

September 19, 2017

Mr. Steve Wentworth, Member
Alameda North Valley Association
8919 Boe Lane NE
Albuquerque, NM 87113



Re: Industrial Water Engineering
Development Review Board Submittal for
Site Development Plan for Building Permit
LOTS 2 & 3, PLAT OF ALAMEDA BUSINESS PARK
8701 Alameda Park Place NE
Albuquerque, New Mexico

Dear Mr. Wentworth:

Dekker/Perich/Sabatini is acting as agent for LPN, LLC, owners of the subject property, in pursuing approval of a Site Development Plan for Building Permit through the City of Albuquerque's Development Review Board per the requirements of the North I-25 Sector Development Plan. The Site Development Plan for Building Permit will facilitate the development of new office and warehouse building for Industrial Water Engineering (IWE) at 8701 Alameda Park Place NE, within the Alameda Business Park. Existing zoning is SU-2 IP/EP or SU-2 C.

LPN is developing a new 14,000sf ground-up building for Industrial Water Engineering (IWE), a local company that has outgrown its existing facility on Jefferson Street NE in the Journal Center. The 1.77 acre site for the proposed facility is in the Alameda Business Park, which is fully developed with existing roadway and utilities infrastructure. The office & warehouse uses are permissive under the existing SU-2 IP/EP zoning, and we are choosing to retain that zoning rather than change to the optional SU-2 C category allowed under the sector plan.

The site is located at the western edge of the 1000-foot buffer zone for the former Los Angeles Landfill. LPN retained Terracon Consultants, Inc. to perform a Landfill Gas Assessment (LGA) for the site in accordance with the sector plan requirements, and their conclusions indicated that no landfill gas was present above actionable levels and the future impact of landfill gas is low, so no abatement measures are required or anticipated.

We have designed the site plan and building to meet the functional needs of IWE, and to conform with the Design Regulations of the North I-25 Sector Development Plan and the requirements of the Master Development Plan for the Alameda Business Park.

There is a public hearing before the DRB scheduled for October 18, 2017 at the City of Albuquerque's Basement Hearing Room at 600 Second Street NW at 9:00am. Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: October 9, 2017.

Very truly yours,

Dekker/Perich/Sabatini
Agent for LPN, LLC

Christopher R. Gunning, AIA, LEED AP
Principal