



**Environmental
Planning
Commission**

**Agenda Number: 19
Project Number: 1002455
Case #'s: 08EPC 40045/40046
July 17, 2008**

Supplemental Staff Report

Agent	Timothy M. Ott
Applicant	Timothy M. Ott (Lot 2), San Antonio Properties LLC (Lot 3)
Request(s)	Amendment of Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Lots 2 and 3, JJ Subdivision
Location	San Antonio NE, between I-25 and San Pedro NE
Size	Approximately 2.73 acres
Existing Zoning	SU-1 for C-1 Uses
Proposed Zoning	no change

Staff Recommendation

APPROVAL of 08EPC 40046, based on the findings on page 5, and subject to the conditions of approval on page 6.

APPROVAL of 08EPC 40045, based on the findings on page 7, and subject to the conditions of approval on page 10.

Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

The dual request concerns a 2.73-acre site on the south side of San Antonio Dr. between I-25 and San Pedro Dr., zoned SU-1 for C-1 uses. The applicant proposes amendments to the 2006 site development plan for subdivision for Lots 2-7, JJ Subdivision, that include changes to the design criteria and site access and the vacation of a lot line. The site development plan for building permit is for a two story, 33,734 sf office building that will be leased to a state agency.

The site is in the Established Urban Area of the Comprehensive Plan, on a former municipal landfill and adjacent to the South Pino Arroyo Trail.

The cases were deferred by the EPC on June 19th to strengthen compliance with applicable policies and regulations and improve the appearance of the development. The applicant has addressed a majority of the requested changes. There is no known opposition to the request.

This report should be read in conjunction with the original staff report dated June 19, 2008 (see attached)

City Departments and other interested agencies reviewed this application from 5/5/2008 to 5/21/2008. Agency comments were used in the preparation of the June staff report and begin on page 25 of that report. Revised comments begin on page 15 of this report.

UPDATE

The applicant met with the Staff Planner to go over revisions requested by the EPC at the June 19th hearing (see attached memo dated June 20, 2008). The applicant also met with the City Forester to develop a landscape plan that would provide an acceptable compromise between the landscaping and landfill gas abatement requirements of the City.

A revised packet was delivered by the applicant, which includes a copy of the preliminary landfill gas abatement plan, in addition to standard sheets for a site development plan for building permit.

ANALYSIS OF AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

Most of the recommended conditions of approval in the June 19th staff report have been addressed. In addition, the applicant has reinstated design criteria #11, 14, 19, from the governing site development plan for subdivision that was signed off by the Development Review Board (DRB) last month (6/11/08). To ensure design compatibility throughout the subdivision, staff recommends that design compatibility be maintained across Lots 2 – 7, as approved by the EPC in 2006. This requires a change to criterion #2.

Design criterion #10 has been amended to reflect discussions with the City Forester. Because of the site's location on top of a landfill, the City Forester has agreed that plantings can be clustered and the development does not have to comply with the standard 75% minimum vegetative cover in all landscaped beds. Staff recommends that the criterion specifically refer to the landfill gas abatement plan.

Staff recommends retaining the conditions from the June 19th report that have not been met, concerning the proper zoning designation, the pedestrian link on Lot 1 and remaining typographical errors.

Staff would like to clarify that EPC approval of the proposed amendments to the design criteria would affect future development of Lots 2 through 7.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Changes to the site plan are discussed below.

Site Plan Layout / Configuration

Additional building elements are shown at different points around the perimeter of the office building: at the primary north entrance and along the walls of all facades. The applicant has explained that they represent wall projections and shading walls. A new keyed note (#24) indicates the location of landfill gas venting systems on the south façade, but these other elements need to be keyed as well and be consistent with the depictions on the elevation sheets.

Vehicular Access, Circulation and Parking

The site entrance and drive at the eastern edge of the site will be implemented as part of this proposal, which will significantly improve vehicular access for the subdivision as a whole as it

provides access to both east- and west-bound San Antonio Dr. at a median cut in the divided roadway.

The parking calculations have been corrected. The total parking provided complies with subdivision criterion #3, “not to exceed 10% over the amount required”, since the entire building will be leased to a state agency. The number of compact spaces is less than 1/3 of the total provided. Staff recommends minor adjustments, as follows: replacing the easternmost handicapped space with a standard parking space, as it is not wide enough to serve as a handicapped space and is in excess of requirements, and adjusting the parking calculations accordingly; indicating that the 6 spaces north of the refuse and recycling enclosures are compact spaces (8’ wide); and eliminating the easternmost 1 or 2 motorcycle spaces, which are in excess of requirements, in order to accommodate the proposed fire hydrant and pedestrian link.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian walkways have been widened and other recommended improvements to pedestrian circulation have been made, with the exception of a curb around the perimeter of the walkway surrounding the building. A minor adjustment is needed to the representation and/or legend, in order to clarify that the material of crosswalks only, not of sidewalks and walkways, is textured and colored concrete to match Lot 1.

