

Albuquerque Planning Department
City of Albuquerque
600 2nd St NW, Suite 300
Albuquerque, NM 87012

RE: DFT Review Comments for Route 66 Flats (7600 Central Ave SW)
Project Number: PR-2024-009904

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
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Applicant/ Co-Developer

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Albuquerque, NM, 87198-0009
Contact: Kara Summers
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Architect/Planner

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Civil Engineer

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Contact: Jeff Wooten PE
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Landscape Architect

Flow Design Collaborative
301 W. 45th Avenue
Denver, CO 80216
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Please see the attached comment responses to Plan Review #1, if there are any questions pertaining to the responses, please let us know- Thank you Ed Parcell.

Water Authority- David G. Gutierrez

Utility Plan:

- a. Provide a utility plan or Civil Drawings that indicates the location of proposed services.
- b. Show existing public water and public sewer mains and any associated easements on the utility plan.
- c. Dimension the public water and public sewer easements on the utility plan.

(Wooten response): Utility Plan provided, see sheet C-300.

d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.

(SW Response): Refer to C-300 Utility plan

e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.

(Wooten Response): No water or utility easements on site. The water and sewer mains are located within the Central Ave R/W.

Code Enforcement- Jeff Palmer

The R-T area must meet standards of IDO 5-1(C), Table 5-1-1, and the MX-M area must meet standards of IDO 5-1(D), Table 5-1-2. The proposed uses are permissively allowed in their respective areas of the lot, as shown. ***(SW Response): current design meets standards.***

Amenity must cover 50% of the ground floor front façade per IDO 4-3(B)(8)(f), ***(SW Response): current design meets standards, calculations added to front elevation***

This will require a Landscape buffer of 15 feet along the East property line abutting these properties, as per IDO 5-6(E)(5), Table 5-6-5. ***(SW Response): drawings had been updated to meet this standard.***

Neighborhood Edges, per IDO 5-9 ***(SW Response): Neighborhood edges doesn't apply to this project.***

Signage must meet all requirements of IDO 5-12, ***(SW Response): Revised design to meet Wall Sign per Table 5-12-2- in MX-M, illuminated sign under separate permit per 5-12 (D) (1), and per 5-12(E)(5)(c) in Mixed use Zone District***

Hydrology- Renee Brissette

Hydrology has an approved Grading & Drainage Plan (K10D065) with engineer's stamp 11/17/2023.

Hydrology has no objection to the Site Plan for Building Permit.

Parks and Recreation- Whitney Phelan

Street Frontage Trees are required along Central Ave per IDO 14-16-5-6(D)

5-6(D)(1)(a) All development shall comply with Part 6-6-2 of ROA 1994 (Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages

where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement.

(Flow response): Street frontage buffer trees have been discussed with planning and the city forester. Due to utility locations street trees must be located outside of the 20' buffer and will be a mix of ornamental trees and Golden Rain Trees – prioritizing Golden Rain trees for their shading abilities. Due to utility limitations and prioritizing shade, we are unable to provide the required 10 trees.

Transportation- Ernest Armijo

Transportation has an approved TCL dated 1/19/2024.

Central is a Principal Arterial and a major transit corridor within a center. It is required to have 10' to 12' sidewalk with a 6' to 8' landscape buffer. Your plan does not currently call out these widths, so please provide those. ***(Wooten response)- provided new 4.5' sidewalk at existing 6' sidewalk along Central Ave to meet the minimum 10' wide sidewalk requirement, NEW TCL Approval included in submittal. 6' landscape buffer located behind the sidewalk.***

Planning- Hannah Aulick/Jolene Wolfley

Application number needs to be added to the Site Plan. ***(SW Response): number added***

Confirm that there is no previously approved Site Development Plan. Changes to that plan may require minor/major amendments to the plan. ***(SW Response): no previously approved plans***

Solid waste signature ***(SW Response): approved drawings for with Solid Waste approval included at end of package***

Public notice requirements ***(SW Response): posted sign located on site (photos sent in separate email to the City), neighborhood coalition outreach via email – documentation provided***

Check and demonstrate compliance with section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer ***(SW Response): plans updated to meet requirements***

MX-M Zone District Dimensional Standards Summary is as follows: ***(SW Response): revised Table on Site plan***

