



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: JAND Inc.		Phone: 917-684-1117
Address: 233 Spring Street, 6th Floor		Email: erica.spayd@warbyparker.com
City: New York	State: NY	Zip: 10013
Professional/Agent (if any): Alyson Palmer, Lalire March Architects		Phone: 212-807-1011
Address: 630 9th Ave, Ste. 900		Email: apalmer@laliremarch.com
City: New York	State: NY	Zip: 10036
Proprietary Interest in Site:	List <u>all</u> owners: Simon Property Group LP	

BRIEF DESCRIPTION OF REQUEST

Proposed changes to the storefront of space 10C1 at ABQ Uptown.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: A1	Block:	Unit:
Subdivision/Addition: St. Puis X	MRGCD Map No.:	UPC Code: 101905905506030134
Zone Atlas Page(s): H-19-Z	Existing Zoning: MX-H	Proposed Zoning: MX-H
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 17.7

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2240 Q street NE, #10C1	Between: Arvada Ave, NE	and: Indian School Rd, NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>Alyson Palmer</i>	Date: 06.09.21
Printed Name: Alyson Palmer	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-00854	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2021-005575

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☐ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☒ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☒ PDF Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ PDF Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ACCELERATED EXPIRATION SITE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

☐ ALTERNATIVE SIGNAGE PLAN

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ☐ Sign Posting Agreement
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled


☐ ALTERNATIVE LANDSCAPE PLAN

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Zone Atlas map with the entire site clearly outlined and labeled

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: <u>Alyson Palmer</u>	Date: 06.09.21
Printed Name: Alyson Palmer	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
PR-2021-005575	SI-2021-00854	
	-	
	-	
Staff Signature:		
Date:		



June 9, 2021

To: City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Re: Owner Approval for Warby Parker, Space 10C1

This letter is intended to provide necessary approval so that the City of Albuquerque staff may properly apply regulations relevant to this permit application at ABQ Uptown, 2240 Q Street NE, Suite 10C1.

We approve Warby Parker and their agent(s) to apply for an Administrative Amendment to the previously approved Site Plan for the development. We have reviewed and approved their drawings included in their permit application. Said drawings indicate changes within the space and to the exterior storefront that are compliant with our existing design criteria for the center.

Please let me know if there are any questions.

Best

A handwritten signature in black ink, appearing to read "Chris Stephens", written over a light blue horizontal line.

Chris Stephens
Sr. Tenant Coordinator
Simon Property Group

June 9, 2021

Re: Warby Parker
ABQ Uptown
2240 Q Street NE, Space 10C1
Application Number: BP-2021-15843

Dear Mr. Rodenbeck,

Please find attached the application for a minor amendment to the Approved Site Plan at ABQ Uptown. Our proposed changes include removing an EIFS and stone clad pier from the façade and removing the metal awning and aluminum storefront system infill. The adjacent tenants, MAC and Apple, no longer include any base building features on their storefronts leaving this lone pier unrelated to the base building.

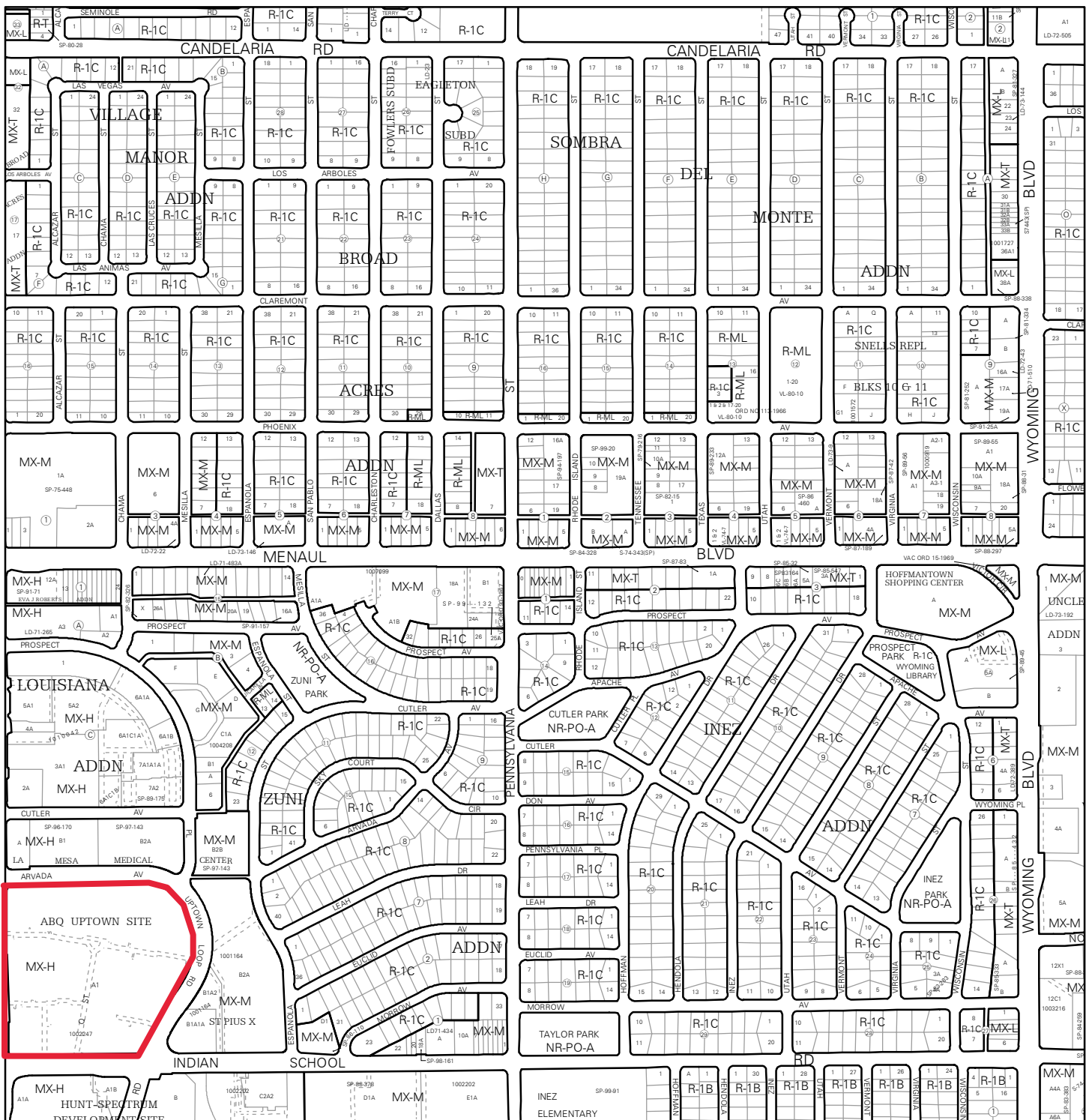
We are proposing to continue patch the EIFS flush where the pier was removed and provide a neutral band of EIFS between our space and the MAC space. This will create a symmetrical façade that will allow our storefront infill to be centered.

