

13 February, 2026

Development Facilitation Team
City of Albuquerque
600 2nd St. NW
Albuquerque, NM, 87102

Re: Project Solis —Tract J Bulk Land Plat for Mesa del Sol Innovation Park II (101605115947920604)
Project No: PR-2022-007805 (Third Submittal); SP-2025-00084
EPC Plan No: FP-2025-00004

Dear Development Facilitation Team,

On behalf of Project Solis, Stantec Architecture Inc. respectfully submits this supplemental submission of minor design revisions for final DFT review and approval. The proposed substitutions adhere to the preliminary approvals and findings stated in the EPC *Official Notice of Decision*, dated Aug. 21, 2025 (Plan# FP-2025-00004), and remain in full compliance with the City of Albuquerque IDO codes and regulations. The following revisions have been submitted concurrently to Mesa Del Sol ARC for Step II amendment review and approval.

All compliance with IDO requirements as noted in the Justification Letter submitted by Dekker, dated September 22, 2025, as well as Applicant Responses to Staff Comments as noted in the Resubmittal Letter submitted by Dekker, dated October 13, 2025 still apply for the current supplemental submission. Below is an overview of the minor design revisions to the site plan.

Overview of Design Revisions:

Below is an overview of the design and drawing revisions associated with the substitution request.

Overall Building – The drawings have been revised to reflect new, relocated or removed openings, including, man doors, overhead doors, and windows. At the high bay, windows have been removed between grids 2 & 7. The revised design remains congruent with the originally approved design, and compliant with all code and zoning requirements.

CUB Facility – The drawings have been revised to reflect the expansion of the CUB facility at the southwest corner of the building, at grid lines A1 thru B4.2. The expansion increases the gross floor area (GFA) from 225,795 sf. to 239,464 sf. a (6% increase). The height of the CUB facility walls also increased from 45' to 54', and equipment screening has been added around the perimeter of the CUB roof to screen rooftop equipment.

Overall Site Plan – The following revisions have been made to the site design and associated drawings. Based on the total site area of 17.04 acres, 1.67 acres have been impacted by these design revisions – a change of 9.8%. Overall parking increased from 271 spaces to 302 spaces, an increase of 7%. The overall site design was minorly modified to accommodate the larger CUB Facility.

Mechanical & Electrical Equipment Yards – Due to the expansion of CUB, the adjacent site tank yard has been reconfigured. The impervious area, landscaping, fencing and sidewalks at and around the tank yard were affected by this reconfiguration.

Parking Configuration – Parking has been adjusted around the tank yard, and in various locations throughout the site. Additional parking aisles have been added along the western edge of the site, and near the southeast corner of the building. The overall parking count has increased 7%, to 302 spaces.

Loading Ramps at Building – The two truck loading ramps previously shown at the south of the building have been adjusted and increased in size. Two additional truck loading ramps have also been added to the east side of the building.

Trash Enclosure – The trash enclosures have been slightly relocated east, outside of the proposed secure fence line. The capacity of enclosures increased from 4 dumpsters to 6, while the size of the enclosures remains in accordance with City of Albuquerque design standards.

Site Lighting – The site lighting has been adjusted to match the minor modifications to the overall site design.

Landscape – Landscape has been reconfigured based on changes to site parking and hardscape. Plant species and coverage remain compliant with City of Albuquerque IDO standards and regulations and Mesa del Sol ARC development guidelines.

Please feel free to contact us if you have any questions or need clarifications.

Sincerely,



Rebekah Bellum, AIA, NCARB
Senior Architect

CC:

Attachments: