



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**Project No: PR-2023-009209 Date: 03/06/2024    Agenda Item: #2    Zone Atlas Page: NR-BP**

**Legal Description: Tract A, Unit 1 Atrisco Business Park**

**Request: Proposing A 93K GSF Expansion of an existing 90K GSF Manufacturing Warehouse at 6625 Bluewater Road NW. This will include improvements for additional Onsite Parking, Onsite Drainage Features, Landscape, Lighting, and Wet Utilities.**

**Location: 6625 Bluewater Road between Coors Blvd and Unser Blvd**

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**Application For: SI-2024-00158 – SITE PLAT DFT**

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1. No objection

**Comment:** (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2023-009209 Hearing Date: **03-06-2024**

Project: 6625 Bluewater Rd Agenda Item No: 2

Sketch Plat

Site Plan for Bldg.  
Permit

**ENGINEERING COMMENTS:**

- Hydrology has approved the Grading & Drainage Plan (K10D001) with engineer's stamp date 01/09/24.
- Hydrology has no objection to the Site Plan for Building Permit.

APPROVED  
 DENIED

DELEGATED TO:  TRANS  HYD  WUA  PRKS  PLNG

Delegated For: \_\_\_\_\_

SIGNED:  I.L.  SPSD  SPBP  FINAL PLAT

DEFERRED TO \_\_\_\_\_

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009388 aka 009209  
6625 Bluewater

AGENDA ITEM NO: 2

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 1/23/2024. All other comments have been addressed. No objection.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: March 6, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**HEARING DATE:** 3/6/2024 -- **AGENDA ITEM:** #2

**Project Number:** PR-2023-009209 (previously PR - 9388 for sketch plats)

**Application Number:** SI-2024-00158

**Project Name:** 6625 Bluewater Rd. Warehouse Expansion

**Request:**

DFT Site Plan and EPC Final Sign-off

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

**Note:** Items in **orange** type require a response.

- The EPC approved a Major Site Plan Amendment previously. Still waiting for the EPC Planner Memo to demonstrate compliance with EPC Conditions of approval for the Site Plan Amendment.
- A Sketch Plan was reviewed on 10/31/23 (PR 9388). A Sketch Plat was reviewed January 2024 (PR 9388). The Site Plan DFT is review is for an approximately 93,000 SF expansion of the existing approximate 92,000 SF light manufacturing facility.
- The subject property is zoned NR-BP (Non-Residential Business Park), which permits Light Manufacturing. It is within an Area of Change, the Coors Boulevard Character Protection Overlay Zone (CPO-2), and within 660' of the Coors Blvd. Major Transit Corridor.
- A Traffic Impact Study (TIS) was submitted which requested offsite improvements be constructed as part of the overall development, including the installation of a right turn lane into the project site on Bluewater Blvd., requiring ROW dedication to the City. The ROW dedication to the City would trigger the requirement for a replat approval by the Development Hearing Officer (DHO). \*Please confirm the status of the TIS review and the NMDOT approval. **\*Completed\* Standards per Transportation.**
- Application for the subject property for a Site Plan-EPC Major Amendment was approved on October 19, 2023. **\*Please provide confirmation that all EPC conditions have been cleared.**

*\*(See additi*

**Responses:**

1. Currently working with the City to get the post-EPC memo.

- **Confirm compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**  
*\*Verification of DPM standards per Transportation\**  
 Bluewater Rd. NW adjacent to the subject property is functionally classified as an Urban Major Collector outside of a Center and requires a 6-foot sidewalk and 5'-6' landscape buffer.
- An Infrastructure List was included in the submittal. **With the TIS review complete and the communication from NMDOT, does the current IL need any additions or modifications?**  
*\*Once approved, a recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off of the Site Plan.*
- The subject property is located in Atrisco Business Park Master Development Plan and must meet requirements of the Master Development Plan and the Major Site Plan Amendment EPC & Conditions of Approval. Where those are silent, the site plan shall meet the requirements of the IDO and DPM.
- *Project appears to be meeting IDO standards, however additional detail is required per the ABB.. Please provide additional detail and/or explanation as to how the submittal is now meeting all of the standards and requirements from the Atrisco Business Park; including, but not limited to any additional walls/fences, screening/buffering, façade & signage, façade, Etc.*
- DFT staff determined during sketch plat review that buffering would be as follows:
  1. Trees will be required along the the fence line on the east side of the property. Where the fence is chain link, both trees and shrubs will be required per IDO 5-6(E)(4)(b).

Responses:

1. Confirmed, sidewalk width off of Bluewater Road NW is 6' wide with at least a 5'-6' landscape buffer. Refer to detailed site plan for dimensions of existing sidewalk and landscape buffer.

2. Per coordination with NMDOT and City of Albuquerque, no additional IL items are needed. A recorded IIA will be submitted prior to final sign off of the Site Plan.

3. Per a meeting with the City on 3/8/24, The project will be meeting Atrisco building standards since additional shrubs have been added to screen the loading area.

a. If the wall is located on the property line, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

b. Where the edge buffer area is across the street from the lot with non-industrial zoning or development, the wall may be set back from the property line if both of the following requirements are met.

i. Landscaping that meets the requirements in Subsection 2. below shall be provided between the wall and the street.

ii. The landscaping shall be maintained by the owner of the subject property.

2. If no wall is provided or exists, 1 tree at least 8 feet high at the time of planting and 5 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

2. Because no alternations have been made on the site plan to the north of the existing warehouse building, a landscape buffer will not be required on the north side of the existing warehouse building. **\*Completed\***

▪ Please note that per **5-6(F)(1) Parking Lot Edges**

5-6(F)(1)(c) Where development is coordinated on 2 or more abutting sites, or where multiple parking areas are located on a single lot, or on planned development areas controlled by Site Plans, these requirements shall be based on the entire development area unless otherwise approved by the decision-making body.

Refer to Atrisco Business Park Master Development Plan for compliance. **\*Completed\***

▪ Per **5-6(G)(1)(b)** In any R-ML, R-MH, Mixed-use, NR-C, NR-BP, NR-SU, or NR-PO zone district, roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level at any property line abutting a City park or trail, Major Public Open Space, major arroyo, or public street classified as a collector, arterial, or interstate highway.

▪ 5-6(G)(2)(b) **NR-C, NR-BP, NR-SU, and NR-PO Zone Districts** Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

▪ 5-7 Walls and Fences. Any new walls/fences will require separate permitting.  
**This includes any screening walls required by the ABB and/or the IDO. Are there new walls/fences/screening?**

▪ Plan appears to be meeting 5-8 Outdoor Lighting, however provide additional detail for CPO-2:

Responses:

1. No walls or fences are proposed. Screening for loading area will be addressed by adding shrubs, in addition to proposed trees, to the western side of the western entrance. Per a meeting with the City on 3/8/2024

3-4(C)(5)(e) **Architectural Design and Details**

1. The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.

2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

**Per 5-11(E)(2) Façade Design**

**5-11(E)(2)(a) General**

1. Façades shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.
2. Each street-facing façade shall incorporate at least 2 of the following features (illustrated below) along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet:
  - a. Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor.
  - b. Windows on upper floors.
  - c. Primary pedestrian entrances.
  - d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
  - e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.
  - f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.
2. Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features.
  - a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.
  - b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.
  - c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.
  - d. Three-dimensional cornice or base treatments.
  - e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.
  - f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

Please explain how the south facing façade is meeting these requirements. It does not appear that the street facing façade (south) is meeting minimum façade requirements. **\*Completed\***

▪ Per **5-11(E)(3) Outdoor Seating and Gathering Areas**

5-11(E)(3)(a) **General**

1. For primary buildings containing a use from the Transportation subcategory of Commercial Uses or from the Industrial Uses category in Table 4-2-1, at least 1 outdoor seating and gathering area shall be provided that is a minimum of 500 square feet. It does not appear this requirement is being met. Please show minimum 500 SF gathering area including seating on Landscape Plan.

Site Plan notes existing area. **\*Completed\***

- Some signage detail was included in this submittal. Will you be submitting a detailed signage plan within this site plan file? Or will signage be handled at the building permit stage? Either will need to demonstrate how standards are being met per 3-4-C & 5-12, along with the Atrisco Business Park plan. **\*Completed\***



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Robert Webb/Jolene Wolfley/Jay Rodenbeck  
Planning Department

DATE: 3/5/24