

Gomez, Angela J.

From: efaust <efaust@swcp.com>
Sent: Monday, June 26, 2023 6:29 PM
To: Regina Okoye; Rodenbeck, Jay B.; Wolfley, Jolene
Cc: Gomez, Angela J.; westparkna@gmail.com; arch.plan@comcast.net
Subject: 6/26 REQUEST FOR DEFERRAL - PR 2022-007324 / SD 2022-00203

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.
Dear Development Hearing Officer (via Mr Rodenbeck and Ms Wolfey),

West Park Neighborhood respectfully requests that PR 2002-007324/SD 2002-00203 for the sidewalk waiver be deferred. West Park has received new exhibits at close of business today, 6/26. This gives West Park 1 day to get together and respond for the hearing on 6/28. Our board has full time workers, including a health care worker, who need more time to review the new exhibits. We are open to discussion, but this short notice restricts our ability to respond. We want to be proactive so that we can come to an agreement before a hearing.

At initial glance, there is language in Ms Okoye's email response about 4th street. Our neighborhood does not include 4th street. It is confusing if her response is about another project, so I am not sure if other elements of her response are cut and pasted and not relevant to our project.

Please grant a deferral so West Park can look over Ms Okoye's response and new exhibits. Please send this to the Development Hearing Officer because I do not have that email.

Ms. Okoye,
Please call me so we can understand your exhibit and be proactive in coming up with a solution.

Respectfully yours,
Elaine Faust
West Park Neighborhood
efaust@swcp.com
505-249-4975

On 2023-06-26 17:12, Regina Okoye wrote:

- > Good afternoon Elaine,
- >
- > We have incorporated as much of your feedback as we could due to the
- > existing site constraints. Below are a list of bullet points that we
- > have changed since our original submittal. We have been working very
- > diligently to address your comments as we can with the existing site
- > constraints.
- >
- > 1. We have added a plethora of street tree and shrubs in the existing
- > landscape along Central and Rio Grande. We have done this to provide

> the shade element that was requested.

> 2. We have expanded the buffer length along 4th street.

> 3. We have added the clear site triangles to the entrances on Central
> and Rio Grande.

> 4. We have included a landscaping chart to depict the proposed
> species. We have provided a variety of approved plant species to make
> the frontage more appealing and help with the noise buffer that was
> requested.

> 5. We have provided an exhibit of the existing conditions of the site
> and the existing utilities that existing in the sidewalk. The side
> walk has to maintain a 4' wide clearance around all obstacle along the
> walkways at all times. The being said there is an existing 6' wide
> side walk and that give 2', or less in some locations, of workable
> space which is not feasible for the trees that have been requested.
> The DPM allows for flexibility for the street elements for existing
> conditions. This is not a site plan approval that allows us to tear up
> the sidewalks and relocate placement of landscape buffer. The
> sidewalks are in the right of way and would require additional city
> approvals. There is not sufficient space to expand the side walk or
> buffer to impeding on the side due to the widths required for drive
> aisles on site. The areas in red on " Exhibit 1" are the minimum width
> allowed per the DPM. The width and circulation on site have been
> approved in a prior application (TCL). This is an historical use that
> has been on site for a long time so we are not proposing anything
> detrimental or new to the this environment.

>

>

> The surrounding community currently has sidewalks that are abutting
> the street so this site is consistent with the area. We are providing
> a sufficient amount of landscaping within the buffer area and have
> even expanded to exceed the requirements of the IDO. We are currently
> meeting the IDO and DPM regulations with what is being provided on the
> attached plans.

>

> We will be proceeding with the DHO hearing scheduled to this Wednesday
> June 28, 2023. In areas where neighborhood requests can be
> accomplished, plans have been updated while reflecting compliance and
> even exceeding requirements of the Code.

>

>

> REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER MODULUS ARCHITECTS & LAND
> USE PLANNING, INC.
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> Albuquerque, NM 87109
> Office 505.338.1499 (Ext. 1003)
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> Email: rokoye@modulusarchitects.com
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> <https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=ww.modulusarchitects.com&umid=b23cd9b0-8ca6-45a0-ae57-bc288c743259&aut h=307405480ca3e49a8b1deb4e49ca5cd244e7e096-b8fa721fd0d1169b1b1da358998569d39b68f525> Join us on Facebook: Modulus Architects on Facebook New

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>
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>

> -----Original Message-----

> From: efaust [mailto:efaust@swcp.com]

> Sent: Thursday, June 22, 2023 4:20 PM

> To: Regina Okoye <rokoye@modulusarchitects.com>

> Cc: jrodenbeck@cabq.gov; jwolfley@cabq.gov; agomez@cabq.gov;

> westparkna@gmail.com; arch.plan@comcast.net

> Subject: Fwd: Re: FW: REQUEST FOR DEFERRAL - PR 2022-007324 / SD

> 2022-00203

>

> Regina,

> Here is the first response from the West Park neighborhood association

> about our design and safety requests for a landscape buffer and a

> protected sidewalk.

> Thank you,

> Elaine Faust

>

> ----- Original Message -----

> Subject: Re: FW: REQUEST FOR DEFERRAL - PR 2022-007324 / SD 2022-00203

> Date: 2023-05-09 12:39

> From: West Park Neighborhood <westparkna@gmail.com>

> To: "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>

> Cc: Elaine Faust <efaust@swcp.com>, "Wolfley, Jolene"

> <jwolfley@cabq.gov>, "Webb, Robert L." <rwebb@cabq.gov>,

> agomez@cabq.gov, Derrick Archuleta <arch.plan@comcast.net>,

> rokoye@modulusarchitects.com, West Park Neighborhood

> <westparkna@gmail.com>

>

> Hello Jay and Robert,

> Thank you for the information about how to communicate with the

> Development Hearing Board. Thank you to Derrick for coordinating a

> deferral for the sidewalk waiver. For the record, I am submitting West

> Park's position on the sidewalk waiver. This document includes a

> request for a delay, which has already happened. So, please ignore the

> references for a delay in this attached document.

>

> WPNA is hopeful that a solution can be reached.

> Please acknowledge receipt and advise if we have an action we need to

> follow up on, or if I missed anyone on the distribution list.

> Best Regards,

> West Park NA

> Elaine Faust, committee lead

>

> Roxanne Witt, President

> Dylan Fine, Vice-President

> Mia Zamora, Secretary

> Melvin Andrews, Treasurer
>
> On Tue, May 9, 2023 at 12:05 PM Rodenbeck, Jay B.
> <jrodenbeck@cabq.gov> wrote:
>
>> Good afternoon,
>>
>> Please note that the Applicant for PR-2022-007324 has requested a
>> deferral of their platting application to the June 14 DRB meeting
>> (from the May 10 DRB meeting). For more information, please see their
>> message below.
>>
>> Jay Rodenbeck
>>
>> Planning Manager
>>
>> Development Review Services
>>
>> o (505) 924-3994
>>
>> c (505) 553-0682
>>
>> e jrodenbeck@cabq.gov
>>
>> cabq.gov/planning [1]
>>
>> From: Derrick Archuleta <arch.plan@comcast.net>
>> Sent: Tuesday, May 9, 2023 11:36 AM
>> To: Wolfley, Jolene <jwolfley@cabq.gov>; Rodenbeck, Jay B.
>> <jrodenbeck@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Gomez,
>> Angela J. <agomez@cabq.gov>
>> Cc: jt@7bdev.com; rokoye@modulusarchitects.com; Danny Mitchell
>> <danny@mitchellassociatesinc.com>; Paniz Peik
>> <paniz@mitchellassociatesinc.com>
>> Subject: RE: REQUEST FOR DEFERRAL - PR 2022-007324 / SD 2022-00203
>>
>> [EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes
>> any concern.
>>
>> Good morning Jolene:
>>
>> I'd like to request deferral for the above mentioned case (PR
>> 2022-007324 / SD 2022-00203) to the DRB meeting of June 14, 2023.
>>
>> The preliminary/final plat is on tomorrow's (May 10) agenda.
>>
>> The request is connected to a sidewalk waiver under the DHO process.
>> A decision by the DHO needs to be completed prior to approval of the
>> preliminary final plat by the DRB.
>>
>> If you need anything else let me know.
>>

>> Thank you
>>
>> Derrick
>>
>> _Derrick Archuleta, MCRP_
>>
>> ARCH+PLAN Land Use Consultants
>>
>> P.O. Box 25911
>>
>> Albuquerque NM 87125
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>> p: 505.980.8365
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>> e: arch.plan@comcast.net
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>
> Links:
> -----
> [1] <http://cabq.gov/planning>