

Conditions of Approval - SI-2018-00220, December 13, 2018-Site Plan	
Comment	Response
1 The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. 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.	City Hyrdrologist has responded - email of 12/10/18.
2 The applicant shall meet with the Staff planner to ensure that all conditions of approval are met and submit a finalized version for filing at the Planning Department.	Noted
3 Overall Site Plan (Sheet AS101):	
A Add a note that the portion of the park being developed for the community center is approximately 1.05 acres (consistent with the grading and drainage plan).	Add general note K to sheet AS101 to read, "K. THE PORTION OF THE EXISTING PARK BEING DEVELOPED FOR THE NEW COMMUNITY CENTER IS APPROXIMATELY 1.045 ACRES"
B Remove the gray shading from the overall site plan and place it on the utility plan.	The gray shading is being used as a graphic indicator of the easements affecting the site on the overall site plan. It is included on this site plan for graphic clarity, and because all of the other plans show a smaller portion of the site. The easements are noted on the Utility Plan, but the gray shading is not used on that sheet for the sake of the clarity of the information that is shown
C Clarify if the three homes shown on the eastern side of the overall site plan are in an easement or not	This correction has been made on sheet AS101. The three homes are not in an easement.
4 Pedestrian Access and Circulation:	
A The pathway on the north side of the building shall be extended westward to connect to the existing community center [IDO 5-3(D)(3)(b)].	Add note to sheet AS101 to read, "EXISTING CRUSHER FINE LANDSCAPE PATH/BUFFER TO REMAIN."
B Two connections from the parking lot to the existing pathway on the lot's eastern side shall be added to provide pedestrian access to the pathway and avoid landscaping.	One concrete sidewalk connection has been added at the north planter area. See sheets AS101 and AS102. Add sheet keyed note 35 to sheet AS102 to read, "35. ACCESSIBLE PEDESTRIAN CONNECTION TO EXISTING PEDESTRIAN TRAIL."
C A pedestrian pathway shall be provided to serve the parking lot's western side and minimize pedestrian-vehicular conflict.	A crosswalk has been added to the parking lot, near the north end, connecting the west side parking spaces to the existing pedestrian trail on the east side of the site. Add sheet keyed note 36 to sheet AS102 to read, "36. CROSSWALK MARKED ON ASPHALT TO PROVIDE PEDESTRIAN ACCESS FROM WEST SIDE OF PARKING LOT TO EXISTING PEDESTRIAN TRAIL ALONG EAST EDGE OF SITE."
D Add a note to explain that the existing pathway will provide access to the community center and is not impeded by the wall (see Sheet AS102).	Modify sheet keyed note 32 on sheet AS102 to read, "32. EXISTING ASPHALT PEDESTRIAN PATH OPEN AND UNIMPEDED BY ANY WALLS TO REMAIN."
E Add a general note to describe pedestrian access and circulation (see Sheet AS102).	Add general note J to sheet AS101 to read, "J. PEDESTRIAN ACCESS SHALL BE VIA THE EXISTING PEDESTRIAN TRAIL SYSTEM THROUGH THE PARK AND OUT TO WENONAH AVENUE VIA THE EXISTING TRAIL ON THE EAST SIDE OF THE PARKING LOT."
F The parking lot shall not be gated.	No gate is shown.
5 Parking:	
A Move the motorcycle spaces closer to the building so they are more visible.	Motorcycle spaces, labeled MOTO 1 and MOTO 2, have already been moved to be as close to the front entry of the building as possible, per staff comment.