Front Maximum setback: 5 ft. / Provided setback: 44 ft. ***(SW Response): 5' is the minimum setback***

Move the trash enclosure so it is only in one of the zones ***(SW Response): since this is one zone lot the trash enclosure will be left as design, any changes to the location would impact the required fire lane on the south side of the building.***

4-3(B)(8)(a) No more than 40 percent of required usable open space can be private **(Flow response): The code reads “can be private to a household” – We are providing no usable open space that is private to a household.**

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 have been corrected and tree requirements met. Please refer to landscape notes sheet for calculations**

Twenty-five (25) percent of the net lot area shall contain landscaping- **(Flow response): Calculations have been provided in the ‘Multi-family dwelling requirements chart’ Please refer to landscape notes sheet**

Cool season grasses are restricted to 20 percent of the landscape area- **(Flow response): Native Seed mix has less than 20% cool season grasses. The Native seed mix being used is the sandy soil seed mix from Section 1013.**

4-3(B)(8)(f) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of a Major Transit or Premium Transit Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor. **(SW Response): calculations added to plans to show compliance.**

Community Garden

The maximum size of this use is 3 contiguous acres- **(SW Response): current design meets this requirement.**

This use shall be limited to the propagation and cultivation of plants- **(SW Response): current design meets this requirement.**

Accessory structures such as hoop houses, shade structures, and storage sheds are allowed, but no such structure shall be more than 8 feet in height- - **(Flow response): Community garden shade structure revised to meet 8’ maximum height requirement**

Operation of power equipment or generators shall not occur between the hours of 10:00 P.M. and 7:00 A.M.- **(SW Response): current design meets this requirement, notations added to architectural site plan.**

The site drainage and maintenance must prevent water and fertilizer from draining onto adjacent property that is not part of the contiguous land in urban agricultural use- **(Wooten response): current design meets this requirement, all drainage retained on site.**

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: **(SW Response): the site has only been used as residential, see the aerial images attached to this response.**

Mixed- Use Zone Districts.

Dimensional Standards (per the table 5-1-2). **(SW Response): Current design meets this requirement.**

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. Utility locations don't allow us to provide shade trees to the required ROW pedestrian walkway.**

The width of the required walkway may vary along the entire length of the façade provided that the average required width is maintained and provided that the width of the walkway along the façade is a minimum of 8 feet- **(SW Response): Current design meets this requirement, pedestrian walkway calculation provided in statistical information chart on sheet SITE-1.0 in response to IDO 5-3(D)(3)(B)-4 and Table 5-3-1.**

Landscaping and Buffering

Minimum Landscape Area, a minimum of 15 percent of the net lot area of each development shall contain landscaping. Minimum required landscape area is 11,682 sq. ft. and the provided landscape area is 13,810 sq. ft.- **(Flow response) Landscaping requirements are met and are shown in the 'Landscape Requirements Chart' on sheet LS100**

The mature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows. (SEE CALCS IN COMMENTS) **(Flow response): Landscaping requirements are met and are shown in the 'Landscape Requirements Chart' on sheet LS100**

1. 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. (See figure below.)
2. 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.

Minimum required vegetation coverage is 10,357.5 sq. ft. and the provided vegetative coverage is 12,802 sq. ft.

Minimum required ground-level vegetative coverage is 3,200.5 sq. ft. and provided ground-level vegetative coverage is 3,225 sq. ft.

(Flow response): Landscaping requirements are met and are shown in the ‘Landscape Requirements Chart’ on sheet LS100

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 provided in ‘Multi-Family Dwelling Requirements’ chart on sheet LS100**

Please add the following notes to the 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): Shade trees along pedestrian walkway have been discussed with planning and the city forester. Due to utility locations street trees must be located outside of the 20’ street landscape buffer and will be a mix of ornamental trees and Golden Rain Trees – prioritizing Golden Rain trees for their shading abilities. Due to utility limitations and prioritizing shade, we are unable to provide the required 10 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): Calculation provided in ‘Multi-Family Dwelling Requirements’ on sheet LS100**

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 reflects this requirement**

All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas. **(Flow response): There are no landscape beds located directly in front of parking spaces, landscape areas are protected from vehicular encroachment.**

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 planting notes reflecting this requirement. See sheet LS100**

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): Current design meets this requirement.**

Protecting Clear Sight Triangle

The clear sight triangle shall be maintained at all exits of parking areas and street intersections. **(Wooten response) sight triangles added to Site Plan.**

Planting in ROW

Please add the following notes to the Landscape Plan – **(Flow response) Notes added to ‘Planting Plan Notes’ see sheet LS100**

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....

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....

Per 5-6(C)(9)(c), where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system....

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): (Per 5-6(C.)(16)- Alternate Landscape plans, approved by Planning director, provide no reduction in planting 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. (See figure below.) **(Flow response): Tree planting within ROW not possible outside of 10' in any direction of water lines. Street trees have been planted as far from water lines as possible.**

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): Current design meets this requirement.**

Per 5-6(C)(10)(d), if overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric lines, one ornamental tree with a mature height of 12 feet shall be planted per 20 feet of street frontage. New trees planted near electric transmission lines shall be no taller than 25 feet in height at maturity to avoid conflicts with existing electric facilities. **(Flow response): Change the trees under the overhead distribution line along the north edge of the project to Golden rain trees and Russian hawthorns per City Forester comment. Shade trees along pedestrian walkway have been discussed with planning and the city forester. Due to utility locations street trees must be located outside of the 20' street landscape buffer and will be a mix of ornamental trees and Golden Rain Trees – prioritizing Golden Rain trees for their shading abilities. Due to utility limitations and prioritizing shade, we are unable to provide the required 10 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. **(Flow response): All vegetation provides 10' clearance of ground mounted transformer. Screening of transformer provided in ROW in the form of tall shrubs.**

Trees shall not be planted near existing or proposed street light poles. 15 feet of clearance is required. Please confirm compliance with this code. **(Flow response): an existing street light is located at northwest corner of property- provide clearance 15' of clearance has been provided between all trees and proposed street light poles**

Existing Vegetation Credit

None will be maintained

Stormwater management

required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation. **(Flow response): Landscape and buffer areas are designed to permeate stormwater and divert excess water to the stormwater treatment pond on site.**

Where pedestrian walkways and multi-use trails cross required landscape areas, permeable paving may be used and may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area). **(Flow response): Current design meets this requirement**

Irrigation Systems

Add the following notes to the Landscape plan **(Flow response): Irrigation notes have been added to sheet IR100**

Per 5-6(C)(14)(a), irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).

Per 5-6(C)(14)(b), all irrigation systems shall be designed to minimize the use of water.

5-6(C)(14)(c), all non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.

Per 5-6(C)(14)(d), the irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

Irrigation installation

Add notes to the Landscape plan **(Flow response): Irrigation notes have been added to sheet IR100**

5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner’s agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.

5-6(C)(15)(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required landscaping.

Consider planting trees on the top elevations of the ponding area and provide landscaping for this area. **(Flow response): Thank you for this comment, required trees for eastern buffer located to provide shade along the path and a small bench area has been added. This area meets the requirements.**

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.**

Street Frontage Landscaping

Required street trees: **(Flow response): Shade trees along pedestrian walkway have been discussed with planning and the city forester. Due to utility locations street trees must be located outside of the 20' street landscape buffer and will be a mix of ornamental trees and Golden Rain Trees – prioritizing Golden Rain trees for their shading abilities. Due to utility limitations and prioritizing shade, we are unable to provide the required 10 trees.**

Edge Buffering

Where multi-family, mixed-use, or non-residential development other than industrial development occurs on a lot abutting or across an alley from a lot containing low- density residential development in an R-A, R-1, R-MC, R-T, or RML zone district, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below.

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.

Area of Change next to Area of Consistency

Where a premises partially or completely in an Area of Change is abutting or across an alley from a premises partially or completely in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot(s) adjacent to the premises partially or completely in the Area of Consistency, regardless of the proposed land use on that lot or premises, unless specified otherwise in this IDO.

(Flow response): 15' buffer required at southeast single-family properties, south of zone district line. 15' buffer and 1 tree every 15' along wall provided at area of change next to area of consistency scenario found on site – per 5-6(E)(2)(A)

Parking Lot Landscaping

General, at least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped. Please show relevant calculations to demonstrate compliance with this code.

(Flow response): Parking lot requirements chart provided on sheet LS100

1. One (1) tree is required per 10 parking spaces.
2. No parking space may be more than 100 feet in any direction from a tree trunk.
3. 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.

