

Albuquerque Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> St NW, Suite 300  
Albuquerque, NM 87012

**RE: DFT Review Comments for Route 66 Flats (7600 Central Ave SW)**  
**Project Number: PR-2023-008589 aka (PR-2024-009904)**  
**Application Number: SI-2024-000136**

Attn: Hannah Aulick / Jolene Wolfley

On behalf of High Desert Housing and BlueLine Development, thank you for your Site Plan review of the new affordable housing community located at 7600 Central Avenue SW.

This response has been created by the following parties:

**Applicant/ Co-Developer**

BlueLine Development  
1004 South Avenue West  
Missoula, MT 59801  
Contact: Oriana Sanchez  
[oriana@bluelinedevelopment.com](mailto:oriana@bluelinedevelopment.com)

**Applicant/ Co-Developer**

High Desert Housing  
PO Box 80009  
Albuquerque, NM, 87198-0009  
Contact: Kara Summers  
[kara@hdhnm.org](mailto:kara@hdhnm.org)

**Architect/Planner**

Shopworks Architecture  
301 W. 45<sup>th</sup> Avenue  
Denver, CO 80216  
Contacts: Ed Parcell, AIA  
[ed@shopworksarc.com](mailto:ed@shopworksarc.com)

**Civil Engineer**

Wooten Engineering  
PO Box 15814  
Rio Rancho, NM 87174  
Contact: Jeff Wooten PE  
[jeffwooten.pe@gmail.com](mailto:jeffwooten.pe@gmail.com)

**Landscape Architect**

Flow Design Collaborative  
301 W. 45<sup>th</sup> Avenue  
Denver, CO 80216  
Contact: Ally Balderston  
[abalderston@flowdcla.com](mailto:abalderston@flowdcla.com)

Please see the attached comment responses to Plan Review #2, if there are any questions pertaining to the responses, please let us know- Thank you Taylor Bissert.

**Water Authority- David G. Gutierrez**

Utility Plan:

- a. Dimension the public water and public sewer easements on the utility plan.
- b. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly. **(Wooten Response) – Dimensions added to utility plan**

**Parks and Rec- Whitney Phelan**

Indicate on the site plan how street trees requirements are being met. Add calculation or dimensions. **(Flow Response) - Alternative Landscape Plan provided to address inability to provide street trees.**

Planning- Hannah Aulick/Jolene Wolfley

Application and project numbers need to be corrected **(SW Response) – Project number updated on coversheet**

4-3(B)(8)(a) No more than 40 percent of required usable open space can be private **(Flow response) - Calculations updated and reflected in Alternative Landscape Plan**

This use shall provide, somewhere on the lot, at least 1 tree per ground floor dwelling unit and at least 1 tree per second floor dwelling unit; no additional trees- **(Flow response) - Calculations updated and reflected in Alternative Landscape Plan**

Twenty-five (25) percent of the net lot area shall contain landscaping- **(Flow response) - Calculations updated and reflected in Alternative Landscape Plan**

Allowable uses in the Commercial category are required along 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor – **(SW Response) - current design meets this requirement, Jolene Wolfley noted drawings are acceptable as is.**

Community Garden

Operation of power equipment or generators shall not occur between the hours of 10:00 P.M. and 7:00 A.M.- **(SW Response) – note added to Architectural Site Plan on sheet SITE-1.0. “No use of power equipment or generators between 10pm – 7am”**

Food products may be grown in soil native to the site if a composite sample of the native soil, consisting of no less than 5 individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the New Mexico direct-contact standards for lead; and the applicant demonstrates any of the following:

1. That the site has only been put to residential or agricultural use in the past through maps, deeds, prior permits, or a combination of those sources. **(SW Response) - Historic aeriels provided.**
2. A composite sample of the native soil, consisting of no less than 5 individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are at or below the thresholds listed in Table 4-3-1. **(Flow Response) - Note 20 under General notes on sheet LS100**

Access and Connectivity

Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(i)- **(Flow response) - Building overhang provides shade along required pedestrian walkway along façade of building. Alternative Landscape Plan provided to address inability to provide street trees.**

## Landscaping and Buffering

The mature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows. (SEE CALCS IN COMMENTS) ***(Flow Response) - Calculations updated and reflected in Alternative Landscape Plan. Calculations of individual species have been added to Plant Schedule.***

5-6(C)(3)(e) Any covered or uncovered outdoor seating and gathering areas provided to meet requirements in Subsection 14-16-5-11(E)(3) (Outdoor Seating and Gathering Areas) may count toward up to 1/3 of required landscaping in Section 14-16-5-6 but shall be subject to standards in Subsection 14-16-5-6(C) (General Landscaping Standards).

Please show proper calculations to indicate the area of each of the items mentioned above separate from the landscape area. ***(Flow Response) - Calculations updated and reflected in Alternative Landscape Plan***

Please add the following notes to the Landscape Plan ***(Flow Response) - Notes added to Alternative Landscape Plan***

- general notes to reflect this code, all vegetation shall comply with Article 9-12....
- all required plant materials shall be free of disease and insects ....
- all vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.
- if used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff
- a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.

Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided. ***(Flow Response) - Building overhang provides shade along required pedestrian walkway along façade of building. Alternative Landscape Plan provided to address inability to provide street trees.***

The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area. ***(Flow Response) - Calculations updated and reflected in Alternative Landscape Plan. Area calculations have been added to landscape legend.***

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. (See figure below.) ***(Flow Response) - Planting detail updated to reflect this requirement***

All vegetation required by this Section 14-16-5-6 shall meet the minimum size requirements in Table 5-6-1 unless specified otherwise in this IDO. ***(Flow Response) - Note added to Alternative Landscape Plan***

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. ***(Flow response) - Note added to Alternative Landscape Plan***

Planting near Utilities

Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced. ***(Flow Response) - Alternative Landscape Plan provided to address inability to provide street trees in utility easements.***

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. (See figure below.) ***(Flow Response) - Alternative Landscape Plan provided to address inability to provide street trees in utility easements***

Per 5-6(C)(10)(c), trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facilities maintenance and repair. ***(Flow Response) - Alternative Landscape Plan provided to address inability to provide street trees.***

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. ***(SW Response) - Transformer located at Northeast corner of site, noted on Site-1.0 and LS102. Screening provided in the form of shrubs per meetings with Albuquerque planning department. All vegetation allows 10' clearance from transformer as indicated on the planting plan.***

Irrigation installation

Consider planting trees on the top elevations of the ponding area and provide landscaping for this area. ***(Flow Response) - Landscaping has been provided in this area to the greatest extent possible.***

Please show compliance with Section 1013: Slope Stabilization and Seeding for drainage ponds. ***(Flow response): Requirements of Section 1013 have been specified in SPEC 329220. Reference note 6 refers contractor to specification and Section 1013 requirements. Spec section has been provided to planner***

Edge Buffering

Per 5-6(E)(2)(a), General, a landscaped edge buffer area shall be provided on the subject property along the property line between the two properties.

- If a wall at least 3 feet in height is provided or exists along the property line between the 2 properties, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property. ***(Flow Response) - Note has been added to alternative landscape plan and requirement has been met in the planting plan.***

Per5-6(F)(3), mixed use- screen

Per 5-6(G)(2)(a), R-ML, R-MH, and Mixed-use Zone Districts, outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent

practicable. *(Flow Response) - Screening provided in the form of shrubs per meetings with Albuquerque planning department. All vegetation allows 10' clearance from transformer as indicated on the planting plan*

5-11 BUILDING DESIGN

5-11(D) MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5-11(D)(2)(b) Articulation

Facades shall change in massing and form as specified below to visually break up the building. Each front and side façade shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach.

1. The façade shall have at least one element that is recessed or projected from the façade by at least 6 inches and that is 2 feet in width for every 30 feet of facade length. Please make proper changes to comply with this code. *(SW Response) - Hannah Aulick agrees the canopies meet articulation requirement for the Courtyard West Elevation and the other side and front elevations previously met requirement.*

5-11(D)(3) Roof Design

Rooflines longer than 60 horizontal feet shall include at least one vertical or horizontal elevation change of at least 2 feet. Roofs with a pitch of less than 2:12 shall be screened by a parapet wall. Please make proper changes to comply with this code. *(SW Response) - rear roofline updated to meet requirement, Courtyard West Elevation 60'-10 1/4" length approved by Jolene Wolfley*

**END OF COMMENT RESPONSE**