B	Add an additional handicap space where the small landscaping bed abuts the handicap parking space and drop-off area.	We have met the IDO requirements for accessible parking spaces. There is not room for an additional accessible parking space.
C	Place the bicycle racks outside of the planter (see sheet AS102).	The bicycle racks are not in a planter, but rather on a pervious ground material - crusher fines. Sheet keyed note 31 on sheet AS102 has been moved to point only at east edge of crusher fines area where some plants will be included.
6	Lighting: A light pole detail for the proposed light poles shall be provided and specify height, color, and finish.	Add note to detail A1/sheet AS501 to read, "NOTE: NEW LIGHT POLES TO BE 15' AFF. COLOR TO BE BRZ - DARK BRONZE."
7	Building Design & MPOS:	
A	Replace the Dove Grey stucco with a stucco that is more grey green, or another color, as specified in 5-2(H)(1)(b).	Selected color Dove Grey blends with the surrounding natural environment per IDO 5-2(H)(1) and meets the LRV requirements.
B	Replace the grey steel finish on the building with another color and/or finish that blends in well with the natural environment and the adjacent MPOS [5-2(H)(1)(b)].	There is not a grey steel finish. Only corten steel is used, which has a natural patina of a reddish brown color.
8	Landscaping:	
A	Show the math for the 15% of net lot area landscaping requirement.	The 15% Calculations have been labeled in the LANDSCAPE NOTES at the top right of the sheet. 15% for parking and 15% for total site.
B	Label location of curb cuts and ensure that they match locations on the grading and drainage plan.	Add General Note J to sheet L-101 to read: "CURB CUTS FOR WATER HARVESTING SHALL BE CONSISTENT WITH THE APPROVED GRADING & DRAINAGE PLAN."
C	Provide a curb cut detail.	Added Curb Cut Detail to Sheet AS501, Detail C5 / AS501.
D	The landscaping plan shall not revise the City Standard Drawings 2715 and 2718.	New Landscape Planting Details for a tree and shrub have been replaced with details B1 and C1/L-101 accordingly.
E	Delete the note about the desert willow.	Deleted from Landscape Note 5-6(D) on sheet L-101
F	Specify the color of the gravel.	Add keyed notes 4 & 5 to read, "4. NEW 3/4" GRAVEL, COLOR - SANTA ANA TAN." and "5. NEW 3" DEPTH OF CRUSHER FINES - COLOR - SANTA ANA TAN."
9	Condition from Hydrology:	
	A Conceptual Grading and Drainage Plan for DRB action on Site Plan shall be provided since the tract is adjacent to a major open space (the Tijeras Arroyo).	City Hyrdrologist has responded - email of 12/10/18.
10	Condition from the Open Space Division:	
	The developer shall take steps to prevent disturbance of soil and vegetation on the adjacent Major Public Open Space during construction. Pursuant to the IDO [5-2(H)(2)(a)(11)], the developer is responsible for mitigating any disturbance that does occur.'	Add general note H to sheet AS101 to read, "H. THE CITY SHALL TAKE STEPS TO PREVENT DISTURBANCE OF SOIL AND VEGETATION ON THE ADJACENT MAJOR PUBLIC OPEN SPACE DURING CONSTRUCTION. PURSUANT TO IDO 5-2(H)(2)(a)(11), "THE CITY IS RESPONSIBLE FOR MITIGATING ANY DISTURBANCE THAT DOES OCCUR."
11	The following comments from the Police Department shall be considered and addressed:	
A	Ensure adequate lighting throughout the project - exterior lighting on the Community Center and any future building(s).	
B	Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the Community Center to the street and the street to the Community Center. Also maintain natural surveillance between the Community Center and any future building(s).	
C	Ensure that the landscaping is installed so as not to obstruct windows, doors, or entryways.	
D	Limit and clearly deliniate access to the property; i.e. Deliveries, Employee Parking, Visitor Parking.	
E	Provide signage that clearly directs visitors to the appropriate entrance, include a map if necessary.	
		All items have been considered and addressed

F	Ensure controlled access to the building through use of adequate door and lock systems.	
G	Control access between community meeting areas and employee only areas.	
H	Consider video surveillance systems to monitor building entrances, including entrance and exit points, parking lots, reception, computer labs, etc.	
I	Ensure that addresses are posted and clearly visible.	
J	Create a clear transition from public to semi-public to semi-private to private space throughout the project.	
12	Conditions from PNM:	
A	An existing electric overhead distribution line is located along the northern edge of the proposed community center. It is the applicant's obligation to abide by any conditions or terms of these easements. Applicant needs to meet with PNM regarding development of this parcel.	Already addressed in general note F on sheet AS101.
B	It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.	Noted
	Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107 Phone: (505)241-0589	
C	Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at <a href="http://www.pnm.com">www.pnm.com</a> for specifications.	Add general note C to sheet AS102 to read, "C. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES."