



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2023-009209 Date: 02/14/2024 Agenda Item: #3 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

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

1. The subject parcel(s) have an existing ABCWUA water and sewer account.
2. Availability Statement #231023 has been issued and provides the conditions for service. All proposed water is coming from the existing 4” meter. Provide a RPBF device after the meter. Public extensions in accordance with the Availability statement are required for any additional service connections. All piping after the RPBF device is jurisdiction of the Plumbing Code and outside ABCWUA jurisdiction.

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

Responses:

1. Correct, the existing parcel currently has ABCWUA water and sewer account.
2. A Reduced Pressure Backflow Preventer (RPBF) was added to the private utility plan after the meter.

DEVELOPMENT FACILITATIVE TEAM (DFT)

Code Enforcement Comments

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

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov

DATE: 02/14/2024

AGENDA ITEM NO: 3

PROJECT NUMBER:

PR-2023-009209

SI-2024-00158 – SITE PLAN DFT

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.

LOTS/SUBDIVISION: Tract A, Unit 1, Atrisco Business Park

ADDRESS/LOCATION: 6625 Bluewater Road between Coors Blvd and Unser Blvd

ZONED: NR-BP **IDO:** 2022

COMMENTS:

1. Property is zoned NR-BP and is located within the Atrisco Business Park Master Development Plan. It is also located within CPO-2, the Coors Blvd Overlay zone. Must meet all requirements of the Atrisco Business Park MDP, CPO-2, and NR-BP for Dimensional standards, building design, signage, and any other applicable standards.
2. Please clarify all specific uses for parking calculations, such as areas to be used for Office, Light Manufacturing, Warehouse or Storage, etc.
3. Show how you are meeting the requirements for the required Outdoor Seating and Gathering area, as per 5-11(E)(3) – provide calculations. Requires one outdoor seating area of at least 400 sq ft for every 30,000 gsf.
4. Show how landscaping will screen waste storage and/or loading areas, as per Atrisco BP plan and IDO.
5. Any changes to signage must follow Atrisco BP plan, CPO-2, and/or IDO requirements, as applicable.
6. No further comments.

Responses:

1. The ABB factory addition has been designed with equally annunciated facades on all sides. Building panel heights are varied throughout and paired with color banding to create a diversity of structural forms. The buildings entry is part of smaller annex which provides a sense of scale for the glazing and moment for elevated materials. Texture wall materials are used to soften the scale and add a quality to the entry experience.

Lighting fixtures have been chosen to blend with architectural character of the building, and match existing styles of street lighting on the complex.

Buidling owner identification signs have been limited to 100sf on the buidling. No monument identification signs are planned at the street.

2. Added note on sheet C1.0 stating the specific uses of the parking. The parking provided is for Light manufacturing (F-1) and Office (B).

3. Outdoor seating and gathering area is already existing. Refer to sheet C1.1 for the callout (between existing office & existing manufacturing warehouse) and refer to sheet C1.0 for the calculations table. Survey did not provide seating within the survey.

4. No waste storage or loading areas within 550' of the ROW. Per coordination with Jeffrey Palmer, screening of the waste storage area at the loading dock is not required since it would not be "realistically visible from the street". See email screenshot.

From: Palmer, Jeffrey <jppalmer@cabq.gov>
Sent: Wednesday, February 21, 2024 12:36 PM
To: Kevin Strohfus <strohfus@powersbrown.com>
Cc: Cole Bishop <cbishop@HarveyBuilders.com>; Watkins, Cole <Cole.Watkins@kimley-horn.com>; Phelps, Randall <randall.phelps@kimley-horn.com>; Chris Parise <cparise@HarveyBuilders.com>
Subject: RE: ABB ABQ - DFT Site Plan Review Meeting - Trash Screening

I was apparently seeing something different. I see no need to screen the trash container at that location, as it would not be realistically visible from the street, being set back so far. If, in the course of this new construction project, you would be adding any landscaping in the area between the road and that unit, please just be conscious of that, and attempt to limit visibility by that landscape material.

Otherwise, it should be fine...no need for a wall, based on this information. Thank you.

ONE
ALBUQUE planning
ROQUE

JEFF PALMER

5. Understood



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2023-009209

SI-2024-00158 – SITE PLAN DFT

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.

LOTS/SUBDIVISION: Tract A, Unit 1, Atrisco Business Park

ADDRESS/LOCATION: 6625 Bluewater Road between Coors Blvd and Unser Blvd

ZONED: NR-BP

IDO: 2022

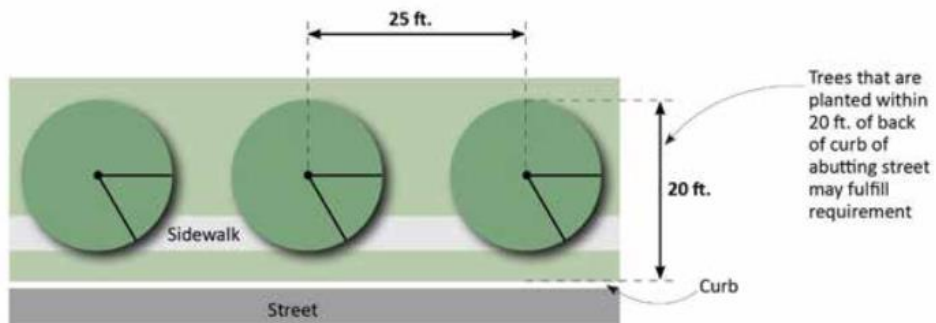
Comments:

02-14-2024

Responses:

1. Plans have added dimensions to show code compliance. Trees have been adjusted to fit within the 20'-0" landscape buffer and newly proposed 10'-0" UT easement. Proposing to meet code req. using existing trees on site that are outside of 20'-0" buffer. See alternate"

Please detail on the landscaping plan how the new street frontage trees are meeting the requirements in IDO 14-16-5-6(D)(1)(a), specifically the distance between species and the distance from the back of the curb on Bluewater.



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

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-009209 Hearing Date: **02-14-2024**

Project: 6625 Bluewater Rd Agenda Item No: **3**

<input type="checkbox"/> Sketch Plat	<input checked="" type="checkbox"/> 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. SPSP SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009388 aka 009209
6625 Bluewater

AGENDA ITEM NO: 3

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 1/23/2024. A TIS is currently in review by NMDOT, but is at a point where infrastructure requirements are known.
2. Please list the ROW width at the narrowest point along the frontage to ensure it meets requirements in the DPM.

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

DATE: February 14, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

Comment Responses



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: -- **AGENDA ITEM:** #3

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

**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.**
- 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.**

Responses to orange text:

1. TIS has been approved by NMDOT. See attached PDF at the end of this comment letter. (I couldn't include the full NMDOT approval because the digital signature would be removed so I added a screenshot of the approved)

2. EPC was approved on Oct. 19, 2023. I have tried emailing William Steele and Megan Jones to confirm that all EPC conditions were cleared and request a post-EPC memo but got no response back. Please confirm during the next DFT meeting whether all the EPC conditions have been cleared.

- An Infrastructure List was included in the submittal. Confirm if IL is complete or if modifications are needed. Once approved, a recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off of the Site Plan.

Responses

1. Infrastructure Not approved

- 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.

Please demonstrate in more detail using updated documents/drawings and a comment response letter to clearly provide confirmation as to how the submittal is meeting the standards and requirements from the Atrisco Business Park; including, but not limited to any additional walls/fences, screening/buffering, façade & signage.

- 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.

- 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. The ABB on all sides. Buffering to create a quality experience. Texture wall building, and Building own monument

5-6(E)(4)(b) General

A landscaped edge buffer area shall be provided on the subject property along the property line between the two adjacent properties. For drainage facilities, a landscaped edge buffer area at least 15 feet wide shall be provided on the subject property along the property line between the two adjacent properties, unless a smaller edge buffer area is approved by the City Engineer as necessary on a particular lot.

1. If a wall at least 3 feet in height is provided or exists along the landscaped edge buffer area, 1 of the following requirements shall be met.

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 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

Responses to orange text:

1. LANDSCAPE BUFFER WITH TREES AND SHRUBS ON EAST SIDE OF SITE WHERE APPLICABLE

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.