Lighting and Security

A new keyed note (#26) states that no area lighting is provided because no public use is anticipated after 5 pm. The applicant has explained to staff that lightpoles would cause unnecessary light pollution and energy use. Nevertheless, for improved safety, the applicant has added pedestrian bollard lights at curb ramps on walkways within the development: at the pedestrian connection with the public sidewalk; through the parking area; and on the pedestrian link to Lot 1. Staff recommends that bollard lighting also be added at both ends of the crosswalk to the South Pino Arroyo Trail.

Landscaping

The applicant made certain changes to the landscape plan following discussions with the City Forester, but did not receive written comments before submitting their revisions. Conditions are therefore recommended to make the landscape plan address the City Forester’s comments on tree planting and the plant palette. In addition, staff recommends that the landscape buffer along San Antonio Dr. be continuous and consist of evergreen shrubs, because it is meant to screen parked cars from public view. Likewise, the shrubs screening the refuse and recycling enclosures must be evergreen. Although infiltration of stormwater is generally minimized on this former landfill site, the City Forester and Environmental Services have agreed that it can be directed to the two landscaped beds that are located between rows of parking spaces in the east parking area. These landscaped beds have no curbs and are depressed to allow runoff to flow in between the bumpers. This should be stated in a note.

Employee Patio

Keyed note #17 provides more information on the design and amenities provided at the southwest corner of the building. An additional door now provides direct access from the building to the patio.

Staff recommends that the shade structure be shown and labeled fully and clearly on the elevations sheet.

Grading & Drainage, Utility Plans

The City Hydrologist found the previous EPC submittal acceptable. Nevertheless, the applicant has submitted an updated grading and drainage plan that shows both lots and provides additional information. The site slopes slightly from east to west and run-off will be directed to an existing and a new inlet in the South Pino channel.

Staff recommends that the easement along the south boundary of the site be fully labeled as a cross-lot drainage as well as a cross-access easement, which is consistent with the site development plan for subdivision. This should be indicated on all sheets of the site development plan for building permit.

The revised utility plan no longer indicates gas and electric lines to the building from the northwest corner of the site. It shows existing power poles and an overhead line running north-south through the parking area. The location of proposed underground or overhead lines needs to be clarified, not least because it will affect the placement of trees and shrubs.

Architecture

The proposed architecture has similar massing to the office building on Lot 1 and is compatible with the contemporary retail building approved by the EPC on Lot 5 in 2006. However, significant changes have been made to the proposed building facades according to their orientation and to add variety and articulation to the building as a whole, which have improved its appearance and passive energy efficiency.

The revised elevations show that the stone wainscot remains around the base of the building, but each façade is now also split into five vertical sections that project from the original plane and are in three alternating, contrasting colors. The parapet heights of each section are also at alternating levels. A new keyed note (#23) requires non-reflective roof material and color.

The canopy over the main entrance on the north side has been raised and angled. The awnings above the windows on the north and east facades have been removed to allow more natural light into the building, while metal awnings remain above the second story windows of the west and southern facades to shield the interior from the sun. The windows in the projecting sections of the building are now recessed.

Shading walls have been added in front of the west and south façades, at ground level only and at a distance of approximately 1'10" from the building, which insulates some of the building surface. They are attached to the building by metal awnings, which also shades the windows. Parts of the shading walls obstruct visibility from several windows. Staff therefore recommends that these shading walls be redesigned to improve their functionality and to be less "boxy" in appearance. The color of the shading walls is shown as matching the accent color used for window frames and the front canopy, but must be called out as such in the keyed note (#4).

The employee patio is screened on two sides, on the west by an 8' high wall perpendicular to the building and on the south side by two small panels (5' and 4' high). Their color and material should

be compatible with the building, and be added to the keyed note (#13). The overall design of the patio, including the shade structure and the placement of screens and shade tree, must be consistent on the site development plan, elevations and landscape plan.

