

November 09, 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: Farolito Senior Community - Mixed-use Multifamily

Dear Mr. Rodenbeck,

Dekker Perich Sabatini, as the agent for
Farolito Apartments Limited Partnership LLLP

By: Farolito Senior LLC its General Partner

By: Greater Albuquerque Housing Partnership,

Is responding to DFT comments dated October 18th, 2023. DFT comments are shown in **Red**
and Responses are shown in **Orange**.

1 General items

- **Project and application numbers must be added to the site plan set.** Project & application numbers have been included on sheet SDP1.1

4-3 Use-Specific Standards

- IDO 4-3(B)(8) Use Specific Standards for Multi-family:
4-3(B)(8)(a) No more than 40% of required usable open space can be private to a household. **Articulate how the design meets this criterion.** All usable open space is reserved for all residents of the project or visitors within the south boundary. No individual household has private open space in this project.
- 4-3(B)(8)(c) 1. At least one tree per ground floor dwelling unit and 1 tree per second floor unit. **Articulate how the design meets this criterion.** One tree per ground and second floor have been provided for this site. Total tree counts can be found on Landscape calculations LP101.
- 4-3(B)(8)(c) 2. Twenty-five (25) percent of the net lot area shall contain landscaping; playgrounds, sports courts, swimming pools, or similar features may count up to 10 percent of net lot landscaping. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscaped area, and the maximum a tree canopy shall count toward this requirement is 600 square feet. **Articulate how the design meets this criterion.** Our reference to 15% has been corrected to list the 25% requirement. Our provided 44% landscape area remains.
- 4-3(B)(8)(c) 3. Cool season grasses are restricted to 20%; warm season grasses may cover an additional 70%. **Articulate how the design meets this criterion.** the two ornamental grasses on the planting plan are considered warm season. the non-irrigated seed mix is comprised of majority warm season grasses. the only cool season grasses on the plan occur in the seed mix and are indian ricegrass, western wheatgrass and little bluestem.

- 4-3(B)(8)(d) At least 50 percent of the trees required above shall be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet. **Articulate how the design meets this criterion.** Out of the total 79 trees listed in the plant schedule, 44 trees are capable of attaining a mature canopy diameter of at least 25 feet. This constitutes approximately 55.7% of the trees. Therefore, this design meets the criterion set by the Albuquerque IDO, which requires that at least 50 percent of the trees have a mature canopy diameter of at least 25 feet

5-1(D) Dimensional Standards/Mixed-Use Zone Districts

- Per 5-1(D) Mixed-Use Zone Districts, all development in any Mixed-use zone district shall comply with the dimensional standards in Table 5-1-2. Minimum Usable Open Space required: 1-bedroom units: 72 x 225 sq.ft.=16,200 sq.ft.2-bedroom units: 10 x 285 = 2,850sq.ft. Total minimum required Open Space= 19,050 sq.ft. **Include the provided Usable Open Space on your calculation table.** Usable open space has been added to SDP1.1 (38,052 sf. Provided)

5-3 Access and Connectivity

- IDO 5-3(D)((3)(b) 4. Pedestrian walkways shall be installed along any street-facing façade with a pedestrian entrance of a building containing mixed-use development. Per table 5-3-1 for a building larger than 10,000 sq. ft. and smaller than 50,000 sq. ft. a 10-foot sidewalk is required. **Please clarify how design meets this code.** We are R-2 primary use building. Our B uses are ancillary to the primary occupancy use.

5-5 Parking and Loading

- IDO 5-5(D) requires motorcycle spaces based on required spaces. 3 motorcycle spaces should be provided. **Please identify and specify motorcycle parking.** Calculations have been updated to reflect 3 motorcycle spaces on site.
- IDO 5-5(E) requires bicycle spaces based on provided parking spaces. Per Table 5-5-5, 3 bicycle spaces or 10% of required off-street parking spaces, whichever is greater is required. 8 Bicycle spaces are required. 36 total bicycle spaces are provided (18 spaces are indoor and 18 spaces are outdoor) **Please verify how many bicycle pads are provided.** Per bicycle parking calculations 10 outdoor spaces are provided on one pad near our building entry with additional 18 spaces provided in a secure storage inside our building.
- Corrected parking table provided below.

Type	Required	Provided
General Spaces	54	76
ADA		16
Bicycle	8	28
Motorcycle	3	3
Electric Vehicle	No Requirements	8

- **Confirm compliance with DPM TABLE 7.2.29:** *Central Avenue NE (Major Transit): 6-10-foot sidewalk and 6-8-foot landscape buffer is required. 6' sidewalk provided w/ a 7'-3" landscape buffer

5-6 Landscaping, Buffering, and Screening

- Please provide an explanation regarding the plant palette and how it complies with 5-6 (A)(4). Plant selections were directly associated with Luminaria 1 Project. For the exterior/parking site design we utilized native and xeric plant species. The only plants that do not comply with low water use requirements are the fruit trees and edible plants, which are a special request of the client for the use of the residents.
- Ensuring the use of native and/or adapted, low water use or xeric species and regionally appropriate, sustainable design and maintenance techniques to conserve water resources. Please provide plant quantities, mature size and level of water consumption on your plant legend. Adding a separate sheet for this so that everything is legible, see LP501, DFT
- 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 mature size of actual vegetation. Required vegetative coverage is the minimum of 26,240 sq. ft. The provided vegetative coverage is 40,312 SQ. ft. Please include mature sizes of the plant material on your plant legend. This is covered in the new LP501, DFT Sheet.
- 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. Please correct tree planting detail to show a 5-foot radius bark mulch around the tree trunk. Please remove the weed barrier extension from this 5-foot radius area. Please see below. Corrected.
- 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." For those plants located in the site triangles, please specify the shrubs' mature size. Trees within the clear sight triangle have been removed from the project. All other plants comply.
- 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. A note regarding this comment must be added to the landscape plan General Notes. Completed.
- Per 5-(C)(9)(b) any trees that overhand 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. A note regarding this comment must be added to the landscape plant General Notes. Already included, see General Note E

- 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. A note regarding this comment must be added to the landscape plant General Notes. Completed
- Overhead distribution electric or transmission lines are present on the site, per 5-6(C)(10)(d) please consider moving the trees away from existing OHU> Please refer to 5-6(C)(10)(d) Please consider showing the existing light poles along the frontage of the site and show 15' clearance around those street lights. No tree trunk should be placed closer than 15' to the light poles. Completed
- Per 5-6(C)(10)(e), all screening vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance for access an to ensure the safety of the work crews and public during maintenance and repair. Please consider correcting the relevant not on the Landscape Plan to match the IDO code language. Completed
- 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. See figure below as an example: A note regarding this comment must be added to the landscape plant General Notes. Completed
- Per 5-6(D)(1)(c), planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3. Please confirm compliance with this code. One required tree was placed in a sight triangle, this code is no longer met. 8 street trees provided.
- Per 5-6(F)(2)©3. At least 75 percent of required parking area trees shall be deciduous canopy-type shade trees, capable of achieving mature canopy diameter of at least 25 feet. Please confirm compliance with this code. Confirmed, see landscape calculations on sheet.
- Per 5-6(F)(2)(d)1., the minimum size tree planters within off-street parking areas shall be 60 square feet per tree. Please show area of parking lot landscape area to show compliance with this code. Please see calculations included on sheet.

If you have any questions or need clarification, please contact me at anthony@dpsdesign.org or at (505)761-9700.

Sincerely,



Anthony Santi
Dekker Perich Sabatini