

February 13, 2023

Re: Tract A-1 Spanish Walk Subdivision

Dear Megan Jones, Senior Planner,

Thank you for accepting and posting these comments of clarification in response to the Staff Report (and Mr. Strozier's letter to me of 2/7/23). I am submitting this memo electronically in time to meet the 48 hour-rule deadline. These are the points needing clarification:

1. Landscaping: The Site Plan does not show landscaping along the north side of the perimeter wall proposed along Camino Espanol. Landscaping in a PD zone is determined on a case-by-case basis. Policy 9.2.1 of the IDO addresses "Compatibility." This policy encourages "housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context....with appropriate densities, site design, and relationship to the street." I urge the Planning Commission to condition the approval of the Site Plan on installation of native landscaping along the north side of the perimeter wall facing Camino Espanol. This would provide a buffer and would complement the attractive mature landscaping on the north side of the road. Also, please consider inclusion of a few street trees for a cooling effect. See the IDO at 14-15-5-6 (D) (1). Maintenance of this landscaping should be the responsibility of the new HOA that is being proposed as part of this subdivision.
2. Wall: The Applicant is agreeable to a different material rather than CMU block. There are remaining issues about the design:
 - 1) Articulation should be included for relief from the massing effect of a 500-foot-long wall/fence (along with landscaping as mentioned above);
 - 2) Height (5' would be more in keeping with the character of the neighborhood).

Since this will be the entrance to the existing neighborhood, and the face of the new neighborhood, care should be taken in the design details to insure that it is compatible with the area and attractive; for both the new community of 17 homes, and the existing community of 34 homes. Please keep in mind that this is the ONLY access into our neighborhood.

3. Pedestrian Path: The Staff Report includes a proposed condition a sidewalk along Camino Espanol that is "consistent with the character" of the surrounding area. This is an important condition which supports the pedestrian goals in the IDO and provides a connection to the 4th Street transit corridor. The DPM at Section 7-4(C)(7) allows for "alternative pavement" where appropriate for sidewalks (such as gravel). An ideal configuration here would be a stabilized crusher-fine path (with embedded concrete curbing on each side to maintain stability); meandering; and integrated into the native

landscape along Camino Espanol. I urge the EPC to be sure this condition is clearly incorporated into its approval.

4. Road: The Applicant relies on the on-going neighborhood "Vote" to refute several of my previous comments on the Site Plan: such as the need for speed tables and dedication of Camino Espanol to the City (which would need to meet City standards). As of tonight, as I send this message with 48 hour-rule comments, it is unclear whether the existing neighborhood is in favor of a gate or not. Since the location of the gate is a critical issue in how the new development will impact the existing neighborhood, it may be appropriate to defer this matter until the issue of location of the gate is settled. After that, neighbors can review and make comments on the Site Plan with a more definite proposal in mind.

Thank you for consideration of my comments on this proposal. I am optimistic that with appropriate conditions, this will not create adverse impacts and will be a nice example of well-done infill development in Albuquerque.

Sincerely,

Susan Kelly