

From: [Dave Aube](#)
To: [Webb, Robert L.](#)
Cc: [Shannon VanDusen](#); [Emily Brudenell](#)
Subject: Re: 1300 Britt
Date: Wednesday, June 7, 2023 6:35:14 PM
Attachments: [image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image.png](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Robert

The parking is not being reduced. We are converting 7 standard size stalls to compact along the proposed building addition. They will be the only compact parking on site. We are still maintaining the 101 provided parking stalls.

PARKING			
SPECIFIC USE	PARKING REQUIREMENT	GROSS AREA	NUMBER REQUIRED
PHASE I (EXISTING)			
OFFICE	1 SPACE/200 SF (FIRST FLOOR)	4,630 GSF	23
	1 SPACE/300 SF (SECOND FLOOR)	7,296 GSF	24
MANUFACTURING	1 SPACE /1000 SF	3,000 GSF	3
PHASE II ADDITION			
OFFICE	1 SPACE/300 SF (SECOND FLOOR)	1,408 GSF	5
MANUFACTURING	1 SPACE /1000 SF	1,408 GSF	1
PHASE III EXPANSION			
OFFICE	1 SPACE/200 SF (FIRST FLOOR)	1,627 GSF	8
	1 SPACE/300 SF (SECOND FLOOR)	9,569 GSF	32
MANUFACTURING	1 SPACE /1000 SF	11,322 GSF	11
WAREHOUSE	1 SPACE /2000 SF	4,424 GSF	2
TOTAL REQUIRED = 109 LESS 10% REDUCTION FOR BUS ROUTE			98
TOTAL PROVIDED			101
SPECIFIC USE	PARKING REQUIREMENT	NUMBER REQUIRED	NUMBER PROVIDED
HANDICAP SPACES	PER TABLE	4	8
MOTORCYCLE SPACES	PER TABLE	3	4
BICYCLE SPACES	1 SPACE/20 PARKING SPACES	5	8

Please let me know if you have any questions.

Thanks

Dave

On Wed, Jun 7, 2023 at 4:06 PM Webb, Robert L. <rwebb@cabq.gov> wrote:

Thanks for sending.

I saw the info for landscaping and elevations. But I didn't see parking.

Am I missing it?

If not, please send the additional detail.

*Parking is being reduced

Is it meeting the standards of the original plan and/or the IDO?

Calculations?

Thank you,

Robert



ROBERT WEBB

Senior Planner -

Development Review Services

o 505.924.3910

e rwebb@cabq.gov

cabq.gov/planning

From: Dave Aube [mailto:daveaube9@gmail.com]
Sent: Friday, May 26, 2023 10:41 AM
To: Webb, Robert L. <rwebb@cabq.gov>
Cc: Shannon VanDusen <shannon@scoutarch.com>; Emily Brudenell <emily@scoutarch.com>
Subject: Re: 1300 Britt

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

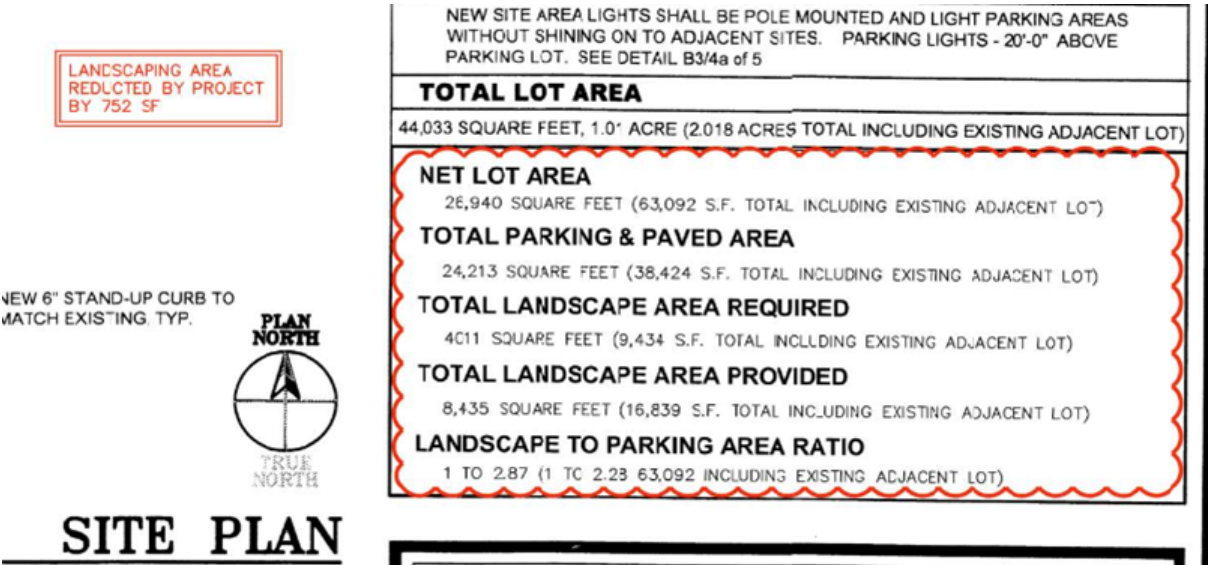
Robert

Thanks for the questions.

As far as the Landscaping, we are proposing a reduction of 735 sf. We are required a total of 4011 sf, and will still have 8,435 sf on site.

Below are images from the AA we submitted that identify the required and provided totals. The image with the red revision clouds is the proposed condition. The black and white image is from the Site Plan from 2009.

As you can see the Net Lot area was slightly reduced (thus reducing the required sf). We are still well above the required and have reduced the provided landscaping by less than 10% (actually 8.2%).



NEW POLE MOUNTED
LIGHT FIXTURE

NEW 6" STAND-UP CURB TO
MATCH EXISTING, TYP.



SITE PLAN

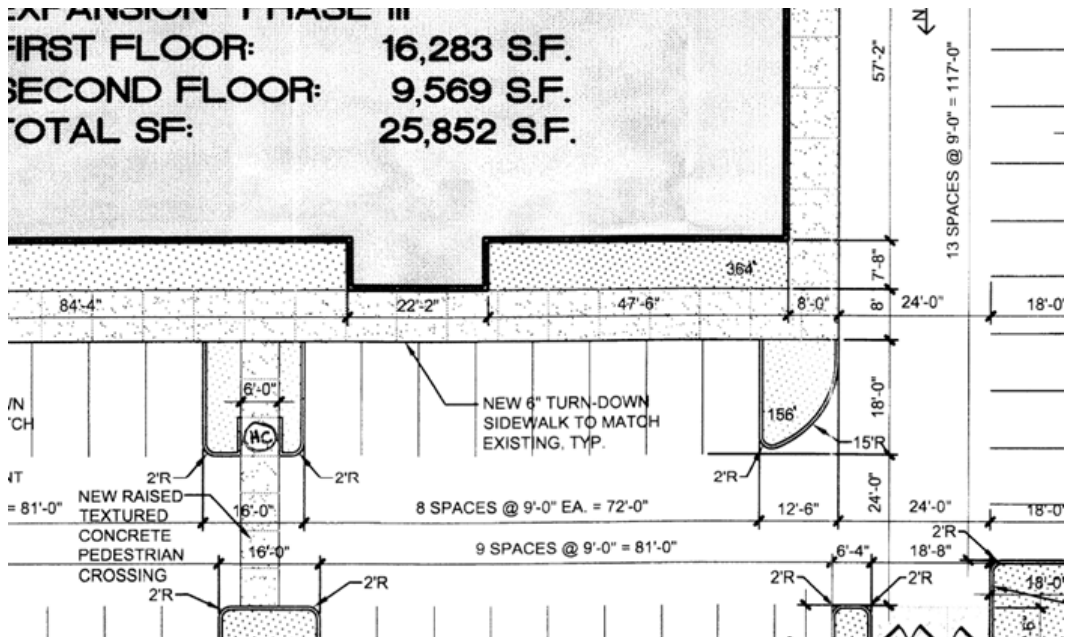
DEVELOPMENT PLAN FOR 1300 BRITT

BICYCLE SPACES	1 SPACE/20 PARKING SPACES	5	8
SITE LIGHTING			
NEW SITE AREA LIGHTS SHALL BE POLE MOUNTED AND LIGHT PARKING AREAS WITHOUT SHINING ON TO ADJACENT SITES. PARKING LIGHTS - 20'-0" ABOVE PARKING LOT. SEE DETAIL B3/4a of 5			
TOTAL LOT AREA			
44,033 SQUARE FEET, 1.01 ACRE (2.018 ACRES TOTAL INCLUDING EXISTING ADJACENT LOT)			
NET LOT AREA			
27,750 SQUARE FEET (63,902 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
TOTAL PARKING & PAVED AREA			
24,402 SQUARE FEET (38,613 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
TOTAL LANDSCAPE AREA REQUIRED			
4,162 SQUARE FEET (9,585 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
TOTAL LANDSCAPE AREA PROVIDED			
9,187 SQUARE FEET (17,591 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)			
LANDSCAPE TO PARKING AREA RATIO			
1 TO 2.46 (1 TO 2.2 INCLUDING EXISTING ADJACENT LOT)			

SIGNATURE BLOCK

As far as the parking, we are simply converting the standard parking stalls (8.5x18) to compact parking stalls (8.5x15) to give a little more room for the building addition.

The total number of compact spaces on the site will be 7 out of the required and provided 101.



Architectural floor plan of the second floor. The plan shows a large rectangular addition area outlined in red, labeled "MANUF. MECHANICAL ROOM ADDITION AREA 810 SF.". To the left of this area is a section labeled "EX. STAIRS". To the right is a section labeled "MECH. EQUIP. PAD". The plan includes various dimensions and room labels. Key dimensions include 84'-4" for the left side, 15' and 9' for the addition area, and 119SF and 156' for a curved area. The plan also shows a "NEW RAISED TEXTURED CONCRETE PEDESTRIAN CROSSING" and a "13 SPACES @ 9'-0" = 117'-0"

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Lastly, I am attaching the Elevations for your review.

Please let me know if you have any questions or concerns.

Looking forward to hearing from you.

Cell 505-463-4503.

Thanks

Dave

On Thu, May 25, 2023 at 4:24 PM Webb, Robert L. <rwebb@cabq.gov> wrote:



1300 Britt

Hello David.

I had a couple questions on the AA submittal.

*Landscaping is being reduced.

Will it still meeting the standards of the original plan?

Or are you adding in another area?

*Parking is being reduced

Will it still meeting the standards of the original plan?

*For the façade design, will the addition match the existing building?

Please include elevations.

Send updated docs/drawings and we can add them to the file.

Thank you,

Robert



ROBERT WEBB

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