

From: [Ortiz, Monica](#)
To: ["Miriam Hicks"](#)
Cc: [Patz, Logan W.](#); [Michel, Racquel M.](#)
Subject: RE: Sawmill Village Madera Crossing
Date: Friday, October 07, 2016 10:50:42 AM
Attachments: [IMG_20161006_134923915.jpg](#)
[DRS-ADA ACCESSIBLE PARKING CHECKLIST.doc.pdf](#)

Good morning Miriam,

We went out yesterday to do the TCL-CO for Madera Crossing Building E2 & E3 phase's 1B and 1C . There are five punch list items we will need corrected prior to release of permanent TCL-CO. We will release a 30-day extension for completion of these items as follows:

- The ADA Van accessible parking stall and Van accessible aisle located Northeast of building E2 were not constructed to plan and does not allow proper ADA access. See attached photo.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs. See attached the 2009 NM accessible parking checklist.
- The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- The motorcycle parking located East of building E3 is missing the pavement striping and motorcycle signage.
- Label the compact parking spaces located East of building E3 by placing the words **"COMPACT"** on the pavement.

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. Thanks

Monica Ortiz

Planning Department – Transportation & Hydrology
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From: Miriam Hicks [mailto:MiriamH@dpsdesign.org]
Sent: Tuesday, October 04, 2016 12:09 PM
To: Ortiz, Monica
Subject: RE: Sawmill Village Madera Crossing

Monica Ortiz

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From: Dicome, Kym
Sent: Friday, September 30, 2016 9:42 AM
To: Ortiz, Monica
Cc: Miriam Hicks
Subject: FW: Sawmill Village Madera Crossing

Monica;

I deemed that the changes were so minor that they did not warrant an official AA. They can proceed without one.

Let me know if you have any questions.

Kym E. Dicome

Current Planning Manager
Urban Design & Development Division
City of Albuquerque Planning Department
505-924-3814 direct
kdicome@cabq.gov

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From: Miriam Hicks [<mailto:MiriamH@dpsdesign.org>]
Sent: Thursday, September 29, 2016 2:57 PM
To: Dicome, Kym
Subject: Sawmill Village Madera Crossing

Kym,

About a month ago you helped me get my temp CO for Madera Crossing for the parking calcs. The temp CO I received says I need to have an approved Administrative Amendment but you didn't feel that was necessary. I know you spoke with Monica Ortiz that you were satisfied. Is there an email that or something that might suffice to satisfy this requirement?

PROJECT DATA:

Address: 18th Street and Bellamah Avenue N.W.

Zone Atlas Page: H&J-13-Z H & J-13-Z

The Site

Phase 1:

Legal Description:

Lots 1 - 10 within the Town of Albuquerque Grant in Projected Sections 7 and 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico

Address: 1701 Bellamah Ave. N.W.

Zoning: SU-2/SU-1 for PRD

Acreage: 7.4628

Phase 2:

Legal Description:

Tract 2-D of the Arbolera de Vida subdivision, Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 11, 2005 in Plat Book 2005C, Page 106

Zoning: SU-2/SU-1 for PRD with Microbrewery

Acreage: 2.5132

Total acreage for both sites is 9.976

Cross access and drainage easements provided.

Phase 2 (Building A1) site development plans for building permit are delegated to the DRB for approval.

Proposed Use

Site is being developed in two phases as mixed-use with housing, retail and active space (small rental spaces for artisan and incubator office space). Phase 2 has two single-story retail buildings and a building with Active Spaces and Apartments above a two-story brewery & restaurant and a two-story performing arts center (KPAC). The following is Phase 1 development: Lot 2 is ground floor Retail and two floors of Condominiums above. Lot 1 has two buildings with ground floor Active Spaces (live-work spaces) and Apartments on two floors above. The remaining three buildings on Lot 1 are Apartments on three floors. Lots 3 - 10 are Townhomes (eight total).

C1 and O1 permissive use allowed in PRD up to 25% of Total Gross Floor Area of Development.

Pedestrian Ingress & Egress

The existing public sidewalk at along 18th Street is extended into the site and continues the length of the property along Bellamah. At the east side of the site is an opening for a potential connection with the adjacent development. A pedestrian trail is connected to this development. Sidewalks and plaza areas provide for on site connectivity and separation from vehicular traffic.

Vehicular Ingress & Egress

Primary access is from 18th and Bellamah. A potential connection to Bellamah is provided on the east side of the property.

Internal Circulation Requirements

Access is via drive aisles, 26' and 24' wide. Radii and parking spaces are shown on the Site Plan in compliance with the City D.P.M. An emergency vehicle path is shown from the north parking area across a roll-down curb and the paved plaza. This plan meets the criteria of City Traffic, Fire Marshal, and Solid Waste Department.

Open Space (as defined in Zoning Code 14-16-1-5 and per R2 zone 14-16-2-11-H) Phase 1

Required: (49 units @ 400 sf/unit) + (62 units @ 500sf/unit) + (63 units @ 600sf/unit) = 88,400 sf
Provided: 125,326 sf (does not include balconies)

Phase 2

Required: 40 units @ 500sf/unit = 5,000sf
Provided: 29,663 sf (does not include railroad easement or pond)

Maximum Building Heights

Building A1 and A2: 36' maximum

Building A2: 45' maximum

Building B: 48' maximum

Building C: 45' maximum, NOT USED

Buildings D1, D2, E1, E2, E3: 45' maximum

Townhomes F: 28' maximum

Minimum Building Setbacks (Excludes internal property lines).

South: 15'; East: 30'; North: 30'; West: 30'

Accessory buildings allowed minimum setback of 0' lot line (14-16-3-3)

Residential Development Density:

Density shall not exceed 20 DU's per acre

TRASH ENCLOSURE MODIFIED IN PREVIOUS PHASE ADDING 3RD DUMPSTER FOR RECYCLING. MOTORCYCLE PARKING CHANGED TO STANDARD PARKING SPACES

SINGLE FAMILY HOUSING

RESIDENTIAL

PHASE 2 PHASE 1

PHASE 1A

PHASE 1B

PHASE 1C

PHASE 1D

PHASE 1E

PHASE 1F

PHASE 1G

PHASE 1H

PHASE 1I

PHASE 1J

PHASE 1K

PHASE 1L

PHASE 1M

PHASE 1N

PHASE 1O

PHASE 1P

PHASE 1Q

PHASE 1R

PHASE 1S

PHASE 1T

PHASE 1U

PHASE 1V

PHASE 1W

PHASE 1X

PHASE 1Y

PHASE 1Z

PHASE 1AA

PHASE 1AB

PHASE 1AC

PHASE 1AD

PHASE 1AE

PHASE 1AF

PHASE 1AG

PHASE 1AH

PHASE 1AI

PHASE 1AJ

PHASE 1AK

PHASE 1AL

PHASE 1AM

PHASE 1AN

PHASE 1AO

PHASE 1AP

PHASE 1AQ

PHASE 1AR

PHASE 1AS

PHASE 1AT

PHASE 1AU

PHASE 1AV

PHASE 1AW

PHASE 1AX

PHASE 1AY

PHASE 1AZ

PHASE 1BA

PHASE 1BB

PHASE 1BC

PHASE 1BD

PHASE 1BE

PHASE 1BF

PHASE 1BG

PHASE 1BH

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PHASE 1BU

PHASE 1BV

PHASE 1BW

PHASE 1BX

PHASE 1BY

PHASE 1BZ

PHASE 1CA

PHASE 1CB

PHASE 1CC

PHASE 1CD

PHASE 1CE

PHASE 1CF

PHASE 1CG

PHASE 1CH

PHASE 1CI

PHASE 1CJ

PHASE 1CK

PHASE 1CL

PHASE 1CM

PHASE 1CN

PHASE 1CO

PHASE 1CP

PHASE 1CQ

PHASE 1CR

PHASE 1CS

PHASE 1CT

PHASE 1CU

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