The detail of the refuse/recycling enclosure should show two separate enclosures, for consistency with the site plan layout, and should specify that the material and color will match the stucco material and an appropriate color used in the building. There is no mention of roof top or ground mounted equipment. A note shall state that it shall be screened from view or painted to match adjacent structure, per Design Criterion 11 of the amended SDP for Subdivision.

Signage

The detail of the monument sign is clearer. However, its location perpendicular to San Antonio Dr. must also be shown on the site development plan. The location of the wall sign must be indicated on the north façade and the sign face be dimensioned to fit. The labels must include information on color, material and size of lettering, to ensure its legibility and compatibility with the overall design.

CONCERNS OF REVIEWING AGENCIES

Transportation Development and the City Forester reviewed the revised submittal and their amended comments begin on p.15. Non-standard comments concerning transportation have been addressed.

NEIGHBORHOOD/PUBLIC CONCERNS

No comments have been received.

CONCLUSIONS

The revised site development plans address the majority of the issues raised by the EPC at the previous hearing and agency comments. Staff recommends approval subject to conditions, in order to correct omissions and inconsistencies and to refine the architecture and landscape plan.

FINDINGS - 08EPC 40046, July 17, 2008, Amendment to Site Development Plan for Subdivision

1. The request is to amend the site development plan for subdivision for Lots 2-7, JJ Subdivision approved by the EPC in 2006 (#1002455, 06EPC-01076, 10/19/2006, 06DRB-01648, 6/11/08). The subject site is located on the south side of San Antonio Dr. between I-25 and San Pedro Dr..
2. The request is accompanied by a site development plan for building permit for Lots 2 and 3 to construct an office building for lease to a New Mexico state agency (#1002455, 08EPC-40045).
3. The subject site is part of a 7-lot site development plan for subdivision (SDPS) of approximately 10 acres zoned SU-1 for C-1 uses, that was approved by the EPC in 2003 (#1002455, 03EPC-00147, 3/20/2003, signed off by DRB on 10/29/03). In conjunction with the SDPS, a site development plan for building permit was approved for a state office building on Lot 1 (#1002455, 03EPC-00148, 3/20/2003, 04DRB-00984, 9/28/04).
4. Lots 1 and 2 of the JJ Subdivision are currently under single ownership.
5. The subject site lies above the former San Antonio municipal landfill. A Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, was prepared for the applicant.
6. A TIS dated May 2003 was submitted to the City for Lots 1-7, JJ Subdivision, based on office use on Lot 1 and a retail center on Lots 2-7.
7. The proposed amendments to the 2006 SDPS consist of: the proposed use for office on Lots 2 and 3; a new deceleration lane on San Antonio Dr. and 25'-wide access easement between Lots 2 and 3; vacation of the lot line between Lots 2 and 3 to form a single parcel; and changes to the General Design Criteria governing Lots 2 - 7. The latter concern which lots must demonstrate compatibility of design, the percentage of live vegetative ground cover and typographical errors.
8. The City Forester and the City's Environmental Services Division have discussed adjustments to standard street tree and landscaping requirements due to the site's location over a landfill, which requires lining and maximum depths of landscaped areas. Trees and shrubs may be installed in clusters or a serpentine pattern without necessarily achieving 75% live ground cover of landscaped beds in all areas of the site. Infiltration of rainwater into landscaped beds is allowed, where they are fully lined and plants are selected to withstand poor drainage.

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9. The proposed amendment to the site development plan for subdivision furthers the following applicable goals and policies of the Comprehensive Plan:
 - a. Established Urban Area Policy II.B.5.k, because the site layout adjacent to a minor arterial includes a deceleration lane and an access easement that aligns with the median cut of the roadway, which improve access to the subdivision for motorists and minimizes harmful effects on traffic flows and safety.
 - b. The Water Quality Goal and Policies II.C.2.a and II.C.2.c, because it refers to compliance with the current version of the Interim Guidelines for Development within City-designated Landfill Buffer Zones, which prevent groundwater contamination from stormwater runoff and irrigation water.

 10. Neighboring property-owners, the Academy Acres North Neighborhood Association and the Albuquerque Meadows Residents' Association were notified of the proposal. No facilitated meeting was held. No comments were received and there is no known opposition to the proposal.

