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August 12, 2024

To City of Albuquerque
Robert Webb – Senior Planner
505.924.3910
rwebb@cabq.gov

Project: Bubba's 33 – Albuquerque, NM

Re: Administrative Amendment
Review Comments

Permit #: 2018205.00

Robert,

We are in receipt of your Administrative Amendment Review Comments, on 8/8/2024, in regard to the proposed Bubba's 33 restaurant, which is to be located on an outparcel for the Cottonwood Mall. Your comments are listed below, in the order received, and our response to each comment is shown in **bold**.

Administrative Review (Disapproved / Corrections Needed):

1. Provide additional elevation detail to demonstrate and explain compliance with all sections within 5-11-E. *Specifically 5-11-E-2*. This should include areas such as windows, doors, changes in façade. This can be addressed by adding detail to the elevation sheet or within a comment response.

Response: We comply with all the sections within 5-11-E (specifically 5-11-E-2). This is how:

- Our building is only 1-story, so the ground floor height is well above the 10-foot minimum.
 - Our facades have been designed, so as to provide a sense of human scale (at ground level), with the use of canopies, sunshades, storefront windows, doors and garage doors.
 - Our street facing façade has these 2-features, at least 30-percent of the length of the facade, so that 1 of these features is incorporated every 40-feet:
 - Canopies that that provide shade or protection from the weather.
 - Exterior building features, like our large storefront windows, which will reflect sunlight into the building and reduce the need for interior lighting.
 - Our facades are not longer than 100-feet, so we do not need to provide any additional features.
2. Provide additional landscaping detail and calculations. Address areas such as: 5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot



Landscaping, 5-6-G Equipment/Support areas. *Include clarification for pedestrian connections per IDO section 5-3.

Response: *We received Traffic Review approval, which did not require a pedestrian connection.*

3. All signage must meet standards from IDO section 5-12 per MX-M. Calculations for Sq Ft and façade percentage should be included for all signage demonstrating how those standards are being met.

Response: *Our wall signs meet the Standards from IDO section 5-12 (per MX-M).*

4. Clarify if there is an existing shared parking agreement in place with neighboring businesses or Cottonwood Mall that would need to be amended.

Response: *Per the file share link below, you will find the site's Construction, Operation and Reciprocal Easement Agreement. Per section 2.2, on page 13, each Party hereby grants to each other easements for the passage and parking of vehicles.*

File share link: <https://share.greenbergfarrow.com/f.php?h=2-I00TZ-&d=1>

We trust that we have satisfied all your comments. Should you have any questions or require additional information, please contact me at bgoldberg@greenbergfarrow.com or 224-764-0369.

Sincerely,

GreenbergFarrow
Brandon Goldberg - Development Manager