Please feel free to reach out for additional information.

Sincerely,

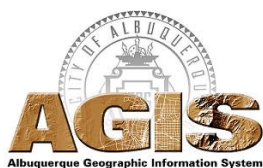


Alyson Palmer
Lalire March Architects

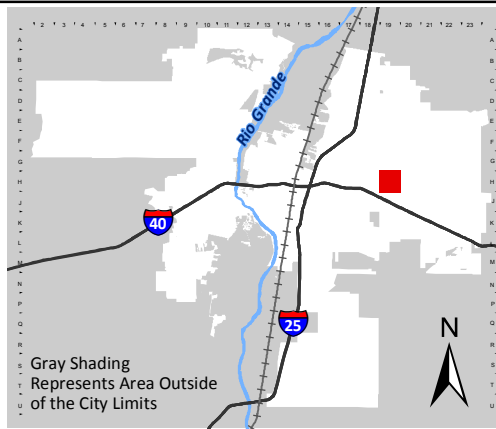


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-19-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

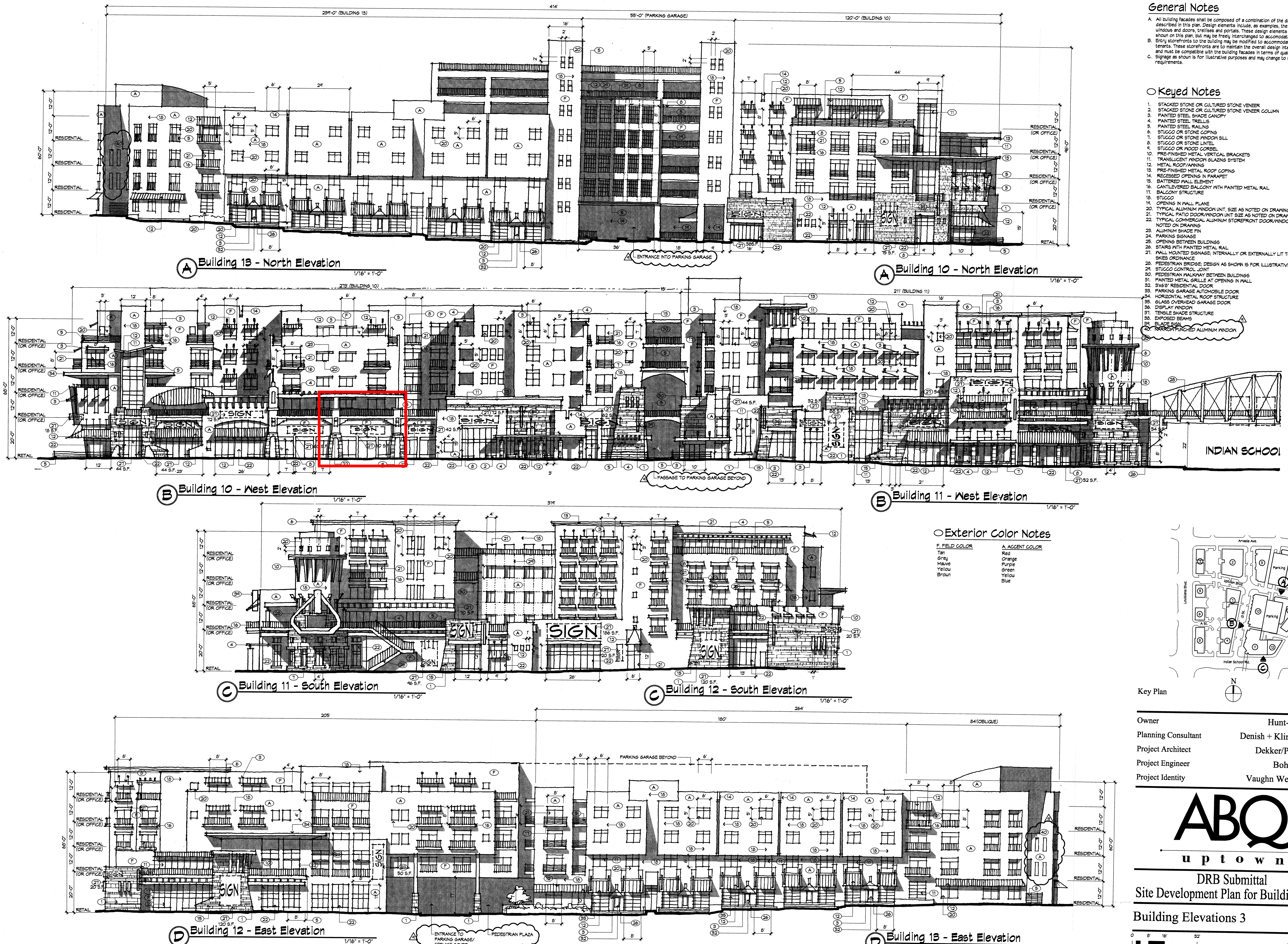


General Notes

- All building facades shall be composed of a combination of the design elements shown or described in this plan. Design elements include, as examples, the building colors, massing, windows and doors, trellises and porches. These design elements need not be arranged as shown on this plan, but may be freely interchanged to accommodate future tenants.
- Entry storefronts to the building may be modified to accommodate specific needs of future tenants. These storefronts are to maintain the overall design intent of the buildings as shown and must be compatible with the building facades in terms of quality of materials and systems.
- Signage as shown is for illustrative purposes and may change to meet future tenant requirements.

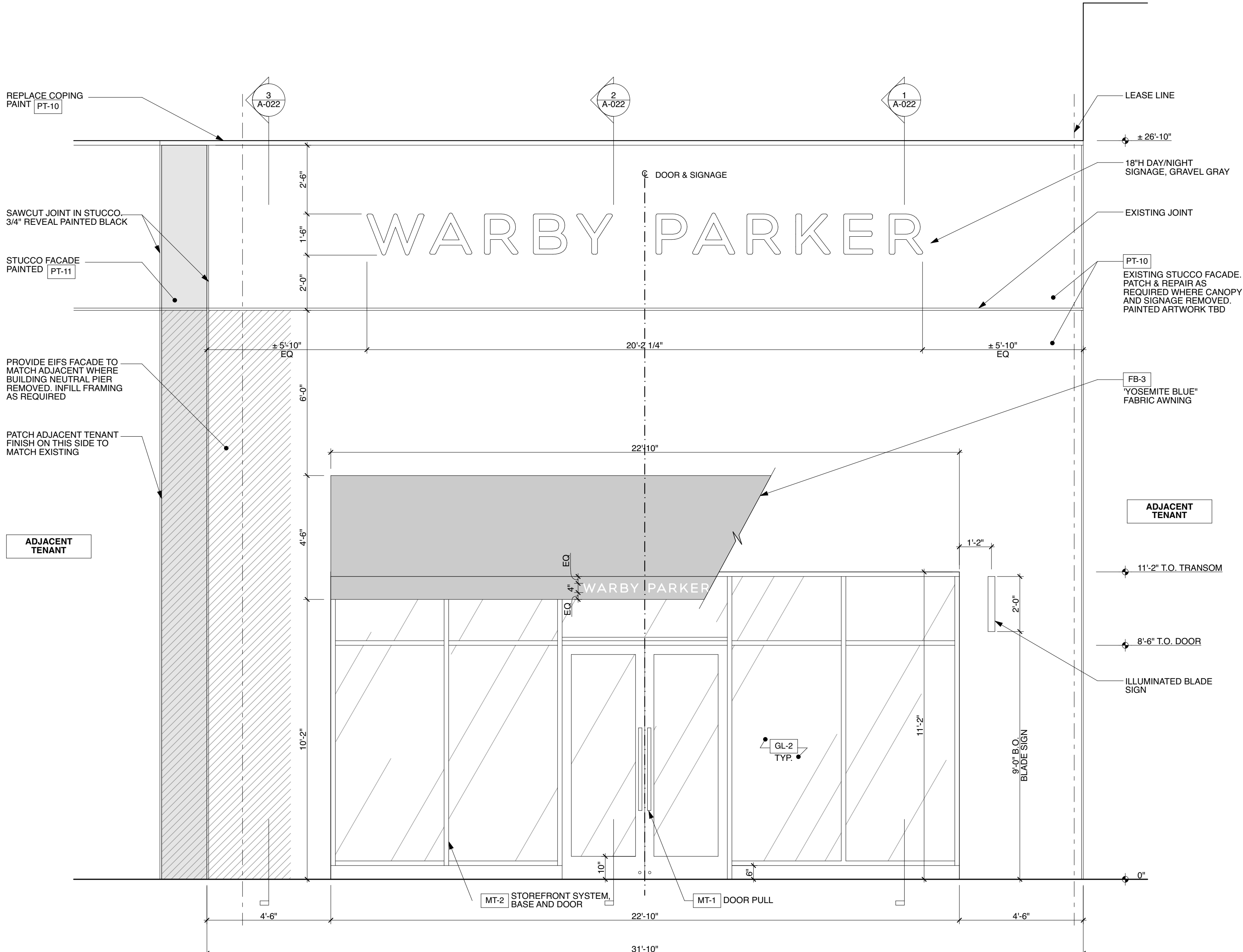
Keyed Notes

- STACKED STONE OR CULTURED STONE VENEER
- STACKED STONE OR CULTURED STONE VENEER COLUMN
- PAINTED STEEL TRELLIS
- PAINTED STEEL RAILING
- STUCCO OR STONE COPING
- STUCCO OR STONE WINDOW SILL
- STUCCO OR STONE LINTEL
- STUCCO OR WOOD CORBEL
- PRE-FINISHED METAL VERTICAL BRACKETS
- TRANSLUCENT WINDOW GLAZING SYSTEM
- METAL ROOF/AVENUE
- PRE-FINISHED METAL ROOF COPING
- RECESSED OPENING IN PARAPET
- BATTERED WALL ELEMENT
- CANTILEVERED BALCONY WITH PAINTED METAL RAIL
- BALCONY STRUCTURE
- STUCCO
- OPENING IN WALL PLANE
- TYPICAL ALUMINUM WINDOW UNIT, SIZE AS NOTED ON DRAWING
- TYPICAL PAINTED WINDOW UNIT, SIZE AS NOTED ON DRAWING
- TYPICAL COMMERCIAL ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM, SIZE AS NOTED ON DRAWING
- ALUMINUM SHADE FIN
- PARKING SIGNAGE
- OPENING BETWEEN BUILDINGS
- STAIRS WITH PAINTED METAL RAIL
- WALL MOUNTED SIGNAGE, INTERNALLY OR EXTERNALLY LIT TO COMPLY WITH DARK SKIES ORDINANCE
- PEDESTRIAN BRIDGE, DESIGN AS SHOWN IS FOR ILLUSTRATIVE PURPOSE ONLY.
- STUCCO CONTROL JOINT
- PEDESTRIAN WALKWAY BETWEEN BUILDINGS
- PAINTED METAL GRILLE AT OPENING IN WALL
- 9X8' RESIDENTIAL DOOR
- PARKING GARAGE AUTOMOBILE DOOR
- HORIZONTAL METAL ROOF STRUCTURE
- GLASS OVERHEAD GARAGE DOOR
- DISPLAY WINDOW
- TENSILE SHADE STRUCTURE
- EXPOSED BEAMS
- BLADE SIGN
- PRE-FINISHED ALUMINUM WINDOW



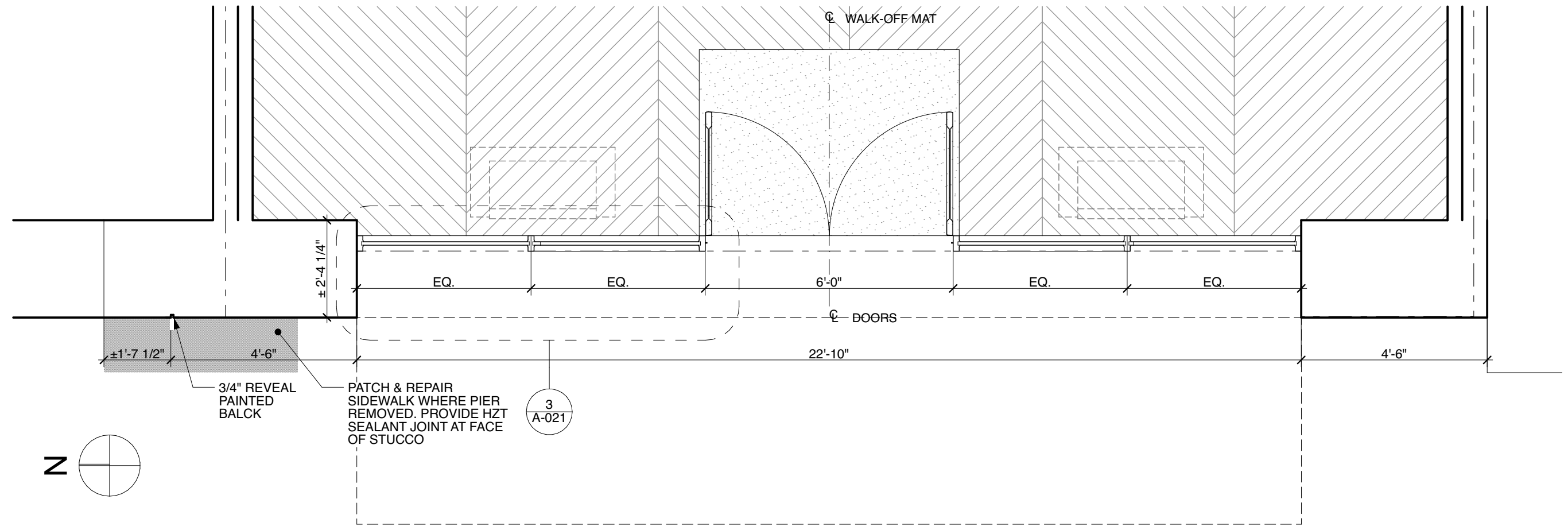
LOCATION OF PROPOSED ELEVATION CHANGES

All rights reserved. No part of these drawings or specifications may be copied, reproduced or used in connection with any work, other than the specific project for which they have been prepared, without prior written authorization from the Architect.



