

April 5, 2023

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

**Re: Mesa del Sol Tract A - Mixed-use Multifamily**

Dear Mr. Rodenbeck,

Dekker Perich Sabatini, as the agent for Woodbury Corporation, is seeking approval of a Site Plan Administrative for a new mixed-use multifamily development on Tract A of the Mesa del Sol planned Community Center. The proposed development would include 405 apartment units, commercial retail spaces, and private garages. The apartment buildings will include a mix of unit types including studios, one-bedroom, and two-bedroom units.

The subject property is an approximately 9.5 acre parcel on Stryker Road, between University Boulevard and Dekooning Avenue. The subject property is zoned PC: Planned Community and falls within the boundaries of the Mesa del Sol Level A and Level B Framework Plans. These plans designate the site as a mixed-use Community Center.

The proposed development consists of one mixed-use four-story building, four (4) four-story apartment buildings, four (4) three-story apartment buildings, and two (2) private one-story garage buildings. The mixed-use building A is located on the prominent corner of West University and Stryker and houses the project's commercial spaces oriented to have maximum visibility from the road. The facades at street level have large expanses of windows and a mixture of materials at eye level along the street relating to pedestrian and commercial users. All buildings are designed in a Contemporary Southwest style with an emphasis on simplicity in geometric forms and in expression of materials. The "push a600 nd pull" of building massing is used to achieve multiple volumetric forms with a pleasing visual rhythm. Buildings are defined by clean lines, sharp corners, and straight parapets which serve to screen equipment on the flat roofs. All buildings included recessed openings, muted desert colors, and pops of more vibrant color for visual interest.

Per IDO Section 6-5(G)(1)(f), the proposed development is subject to the Site Plan – Administrative procedures and review and decision criteria. The proposed site plan complies with the criteria of IDO Section 6-5(G)(3) Review and Decision Criteria for Site Plan – Administrative as outline below. The criteria are bolded, and the responses are italicized.

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**6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.**

*The proposed site plan complies with the requirements of the Mesa del Sol Level B Framework Plan which lays out the dimensional standards and design standards for this site. Table 2-6-2 of the IDO lays out the applicable sections of the IDO within the PC Zone District. Within this table references to the applicability of each section of standards states "unless varied in the PC approval process". The approval process for the Mesa del Sol Framework plans did vary these standards, therefore the proposed development is required to comply with the standards within those framework plans rather than the standards of the IDO. Compliance with the framework plans is detailed below.*

**6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.**

*The existing infrastructure and public improvements in the vicinity have adequate capacity to serve the proposed development.*

**6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.**

*The subject property does not fall within the boundaries of any approved Master Development Plan; therefore this criterion is not applicable.*

**6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.**

*The proposed site plan complies with the requirements of the Mesa del Sol Level A and Level B Plans, as described in the table below. The standards listed in the table below are from the Mesa del Sol Level B Plan, Section 2.3.3 Development Standards for the Community Center.*

Development Standard	Community Center Development Standards	Proposed Development Design
Floor to area ratio	Maximum 2.0 FAR	1.2 FAR
Density	Maximum 80 du/ac	42 du/ac
Height	Minimum 20 ft on street-facing buildings Maximum 60 ft	60 ft
Off-street parking	No minimum parking requirement	501 parking spaces provided
Minimum usable open space	15% unless within 1/4 mile of park/open space	15% provided on site
Setbacks	Front: 0 ft min. Street side: 0 ft min. and 10 ft. max. Rear: 5 ft. min.	Front: 10' (needed for Utility easement) Side: Complies Rear: Varies – minimum 10'

*The proposed development would further the intent and purpose of the framework plans by including sustainable features such as high-performance buildings that minimizes 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.*

*The stated goals and objectives of the Mixed-Use Centers in the Mesa del Sol Level B Plan include a mix of uses with buildings sited close to the street with doors and windows facing the street to enliven sidewalks, a concentration of jobs and higher-density housing in a walkable area and minimizing parking lots along street frontages. The proposed site plan meets these goals and objectives by providing a mixed-use development with street-facing*

*facades articulated with windows, balconies, and varying materials to provide visual interest and to promote a human-scale building design by dividing building mass into smaller part.*

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The project team offered a Pre-Submittal Neighborhood Meeting to adjacent Neighborhood Associations per the requirements of IDO Section 6-4(B). At the request of the Mesa del Sol Neighborhood Association, a facilitated meeting was held on January 5, 2023. Concerns/questions raised by neighbors included the potential for the proposed development to obstruct existing views, animal habitat disruption, noise from construction activities and apartment residents, and increased traffic.

In response to these concerns, the project team worked in coordination with the Facilitator hired by the City for the Neighborhood Meeting. DPS conducted and shared a line-of-sight analysis to illustrate the proposed development's impact on existing views. Regarding animal habitat disruption, the proposed development's impact on the existing wildlife habitat would be minimal, based upon overall environmental studies done as part of the larger master plan. The overall development framework of the Mesa del Sol Level A and Level B plans includes extensive open space networks which will continue to function as existing wildlife habitats. The escarpments and La Semilla on the eastern and western sides of Mesa del Sol will be preserved in perpetuity; these areas will continue to provide habitat for wildlife.

Regarding the concerns about increased traffic, the project team has completed the applicable Traffic Scoping application and received the determination from the City of Albuquerque Traffic Engineer that no traffic impact study is required. The facilitator's meeting report is included in this application package. All these findings were shared with the neighborhood through the Facilitator.

Based on the rationale presented in this letter, we respectfully request approval of the proposed site plan. If you have any questions or need clarification, please contact me at [rebekahl@dpsdesign.org](mailto:rebekahl@dpsdesign.org) or at (505)761-9700.

Sincerely,



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