RECOMMENDATION - 08EPC 40046, July 17, 2008

APPROVAL of 08EPC 40046, an Amendment to a Site Development Plan for Subdivision, for Lots 2 - 7, JJ Subdivision, zoned SU-1 for C-1 uses, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40046, July 17, 2008, Amendment to Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

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3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Locate full access ingress and egress easements at San Antonio median openings. Improvements to easement required (i.e. paving, curbing, etc.). Includes a physical connection to San Antonio (i.e. 36' wide site drive).
 - e. Right turn deceleration lane to be constructed per DPM requirements.
 - f. A concurrent platting action will be required at DRB.
 - g. Site plan shall comply and be designed per DPM Standards.
 4. The amended site development plan for subdivision shall indicate the correct zoning designation, i.e. SU-1 for C-1 uses.
 5. The proposed pedestrian link on Lot 1 shall be reviewed and approved administratively prior to DRB sign-off of this amended site development plan for subdivision.
 6. Design criterion #2 shall require design compatibility between Lots 2 – 7.
 7. Design criterion #10 shall also refer to compliance with the landfill gas abatement plan for the site.
 8. The typographical errors shall be corrected.

FINDINGS - 08EPC 40045, July 17, 2008, Site Development Plan for Building Permit

1. The request is for a site development plan for building permit for Lots 2 and 3, JJ Subdivision, a site of approximately 2.73-acres, zoned SU-1 for C-1 uses and located on the south side of San

Antonio Dr. between I-25 and San Pedro Dr.. A two-story office building with a total square footage of 33,734 sf is proposed, which will house a NM state agency.

2. The request is accompanied by an amendment to the 2006 site development plan for subdivision (#1002455, 08EPC-40046).
3. The subject site is part of a 7-lot site development plan for subdivision (SDPS) zoned SU-1 for C-1 uses, that was approved by the EPC in 2003 (#1002455, 03EPC-00147, 3/20/2003, signed off at DRB 10/29/03). In conjunction with the SDPS, a site development plan for building permit was approved for a state office building on Lot 1 (#1002455, 03EPC-00148, 3/20/2003, 04DRB-00984, 9/28/04).
4. The subject site lies above the former San Antonio municipal landfill. A Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, was prepared for the applicant.
5. The City Forester and the City's Environmental Services Division have discussed adjustments to standard street tree and landscaping requirements due to the site's location over a landfill, which requires lining and maximum depths of landscaped areas. Trees and shrubs may be installed in clusters or a serpentine pattern without necessarily achieving 75% live ground cover of landscaped beds in all areas of the site. Infiltration of rainwater into landscaped beds is allowed, where they are fully lined and plants are selected to withstand poor drainage.
6. A TIS dated May 2003 was submitted to the City for Lots 1-7, JJ Subdivision, based on office use on Lot 1 and a retail center on the remaining Lots 2-7.
7. The proposal furthers the following applicable goals and policies of the Comprehensive Plan:
 - a. Established Urban Area (EUA) Policy II.B.5.e: the subject site is vacant land contiguous to existing public infrastructure and facilities.
 - b. EUA Policy II.B.5.i: the employment and government service uses are sited at a considerable distance (approximately 240') from the nearest residential zone with direct access from a minor arterial street, which will minimize potential adverse effects on residential environments.

- c. EUA Policy II.B.5.k: a deceleration lane is provided on the adjoining arterial, which will minimize harmful effects of trips generated by the development on traffic flows and safety on the arterial.
 - d. EUA Policy II.B.5.l: the architecture of the office building uses quality materials in earth tones and the contemporary style is compatible with other commercial buildings in the area.
 - e. EUA Policy II.B.5.m: the architecture and landscape design will improve the visual quality of a vacant site on a former landfill.
 - f. EUA Policy II.B.5.p, because the proposed redevelopment of 2.73 acres of a former municipal landfill will be accomplished through private investment and be cost-effective for the City.
 - g. Open Space Network Policy II.B.1.f, and Transportation and Transit Policies II.D.4.g and II.D.4.h: the development extends the sidewalk on San Antonio Dr. and provides pedestrian access to the South Pino Arroyo trail and safe and convenient internal walkways.
 - h. Transportation and Transit Policy II.D.4.d: the number of driveways is limited to two on an arterial frontage of more than 400', and one of the driveways will be shared with adjoining lots.
8. The proposal furthers General Policies 5 and 6, and Design Guidelines for Adjacent Development / Orientation Policy 1 of the Facility Plan for Arroyos (FPA) and Access standard of the Trails and Bikeways Facilities Plan (TBFP), because the site development plan provides a pedestrian connection to the South Pino Arroyo Trail and the two-storied office development has windows and an employee patio facing the arroyo right-of-way.
9. Neighboring property-owners, the Academy Acres North Neighborhood Association and the Albuquerque Meadows Residents' Association were notified of the proposal. No facilitated meeting was held. No comments were received and there is no known opposition to the proposal.