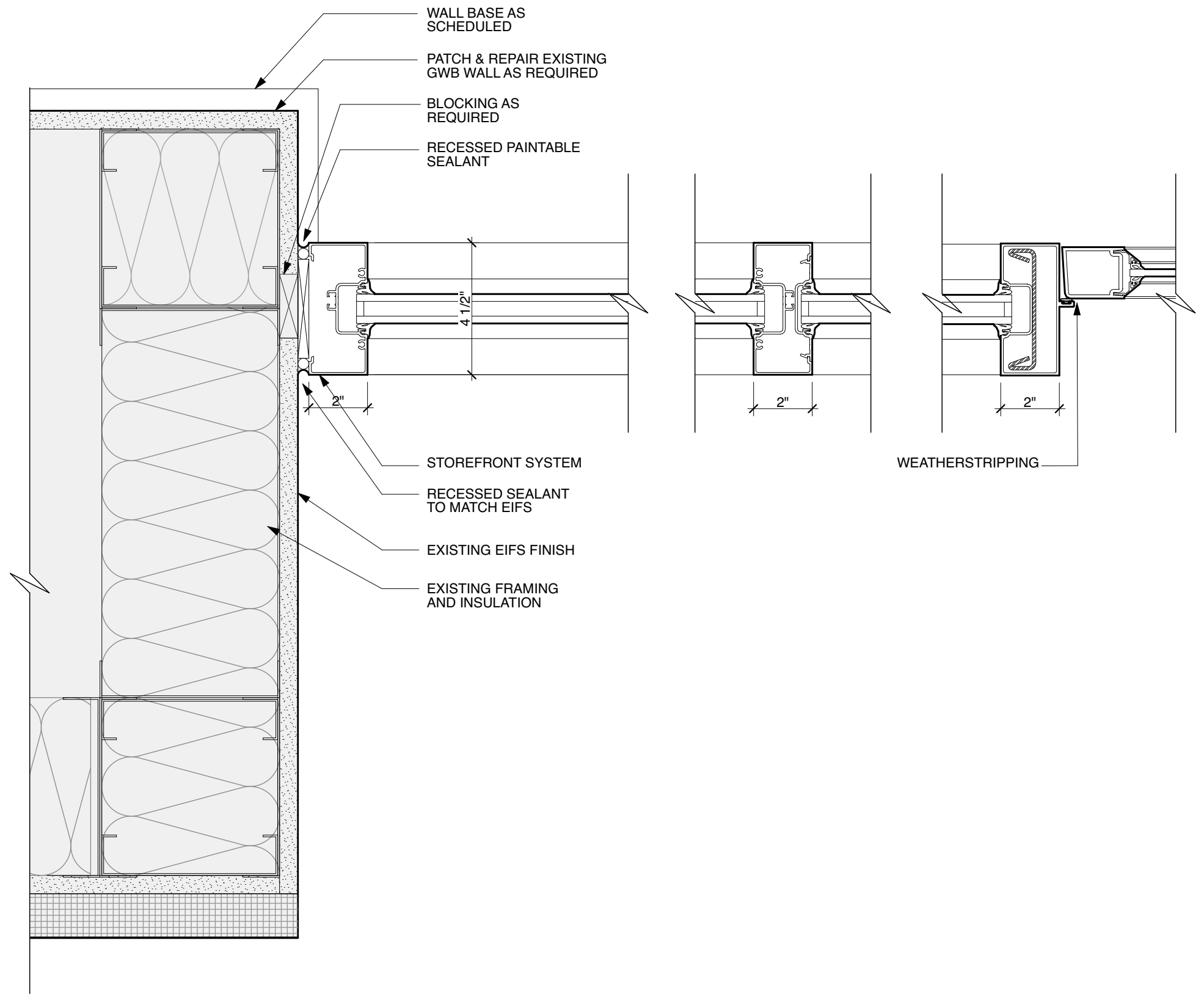
1 STOREFRONT ELEVATION

SCALE: 3/8" = 1'-0"



2 ENLARGED STOREFRONT PLAN

SCALE: 3/8" = 1'-0"



3 STOREFRONT PLAN DETAIL

SCALE: 3" = 1'-0"

GENERAL NOTES:

1. COMPLETE SHOP DRAWINGS MUST BE SUBMITTED WITHIN THREE WEEKS OF AWARD OF CONTRACT.
2. THE ENGINEERING OF STOREFRONT SYSTEM, GLAZING AND DOORS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INDICATE THICKNESS AND SPECS ON ALL PROPOSED MATERIALS. INDICATE ALL ANCHORS/FASTENERS AND SPACING.
3. STOREFRONT SYSTEM TO BE KAWNEER TRIFAB 451T THERMALLY BROKEN 2" X 4 1/2" CENTER GLAZE OR APPROVED EQUAL WITH STEEL REINFORCEMENT TO BE ADDED AS REQUIRED. DOORS TO BE KAWNEER 350T MEDIUM STILE OR APPROVED EQUAL.
4. STOREFRONT SYSTEM AND BRAKE METAL SHALL BE SHOP FINISHED MT-2. COLOR PER SCHEDULE.
5. SUBSTRATES UPON WHICH COMPONENTS SHALL BE MOUNTED, SHALL BE FRAMED ABSOLUTELY PLUMB.
6. NO VISIBLE FASTENERS ALLOWED UNLESS OTHERWISE NOTED.
7. UNLESS OTHERWISE NOTED, SEALANTS AT THE PERIMETER OF STOREFRONT ELEMENTS SHALL BE RECESSED AND MATCH THE COLOR OF SURROUNDING MATERIALS.
8. GLASS SHALL BE AS NOTED ON THE DRAWINGS AND INDICATED IN THE FINISH SCHEDULE.
9. SIGNS ARE BY OWNERS VENDOR. GC MUST COORDINATE WORK WITH THIS VENDOR DIRECTLY.
10. SIGNAGE VENDOR SHALL SUBMIT SIGNAGE SHOP DRAWINGS FOR LANDLORD'S & BUILDING OFFICIAL'S APPROVAL BEFORE FABRICATION.

