



June 19, 2025

Development Facilitation Team  
City of Albuquerque Planning Department  
Plaza del Sol Building  
600 Second NW  
Albuquerque, NM 87102

**Re: Request for Major Amendment to Site Plan for Building Permit – Expansion of Kairos Power Campus (Salt Production Phase)**

Dear Development Facilitation Team,

As the authorized agent for Kairos Power, Greenbox Architecture respectfully submits this request for a Major Amendment to the Site Plan to support the next phase of development at the Kairos Power facility located at 5201 Hawking Dr. SE, Albuquerque, NM. This phase continues the buildout of Tract D-1-A in the Mesa del Sol Innovation Park II.

Kairos Power has steadily expanded its presence in Albuquerque, starting with the adaptive reuse of the former Schott Solar Receiver Manufacturing building and a subsequent 40,000 SF addition permitted under project number PR-2020-004448. That expansion included two infrastructure agreements that have since expired and have now been superseded by updated infrastructure documentation submitted under PR-2020-004448\_SI-2023-00132 which have been completed prior to this application. Prior Development Review Board (DRB/DFT) approvals include: 1004817, 1004260, 1006201, 1004075, PR-2020-004448 and most recently Administrative Amendment SP-2025-00028 - Approval of 22,280 s.f. of equipment foundations related to existing and previously approved manufacturing use."

This proposed expansion adds approximately 47,000 square feet of enclosed building space and 38,300 square feet of equipment pad area to accommodate salt production activities. The project includes twelve buildings, ranging in size from 400 SF to 8,700 SF and heights from 14 to 31 feet, primarily for light manufacturing, storage, and office uses. The processing plant structures vary in height but are as shown on the plans and elevations. The site will also include seven equipment pads to support process piping, tanks, and related systems, with structural supports as needed.

All structures are single-story pre-engineered steel buildings with metal siding and are classified as Type II-B construction. Most buildings will be constructed concurrently under a design-bid-build delivery method, although some variation in size and location may occur based on evolving equipment requirements. The site plan illustrates the general configuration of all buildings and equipment pads.

Site access remains via the existing shared private drive off Hawking Drive SE. A previously established gravel fire lane will be improved and paved to provide emergency access to the new buildings. Proposed site access roads meet or exceed standards for fire apparatus access and circulation. Additional internal circulation, parking, and pedestrian connectivity will be provided in

compliance with Integrated Development Ordinance (IDO), the Development Process Manual (DPM).

The current expansion will tie into existing utilities where feasible. Water upgrades are underway and expected to be complete prior to building construction. Electrical service will be extended from the existing concrete pad near the TDL building, and new transformers will be installed to support new equipment loads. Sanitary sewer and data will be extended from the existing facility. The existing stormwater pond on the west end of the property will be reshaped and expanded, and a new facility measuring approximately 50 feet by 700 feet will run along the east and north sides of the site.

The proposed site improvements and new construction have been reviewed and approved by the Mesa del Sol Architectural Review Committee (ARC). The site plan, architectural character, and landscape improvements are consistent with the Mesa del Sol Level B Master Plan and previously approved design elements.

Thank you for your consideration of this request. Please do not hesitate to contact us if further information is required.

Sincerely,

Derek Metson, AIA, NCARB  
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Greenbox Architecture  
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