

From: [Wolfenbarger, Jeanne](#)
To: [Dave Aube](#); [Brito, Russell D.](#); [Brian Nebel](#)
Cc: [Estevan CdeBaca](#); [Mark Wade](#)
Subject: RE: Fogo de Chao at Coronado Center (SI-2020-00050): Administrative Amendment Next Steps and Timing
Date: Tuesday, June 23, 2020 9:42:05 AM

These responses seem reasonable, and I will await the plans to do a thorough review.

Is the area where the bollards are located going to be well-lit because I am concerned about these getting hit?



JEANNE WOLFENBARGER

manager for transportation

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From: Dave Aube [mailto:daube@designgrouponm.com]
Sent: Tuesday, June 23, 2020 8:25 AM
To: Wolfenbarger, Jeanne; Brito, Russell D.; Brian Nebel
Cc: Estevan CdeBaca; Dave Aube; Mark Wade
Subject: RE: Fogo de Chao at Coronado Center (SI-2020-00050): Administrative Amendment Next Steps and Timing

Jeanne

Please see my responses to your question below.

We have provided our plans to the Fogo de Chao team to allow them to add in specific notes related to Valet Parking. The Amendment to AA request will be submitted by the Fogo de Chao team.

Please let me know if I have missed anything, or miss-interpreted your comments.

Thanks

Dave

From: Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>
Sent: Friday, June 5, 2020 2:01 PM
To: Brian Nebel <bnebel@cdsdevelopment.com>; Brito, Russell D. <RBrito@cabq.gov>; Dave Aube <daube@designgrouponm.com>; Estevan CdeBaca <ecdebaca@designgrouponm.com>

Subject: RE: Fogo de Chao at Coronado Center (SI-2020-00050): Administrative Amendment Next Steps and Timing

All,

Good afternoon, I visited the site today with Estevan. For the Administrative Amendment, the additional comments are:

- Show existing crosswalk across parking aisle on the plans from the existing handicapped spots to the depressed curb area. **Crosswalk striping from the new ADA ramp at eastern entrance to the existing reserved parking stalls and the sidewalk along the entrance drive from Louisiana has been added plans. P**
- On the site plan, clarify keyed note 20 at the end of the crosswalk for the ramp. If the ramp is drawn graphically on the site plan, and it lines up with this existing crosswalk, this will complete the ADA connection at this location. **Keyed note language has been clarified. Essentially the ADA ramp is about 37' long and has wings transitions on each end. This seemed like the best condition to allow for patron to be dropped off along the curb.**
- For valet drop-off parking, ensure that this area **does not conflict with the existing crosswalk**. Place dropoff parking area and signage at a point to the south of the crosswalk where two vehicles can drop off without blocking the crosswalk or the main traffic trying to get back out to the accessway that ties into Louisiana Blvd. **A site plan will be provided with the Fogo De Chao plans that identifies the areas that are to be designated as valet dedicated parking. We were not provided with specifics of the Valet podium, to show on the plans, but this will be added by the Fogo de Chao design team.**
- Paint new bollards yellow along the new curb. **All bollards are Stainless Steel to match the remainder of Coronado Mall. This was requested by the management team for Coronado. Since this is a private driving lanes, and parking condition, we would like to request keeping the bollards as stainless steel.**
- For the ramp designated as Ramp C further to the north, it would be preferable to not have this as header curb as this may present a tripping hazard. (The existing ramp here at this location does not have header curb, and the slopes on it are quite acceptable.) However, if leaving this ramp as is, depending on the grading plan, have the header curb for the ramp painted yellow. **We would prefer to keep the header curbs, as adding winds will reduce the amount of landscaping available. Keyed Note #22 called for the transition of curb heights to be painted yellow to identify the hazard.**
- Specify a maximum 2% slope for all pedestrian paths as part of a general note on the site plan. **Sheet note I has been added to ensure that slopes are less than 2.0% on all new sidewalks.**

Brian, my previous comments regarding for just the site traffic circulation layout plan for the valet parking are to also be addressed as we both discussed a couple of weeks ago or so.

Thanks!



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From: Brian Nebel [<mailto:bnebel@cdsdevelopment.com>]

Sent: Wednesday, May 27, 2020 9:48 AM

To: Brito, Russell D.; Wolfenbarger, Jeanne

Cc: Brian Nebel

Subject: Fogo de Chao at Coronado Center (SI-2020-00050): Administrative Amendment Next Steps and Timing

Hello Russell and Jeanne!

I have a meeting with Fogo de Chao and their architect today regarding next steps and timing for approval of their Administrative Amendment.

Understanding that Brookfield/Coronado Center has obtained approval of their Administrative Amendment #SI-2020-00154 (attached) for the new patio areas, façade changes, improved entrance, pedestrian pathways and landscape associated with the Fogo de Chao tenant improvement, will there be any comments forthcoming on Fogo de Chao's Administrative Amendment package besides the Transportation comments that we have already received? If yes, then when can we expect to receive those?

Once we submit responses to all initial comments, approximately how long will re-review take?

Thank you,

Brian Nebel
Property Development Manager

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From: Brito, Russell D. <RBrito@cabq.gov>
Sent: Wednesday, May 13, 2020 11:41 AM
To: Brian Nebel <bnebel@cdsdevelopment.com>
Subject: FW: AA for Fogo de Chao

Brain,

Please see attached for what is already approved (façade and outdoor dining area).

Thanks,

- Russell



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From: Brito, Russell D.
Sent: Tuesday, April 28, 2020 5:09 PM
To: daube@designgroupnm.com
Cc: Martinez, Jacobo R. <jacobomartinez@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Subject: AA for Fogo de Chao

David,

Please find attached the approved final AA for Fogo de Chao at Coronado Center.

Thank you,

- Russell



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