RECOMMENDATION - 08EPC 40045, July 17, 2008

APPROVAL of 08EPC 40045, a Site Development Plan for Building Permit, for Lots 2 and 3, JJ Subdivision, zoned SU-1 for C-1 uses, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40045, July 17, 2008, a Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Locate full access ingress and egress easements at San Antonio median openings. Improvements to easement required (i.e. paving, curbing, etc.). Includes a physical connection to San Antonio (i.e. 36' wide site drive).
 - e. Right turn deceleration lane to be constructed per DPM requirements.
 - f. A concurrent platting action will be required at DRB.

- g. Site plan shall comply and be designed per DPM Standards.
4. There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (San Antonio Landfill). The developers of this site are required to follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division. The developers of this site are also required to follow the Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, prepared for Mr.. Tim Ott, ISBS LLC, 40 Chaco, Los Alamos, NM 87544, by Lawrence Earth Engineering.
5. Site Plan Layout / Configuration: All structural elements shall be labeled or keyed, including the building projections and shading walls.
6. Parking:
- a. Replace the easternmost handicapped space with a standard parking space, as it is not wide enough to serve as a handicapped space and is in excess of requirements, and adjust the parking calculations accordingly;
 - b. Indicate that the 6 spaces north of the refuse and recycling enclosures are compact spaces (8' wide);
 - c. Eliminate the easternmost 1 or 2 motorcycle spaces, which are in excess of requirements, to accommodate the proposed fire hydrant and pedestrian link.
7. Pedestrian access and circulation
- a. The legend and site layout shall indicate that the material of crosswalks only, not sidewalks and walkways, is textured and colored concrete to match Lot 1.
 - b. Indicate a curb around the perimeter of the walkway that surrounds the building.
8. Lighting – Bollard lighting shall be added at both ends of the crosswalk to the South Pino Arroyo Trail.
9. Landscaping:

- a. Tree placement shall be coordinated with the lighting and signage plan, and with utility and PNM lines.
 - b. Tree planting detail: The root collar shall be placed at finish grade. Staking should only be used if necessary and shall use fabric (arbor tie or similar) material, no wire (see attached drawing).
 - c. The plant list shall *exclude* Aesculus Hippocastanum, Abies concolor, Picea Abies and Juniperus Virginiana. It shall *include*:
 - 'Sensation' Box Elder
 - Honey Locust
 - Scholar Tree
 - Tree Lilac - not a shade tree
 - Ornamental Apple - not a shade tree
 - Sumac - Not a shade tree
 - Cotoneaster - shrub
 - Fernbush – shrubTree sizes shall be the actual expected in Albuquerque.
 - d. Plants/trees from the following list shall be used in areas that are found to hold water:
 - Bald Cypress
 - Dawn Redwood
 - Sycamore
 - Hackberry
 - Maple
 - Western Redbud
 - Crape Myrtle
 - Butterfly bush - shrub
 - Lilac – shrub
 - Spirea - shrub
 - e. A more detailed description of the proposed drip irrigation shall be provided, including the number of emitters, flow rates and runtime to establish and maintain trees and shrubs.
 - f. The species used to screen the refuse and recycling enclosures shall be evergreen.
 - g. The landscape buffer along San Antonio Dr. shall be as continuous as possible, but shrubs shall be planted between 3' and 5' from tree trunks, and consist of evergreen shrubs in order to screen parked cars, per Section 14-16-3-1 (F)(4) of the Zoning Code.
 - h. A note shall state that the landscaped beds between rows of parking east of the building are depressed to allow storm runoff to infiltrate.
10. The easement along the south boundary of the site shall be fully labeled as a 25' *cross-access and cross-lot drainage easement* on all sheets of the site development plan for building permit.

11. The location of the proposed underground or overhead distribution lines shall be indicated on all sheets of the site development plan for building permit.

12. Architecture:

- a. Redesign the shading walls on the west and south facades so that they do not obstruct windows, shade more of the building surface and are harmonious with the architecture of the building.
- b. Indicate the material and common colors of all the structural elements, including window frames, shading walls and patio structure.
- c. The detail of the refuse and recycling enclosures shall match the site plan layout and include gates. The material and color of walls and gates shall match those used in the building.
- d. Add a note stating that roof top or ground mounted equipment shall be screened from view or painted to match adjacent structure, per Design Criterion 11 of the amended SDP for Subdivision.

