

Barkhurst, Kathryn Carrie

From: Baker Morrow <baker.morrow@gmail.com>
Sent: Friday, February 26, 2021 3:08 PM
To: Barkhurst, Kathryn Carrie
Cc: Wolfley, Jolene
Subject: pending updates to City of Albuquerque IDO

External

Dear Carrie:

I would like to note a number of the pending amendments to the City of Albuquerque's IDO regulations that I think will improve the quality of life in our part of New Mexico.

1. 4-3 (B) 7: In multi-family settings, an increase in the amount of net lot landscaping from 15% to 25% will significantly upgrade the ability of limited outdoor spaces to provide recreation, relaxation, and the other pleasures of green space to people in a residential setting. We'll also see an uptick in oxygen generation, not to mention more shade, from concentrated plantings of trees, shrubs, lawns, and other landscape plants.
2. 4-3 (B) 7: In multi-family housing developments, I think it wise to limit private and upper-story open spaces to no more than 40% of the required usable open space for a project. People need nicely conceived, inviting, ground level landscape space for recreation, socializing, and overall quality of life. And these sorts of open spaces need to be green, not covered with crushed rock.
3. 5-2 (D): It's a good idea to screen windows in multi-family developments with trees or even large shrubs wherever possible. Groups of deciduous trees in courtyard and landscape settings, if properly placed, will shade windows handily in the summer yet allow winter sun to enter. This approach cuts air conditioning and energy consumption in the summer and reduces the need for heating in the winter due to selective solar gain.

On another note, most multi-family projects in Albuquerque will benefit from taking advantage of panoramic views of the Sandia Mountains (often from second or third floor windows) or the volcanoes on the west side of the city. I'd like to see developers and architects working carefully to capture our natural "vista assets" on a more regular basis; it will only improve their projects at very little to no cost.

Thank you for your time and consideration.

Yours truly,

Baker Morrow

Baker H. Morrow, FASLA
Landscape Architect
1609 Morningside N.E.
Albuquerque, NM 87110
baker.morrow@gmail.com

505.301.1911 (cell)

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