RTMDesign

Thomas A. Pirtle III NCARB, AIA
P.O. Box 13734
Arlington, TX 76094
P: (817) 265-2415



03-30-21

No.	Date	Issue for LL Review, Bid and Permit Issue
03.29.21		

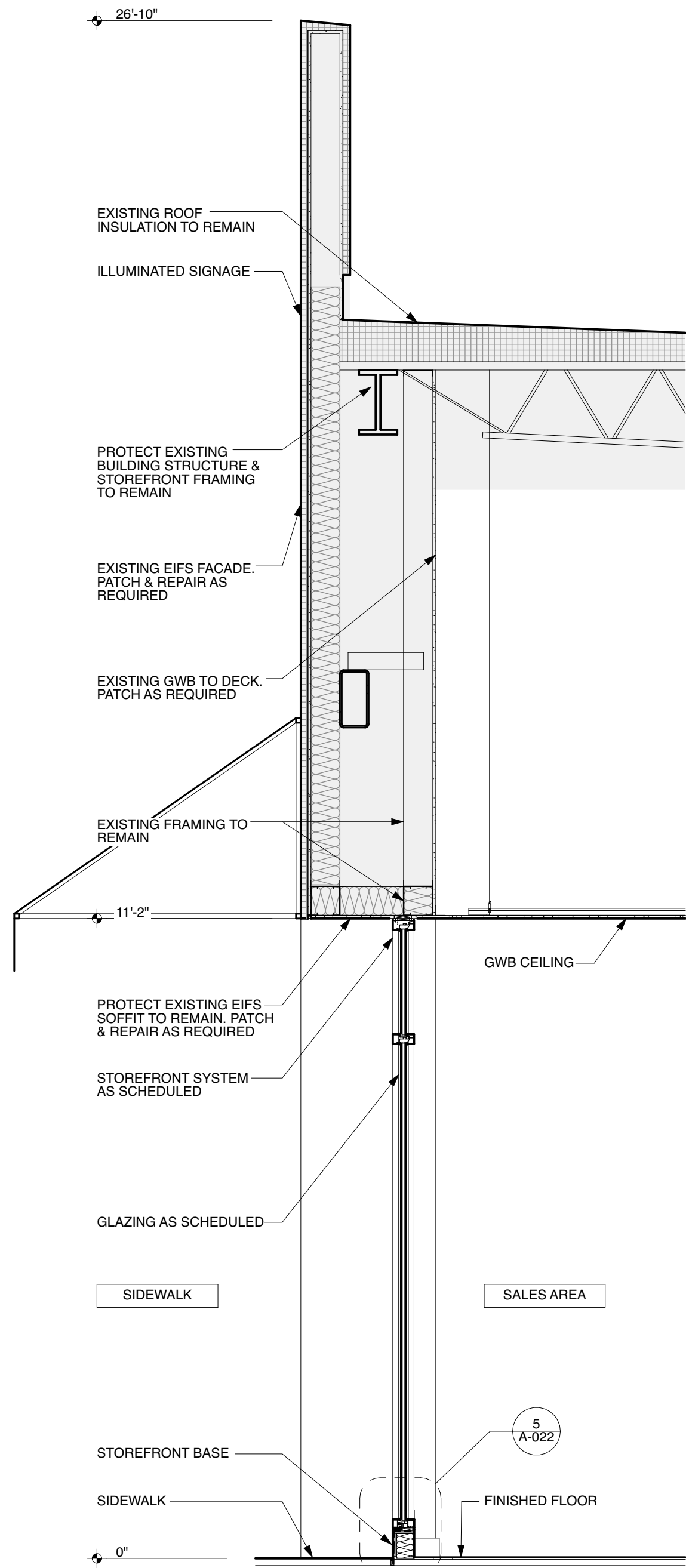
JAND INC.
ABQ Uptown
2240 Q Street NE
Space No.10C1
Ground Floor
Albuquerque, NM 87110

LMA PROJECT NO. 2105

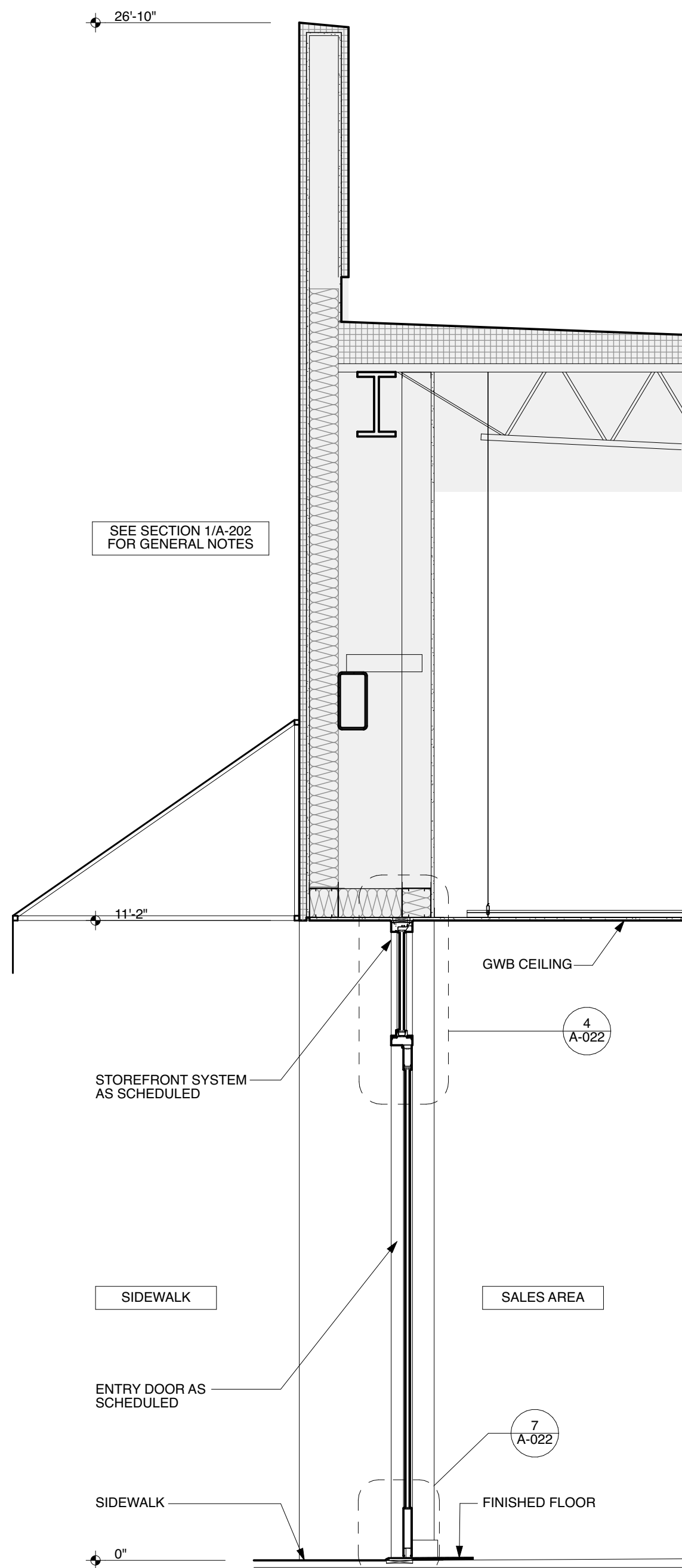
**STOREFRONT
ELEVATION &
PLANS**

A-021

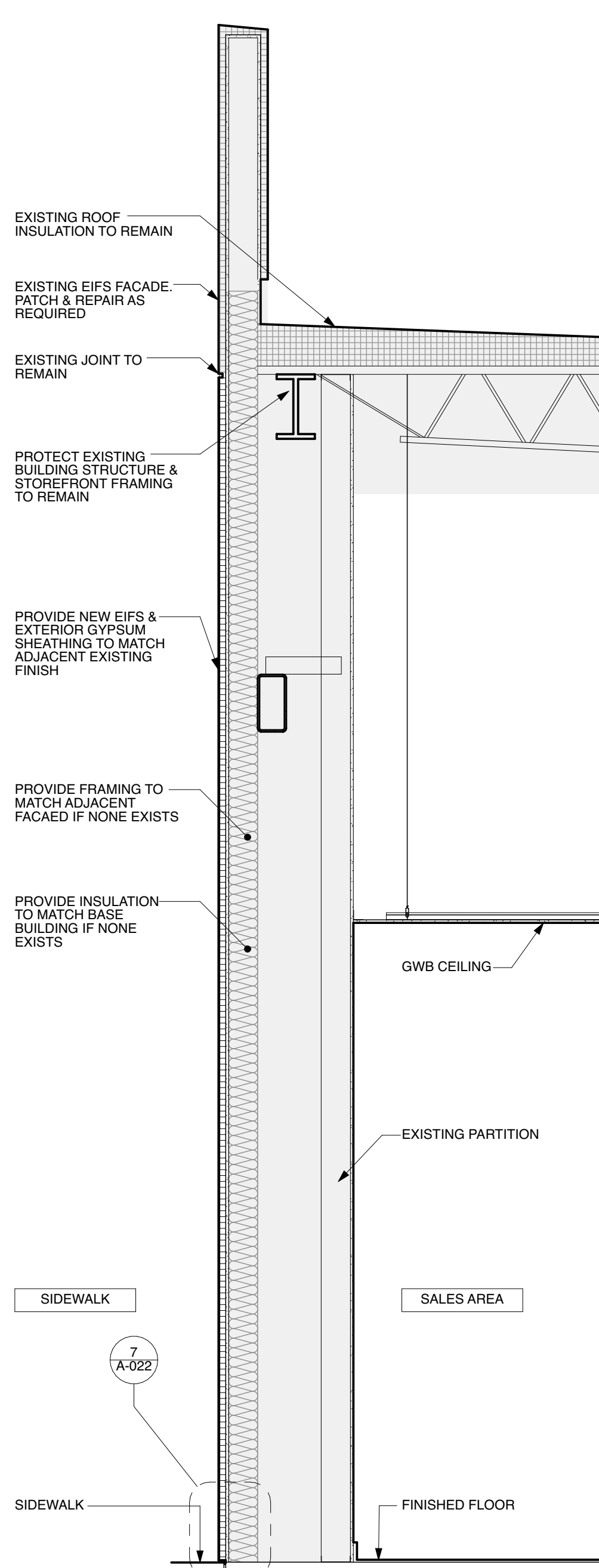
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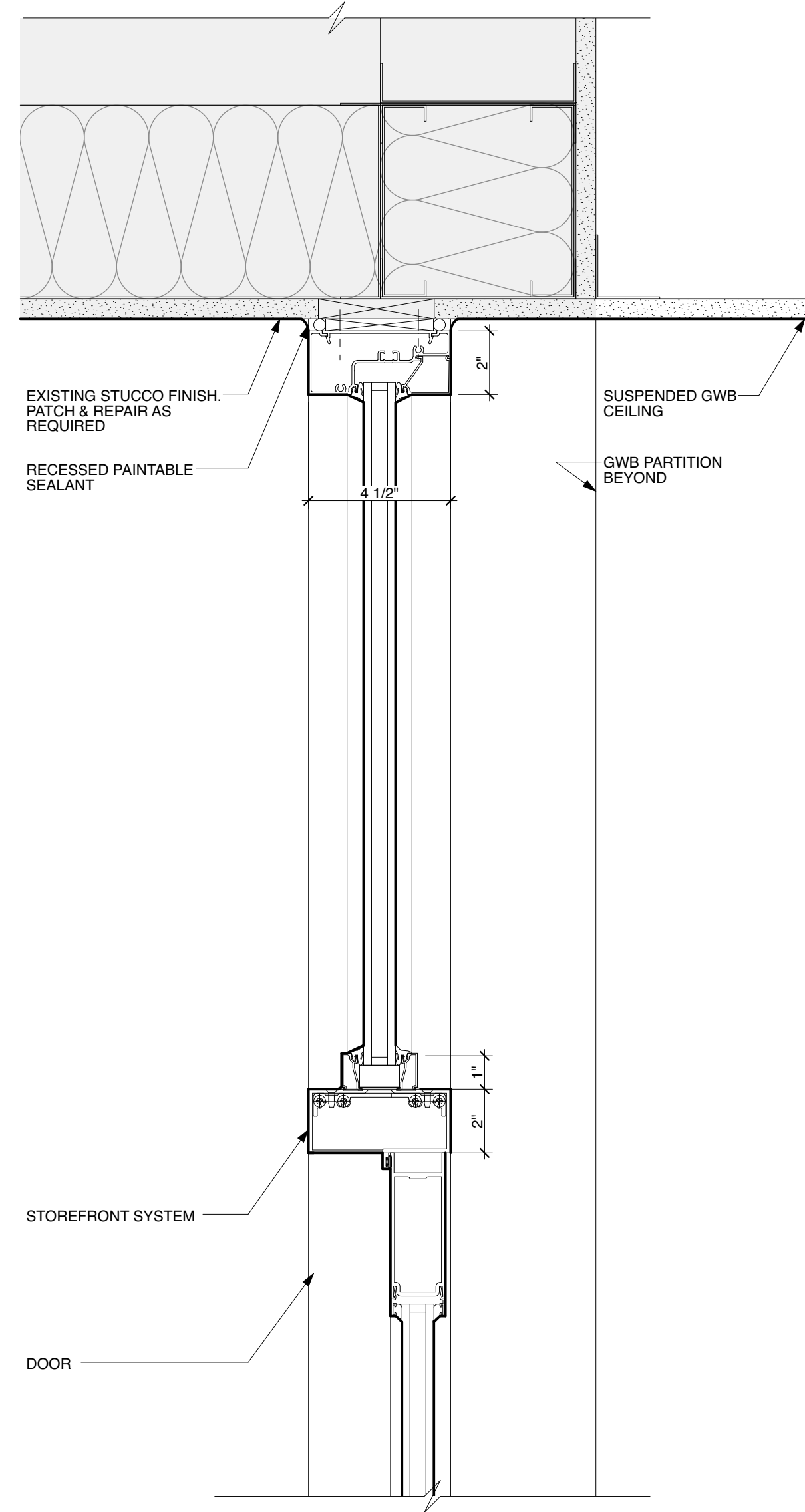
1 SECTION AT SIDELIGHT
SCALE: 1/2" = 1'-0"



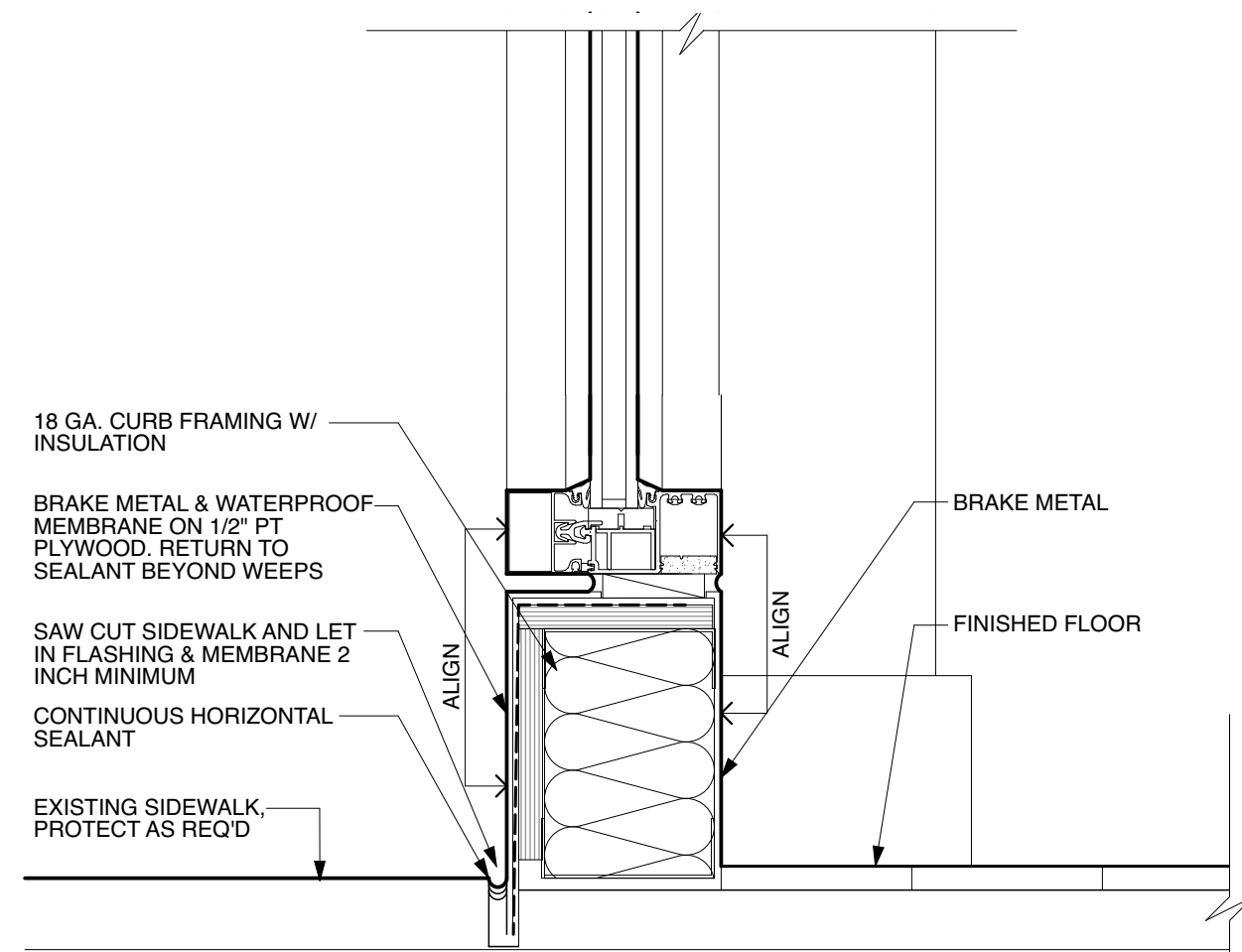
2 SECTION AT DOORS
SCALE: 1/2" = 1'-0"



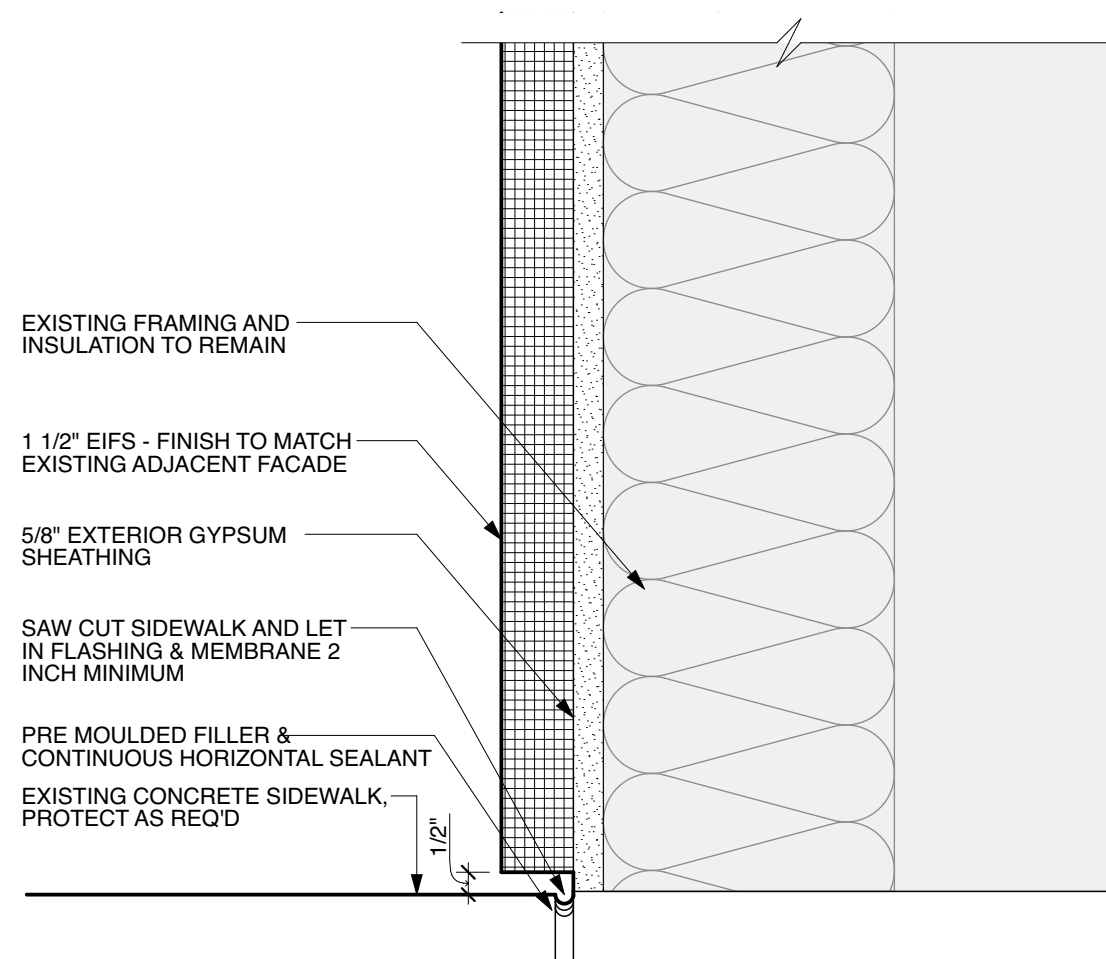
3 SECTION AT OPAQUE WALL
SCALE: 1/2" = 1'-0"



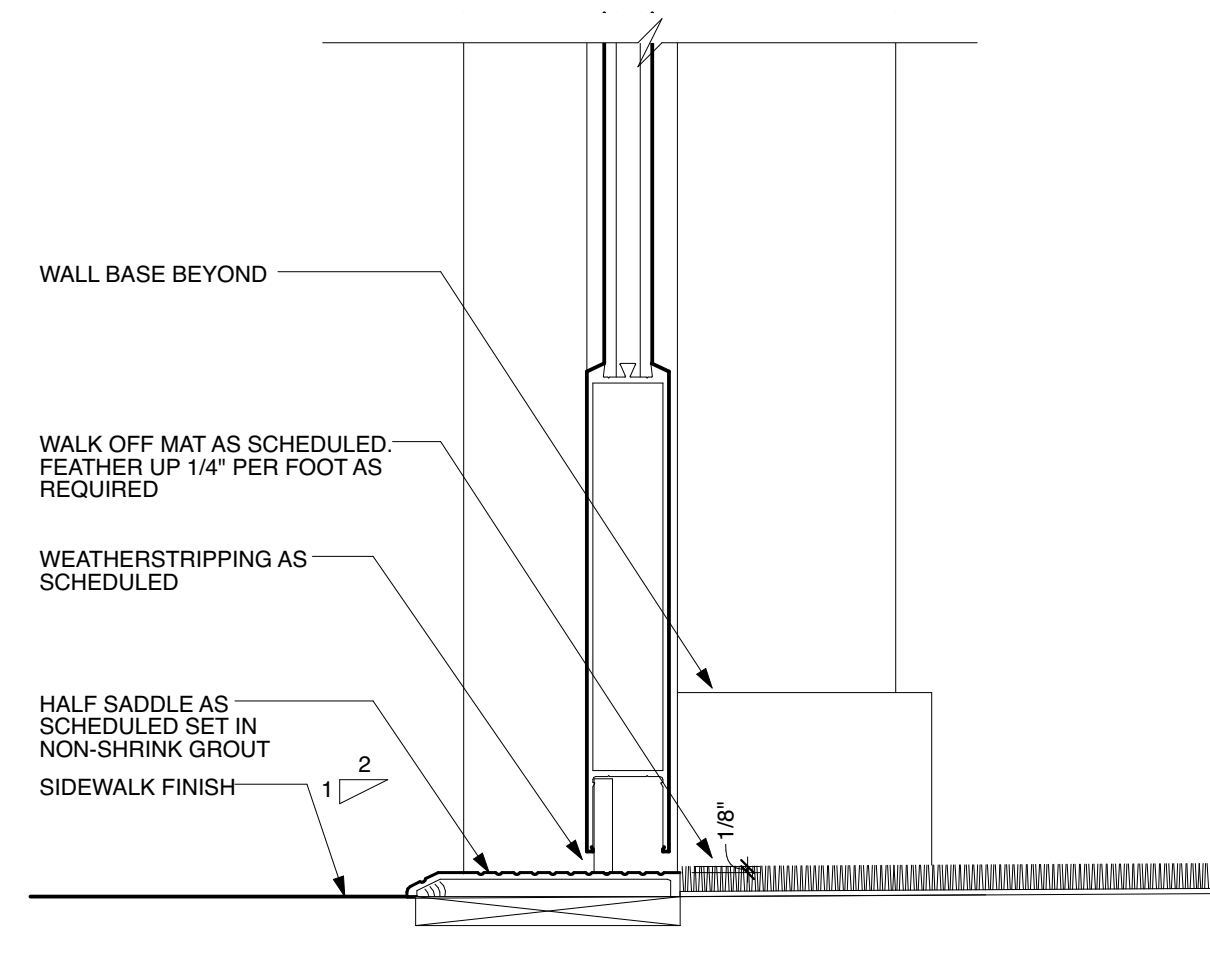
4 SECTION DETAIL AT DOOR
SCALE: 3" = 1'-0"



5 SECTION DETAIL AT SIDELIGHT BASE
SCALE: 3" = 1'-0"



6 SECTION DETAILS AT BASE
SCALE: 3" = 1'-0"



7 SECTION DETAILS AT ENTRY
SCALE: 3" = 1'-0"

RTMDesign

Thomas A. Pirle III NCARB, AIA
P.O. Box 13734
Arlington, TX 76094
P: (817) 265-2415



03-30-21

No.	Date	Issue
03.29.21		Issue for LL Review, Bid and Permit

JAND INC.
ABQ Uptown
2240 Q Street NE
Space No.10C1
Ground Floor
Albuquerque, NM 87110

LMA PROJECT NO. 2105

**STOREFRONT
SECTIONS &
DETAILS**

A-022



WARBY PARKER



CITY OF ALBUQUERQUE INVOICE

LALIRE MARCH ARCHITECTS ALYSON PALMER

630 9TH AVE, STE 900

Reference NO: SI-2021-00854

Customer NO: CU-136651060

Date	Description	Amount
6/09/21	Application Fee (Manual)	\$50.00

Due Date: **6/09/21**

Total due for this invoice:

\$50.00

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 6/09/21
Amount Due: **\$50.00**
Reference NO: SI-2021-00854
Payment Code: 130
Customer NO: CU-136651060

LALIRE MARCH ARCHITECTS ALYSON
PALMER
630 9TH AVE, STE 900
NEW YORK, NY 10036



130 0000SI20210085400099355113665106800000000000005000CU136651060