13. Signage:

- a. The monument sign shall be shown perpendicular to San Antonio Dr. on the site development plan.
- b. The location of the wall sign shall be indicated on the north façade and the sign face shall be dimensioned to fit.
- c. The color, material and size of the lettering of the wall sign shall be indicated, to ensure its legibility and compatibility with the building design. A minimum of 50% contrast shall be achieved between the graphics and background.

14. The typographical errors shall be corrected.

Carol Toffaleti
Planner

cc: Timothy Ott, 5620 Venice NE, Suite G, Albuquerque, NM 87113
Jody Lynch, Academy Acres North NA, P.O. Box 94387, Albuquerque, NM 87199
Irene Minke, Academy Acres North NA, 6504 Dungan NE, Albuquerque, NM 87109
Sharen Johnson, Meadows Residents Assoc., 7112 Pan American Frwy NE, #301, Albuquerque, NM 87109
Betty Skelly, Meadows Residents Assoc., 7112 Pan American Frwy NE, #240, Albuquerque, NM 87109

Attachments

EPC Notice of Decision, June 19, 2008

Applicant letter, dated July 1, 2008

CITY OF ALBUQUERQUE AGENCY COMMENTS

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

Revised comments 7/8/08

All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff.
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- Locate full access ingress and egress easements at San Antonio median openings. Improvements to easement required (i.e. paving, curbing, etc.). Includes a physical connection to San Antonio (i.e. 36' wide site drive).
- Right turn deceleration lane to be constructed per DPM requirements.
- A concurrent platting action will be required at DRB.
- Site plan shall comply and be designed per DPM Standards.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Revised conditions 7/8/08

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways

- (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Label cross access easement on south side of Lot.
 - e. Locate full access ingress and egress easements at San Antonio median openings. Improvements to easement required (i.e. paving, curbing, etc.). Includes a physical connection to San Antonio (i.e. 36' wide site drive).
 - f. Right turn deceleration lane to be constructed per DPM requirements.
 - g. A concurrent platting action will be required at DRB.
 - h. Site plan shall comply and be designed per DPM Standards.

PARKS AND RECREATION

City Forester

Revised comments, dated July 2, 2008

Comments to provide sufficient tree rooting volume and improve appearance of site:

One thing to confirm for this to work. Depth to landfill on all landscape areas and what to do if 3 foot required rooting depth exceeds depth to landfill

1. Per discussion with EHD and at our meeting... Sheet plastic (45 mil thickness per landfill plan) can be laid out in long sheets, in a meandering pattern, in all landscaped areas. 20 foot wide rolls were discussed as available so trenches should be prepared at 3 foot deep and 12 foot wide leaving 4 feet to either side to come up the slope and be anchored somehow. Soil in trench should not be compacted other than wetting to settle. An option is to create low spots in the lined trench where soil is 1 foot thick or less to provide visible access if water is ponding. Excess water will be visible in these low areas and mitigation measures can be taken from that access or wet site plants can be planted there to live happy in the wetter soil and pump the water out quickly and free. A list of potential plants is listed later and should be provided to customer in preparation of the future.
2. Tree placement should be coordinated with lighting and signage plan
3. Plant placement should be clustered closer to trees making islands of landscaping with bare areas in-between. Don't place plants within three feet of any tree trunk or five feet from any low-branched multi-stem tree/shrub. Final layout of plants and shrubs is up to you but cluster around trees and close together so mature size is just touching. This provides a better appearance, uses less water since soil is shaded, and still obtains required coverage. Trees should be placed in center of prepared trench. The bare areas can be the low spots or designated as pedestrian walkways thru the parking area.
4. Parking bumps are shown on plan. This eliminates the need for curbed planters in parking areas.

5. Tree list in addition to shown on plan. Please adjust tree sizes as shown on plan to actual expected in Albuquerque
 - 'Sensation' Box Elder
 - Honey Locust
 - Scholar Tree
 - Tree Lilac - not a shade tree
 - Ornamental Apple - not a shade tree
 - Sumac - Not a shade tree
 - Cotoneaster - shrub
 - Fernbush - shrub

6. Plants/Trees if site holds water
 - Bald Cypress
 - Dawn Redwood
 - Sycamore
 - Hackberry
 - Maple
 - Western Redbud
 - Crape Myrtle
 - Butterfly bush - shrub
 - Lilac - shrub
 - Spirea - shrub

7. Tree planting detail: The root collar must be placed at finish grade. +/- 3 inches is far too much up or down. Staking should only be used if necessary and use fabric (arbor tie or similar) material. No wire (see attached drawing that also includes the planting method)