the site plan.

Utility and AMAFCA signatures will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DRB agenda.

The applicant understands that Utility and AMAFCA signatures will be required for the Final Plat prior to acceptance of the final plat.

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. Please articulate how you comply with this code.

Tree planters within the parking lots will be revised during the construction document phase of the project to ensure the minimum requirement of 4'X9' is met. Compact parking space count will be revised accordingly to accommodate any shifts in geometry.

Please provide calculations demonstrating compliance with the requirements for Landscape area and open space area Per Mesa Del Sol Level B Framework Plan 2.5.2.

Useable open space calculations have been added to the landscape sheet, indicating 79,009 sf of useable open space on the site for a total of 29% of the site as useable open space. The Mds Level B Plan requires 15% of the site area be designated for useable open space.

Per Mesa Del Sol Level B Framework Plan 2.5.2 Usable open space must be a minimum of eight feet wide not including the sidewalks. Please articulate how you comply with this code.

Useable open spaces on the site exceed the minimum allowable width of 8 ft. These open spaces include courtyards and widened sidewalk areas, as articulated in the Mds Level B Plan.

Per Mesa Del Sol Level B Framework Plan 2.5.2 Water harvesting areas for surface runoff shall be provided in parking lots. Permeable paving. Please articulate how you comply with this code.

The parking lots contain stormwater basins. These basins will be collected by storm drain and conveyed to the existing storm drainpipe within Dekooning, as shown on the conceptual proposed drainage exhibit.

Per 5-6(C)(2)(c) tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation. Required vegetative coverage is a minimum of 65,647.5 SF; please provide vegetative coverage number and percent (based on the total provided landscape area).

The landscape plan has been revised to provide the vegetative coverage of 129,030 sf. 75% of the vegetative coverage is tree canopy coverage.

Per 5-6(C)(2)(c) of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. Required ground-level vegetative coverage is 16,412 SF; please provide ground-level vegetative coverage number and percent.

The landscape plan has been revised to provide the ground-level vegetative coverage of 33,200 sf, or 25% of the provided vegetative coverage.

On the plant legend please provide the quantity and coverage number for the plants.

The plant legend has been revised to specify the quantity and coverage number of the proposed plants.

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 you comply with this code by providing total square footage numbers for areas to have rock mulch as well as areas to have organic mulch.

The site plan has been revised to show that 28,733 sf, or 75% of the provided landscape area, is rock mulch ground cover. 12,911 sf, or 25% of the provided landscape area, is organic mulch ground cover.

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 been modified to remove permeable weed barrier fabric within the 5-foot radius around the tree trunk.

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.

Plant locations will be adjusted when the exact location of the listed equipment is finalized. A note stating "G. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE. VEGETATION SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS" has been added to the landscape plan.

Per 5-6(C)(8) The clear sight triangle shall be maintained at all exits of parking areas and street intersections. Keyed note number 4 on the landscape plan articulates complying with this code as follows: "In order to meet clear sight requirements, signs, walls, fences, trees, and shrubs between 3 and 8 feet tall (as measured from the gutter pan) will not be permitted in the clear sight triangle." Please 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. The symbols are associated with multiple plants and some of those plants would not qualify to be used in the site triangle; such as Beargrass (unless it is a dwarf Beargrass *Nolina lindheimeriana*), Ocotillo, Blue Sotol, and Deer grass.

The landscape plan has been revised to indicate compliance with this requirement. A note stating "D. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE." has been added to the general sheet notes on the landscape plan.

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.

A note stating "I. 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." has been added to the general sheet notes on the landscape plan.

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.

A note stating "J. ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPENSPACE 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." has been added to the general sheet notes on the landscape plan.

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

A complete irrigation plan will be provided with the building permit submittal. Irrigation notes on the landscape plan indicate compliance with IDO requirements.

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 for more clarification.

Tree locations will be adjusted when the exact location and size of the underground utilities is finalized. A note stating "H. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING. TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF SEWER OR WATER LINE." has been added to the general sheet notes on the landscape plan.

If overhead distribution electric or transmission lines are present, please indicate how the proposed landscape plan complies with 5-6(C)(10)(d).

No overhead distribution electric or transmission lines are or will be present on the site.

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.

The landscape plan has been revised to move trees away from transformers and to provide adequate clearance surrounding transformers and utility pads. A note stating "G. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE." has been added to the general sheet notes on the landscape plan.

Per 5-6(C)(10)(f) trees shall not be planted near existing or proposed street light poles. On the proposed landscape plan please consider moving the trees away from the light poles.

The landscape plan has been revised to move trees away from light poles.

If there are any existing vegetation that are going to be maintained please provide a report (5-6(C)(12)).

No existing vegetation on the site will be maintained.

Per 5-6(F)(2)(c) one (1) tree is required per 10 parking spaces. And no parking space is more than 100 feet in any direction from a tree trunk. Please show how you comply with these codes.

The revised site plan shows that every parking space is within 100 ft of a tree trunk.

Per 5-6(F)(2)(c) at least 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet; please make sure you pick a tree for this area that will eventually grow to at least 25 feet of canopy diameter.

At least 75 percent of the provided parking lot trees will eventually grow to a 25-foot diameter canopy.

Please provide an explanation regarding the plant palette and how it complies with Section 2C (plant palette) of Technical Appendices Level B Plan.

The plant palette of the MdS Level B Plan Technical appendices was consulted during the selection of plants for the site. The proposed plants on site are either listed on the MdS plant palette or substantially similar to those plants.

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