Rooftop screening- per 5-6(G)(1)(a)- no screening required for solar , (b) mixed-use district screened by parapet wall. **(SW response): see updated diagram and roof top equipment location from Central Ave on sheet SITE-5.0.**

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): Landscape screen provided to the North of transformer in the form of tall shrubs in ROW while also meeting space requirements of landscape from transformer**

Loading, Service, and Refuse Areas

Per 5-6(G)(3)(a) Covering Waste Containers, all waste containers and dumpsters shall be in a roofed enclosure or be equipped with and use a lid covering and shall be designed so that stormwater runoff does not reach storm drain inlets. **(SW response): dumpsters include lids.**

Per 5-6(G)(3)(b) Development Abutting Low-density Residential Where a lot is abutting low-density residential development or lots zoned R-1, R-MC, or R-T, dumpsters for solid waste, but not for recycling, are prohibited in any required setback or landscape buffer area that is contiguous with the low-density residential development. **(SW response): Current design meets requirement**

Per 5-6(G)(3)(c) R-ML, R-MH, and Mixed-use Zone Districts Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are 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. **(SW response): location of dumpsters setback from ROW to limit visibility, dimension added to site plan; Re: SITE-1.0.**

Walls and Fences

It appears that there is an existing fence as well as courtyard fencing on the site. Please explain and articulate how the exiting fence is compliant with the IDO per 5-7 - walls and fences. **(SW response): per 5-7(B)(1) applies to new walls or replacement / repair of existing walls. All fencing on the east and west side of the property are existing neighbors fences and will remain. Fence at south property line will be replaced in order to bring up to compliance.**

(SW response): Location- per 5-7(C.)(1)- may be constructed anywhere on a lot. Per Table 5-7-1, maximum height in mixed use shall be 8'. The decorative fence at the courtyard is 6' tall.

5-7(E)(1)(c) Barbed tape, razor wire, barbed wire, or similar materials are regulated as follows.

1. In or adjacent to any Residential zone district, such materials are prohibited, except that critical infrastructure facilities are exempt from this regulation.

Outdoor and Site Lighting (Photometric Plan provided)

Please articulate how the project meets codes under this section. **(MV response)-general notes on sheet PH-01 reference code compliance as pertaining to light trespass. Note 4 has been added to reference glare or B.U.G. ratings of specified luminaires.**

5-12 SIGNS

Please articulate how the project meets codes under this section. **(SW response): illuminated wall sign per Table 5-12-2 and 5-12(E)(5)(c)**

5-11 BUILDING DESIGN5-11(D) MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Primary pedestrian entrances to each primary building shall be emphasized and provide weather protection through variations in the façade, porticos, roof variations, recesses or projections, or other integral building forms.

(SW response): Awnings and roof overhangs noted on building elevations to show compliance

Façades shall be designed to provide a sense of human scale. Building façades shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach.

5-11(D)(2)(a) Windows

A façade shall have windows as a prominent feature.

The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors. Please articulate how the project complies with this code.

(SW response): design meets requirements, transparency calculation table added to sheet SITE-5.0

Windows on the upper floors shall be recessed or projected not less than 2 inches and/or shall be surrounded by a window casing or frame not less than 2 inches wide, except for portions of the façade that are storefront window systems or curtain walls. Workforce housing is exempt from this requirement. Please articulate how the project complies with this code.

(SW response): windows recessed not less than 2", notes added to building elevations

Windows facing west shall use heat mitigation features. Please articulate how the project complies with this code. Please consider renaming the side elevations to east or west elevation in order to clarify this item.

(SW response): Building elevations renamed to reflect orientation. Notes added to show heat mitigation features on west elevations

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.
2. Each street-facing façade shall be designed with more than one building finish material or color.
3. Art, such as murals or sculpture, that is privately-owned or coordinated through the City Public Arts Program, may count toward requirements in 1 or 2 above.
4. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required transparent windows and/or doors. **(N/A)**
5. For projects that use 75 percent or more of the ground floor as parking, these standards apply to the stories above the parking level. **(N/A)**

(SW response): design meets requirements, notes added to building elevations

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): design meets requirements, notes added to building elevations

END OF COMMENT RESPONSE