Responses to orange text:
1. Understood

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.

▪ 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.

▪ 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.

▪ Plan appears to be meeting 5-8 Outdoor Lighting, however provide additional detail for CPO-2: *3-4(C)(5)(d) Outdoor Lighting*
The mounting height of light fixtures in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.

▪ Elevation pages were included in the submittal. *Please explain how the façades are meeting the requirements of CPO-2 and 5-11.*

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.

Responses
1. Parking one tree for tree. Parking the require least 25-feet requirement

Response
1. The AB all sides. E to create a which prov Texture w experience Lighting fi building, a Buidling or monumen

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.

Responses to orange text:

1. Per Coordination with Robert Webb & Bonnie Strange. The south facing facade meets the IDO requirements. See email coordination attached at the end of this PDF

Responses:

1. Outdoor seating and gathering area is already shown on sheet C1.1 for the callout (between existing office & warehouse) and refer to sheet C1.0 for the callout. The callout does not provide seating. Gathering area was also shown on the landscape plans

Jeff Palmer states in this letter that the outdoor seating and gathering area provided at a minimum of 400 SF.

▪ 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.

▪ 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.

Responses:

1. Signage will be handled at the building permit stage.



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
Planning Department

DATE: 2/13/24

CITY OF ALBUQUERQUE



Planning Department
Alan Varela, Director

TIS Approval

Mayor Timothy M. Keller

February 14, 2024

Madison Jurewicz
Kimley-Horn and Associates, Inc.
380 Interlocken Crescent
Suite 100
Broomfield, CO 80021
Via email madison.jurewicz@kimley-horn.com

Re: ABB Expansion
6625 Bluewater Road
Traffic Impact Study
HT#K10D011
Engineer Seal date 2/1/2024

Dear Ms. Jurewicz,

Review of the ABB Expansion Traffic Impact Study dated February 2024, received February 1, 2024 has been completed and approved by the City's Planning Transportation Development section. The TIS is approved with the following conditions:

1. All requirements and infrastructure improvements directed by the NMDOT shall be complied with.
2. The East Access on Bluewater Rd. shall be reconstructed to include a right-turn lane.
3. The west leg of the Bluewater Rd./Coors Blvd. intersection shall be reconfigured as outlined in the study by replacing the pavement striping, words and symbols, including the crosswalk and all required signing.
4. The westbound left-turn lane on Bluewater Rd. approaching Unser Blvd. shall be restriped to increase the turn lane length.

The Traffic Impact Analysis shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

Sincerely,

A handwritten signature in blue ink that reads "Matt Grush, P.E." with a stylized flourish.

Matt Grush, P.E.
Senior Engineer
City of Albuquerque
Planning Department
Development Review Services

via: email
C: Applicant, File
Margaret Haynes, NMDOT D3 Traffic

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



New Mexico DEPARTMENT OF
TRANSPORTATION
MOBILITY FOR EVERYONE

- e. Traffic control permits within state right-of-way related to the proposed development shall be submitted to Mr. Israel Suazo at Israel.Suazo@dot.nm.gov
- f. All utility permits within state right-of-way related to the proposed development shall be submitted to Mr. Israel Suazo at Israel.Suazo@dot.nm.gov
- g. Once the design plans have been approved by Keith Thompson for construction, any proposed access points that will access a state facility shall obtain an access permit from Mr. Israel Suazo.

February 13, 2024

TIS Approval

If you have any questions, please feel free to call me at 505.288.2086 or email me at Margaret.Haynes@dot.nm.gov

Keith Christian, PE
Kimley-Horn and Associated, Inc.
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111

Sincerely,

Digitally signed by
Margaret Haynes
Date: 2024.02.13
10:55:19 -0700'

Margaret Haynes, P.E.
District 3 Assistant Traffic Engineer

**Subject: ABB Expansion Traffic Impact Study
NM 45 and Bluewater Road (Milepost 13.2)
Albuquerque, New Mexico**

Copies:
Nancy Perea, NMDOT D3
Gary Funkhouser, NMDOT GO
Keith Thompson, NMDOT D3
Israel Suazo, NMDOT D3
Matt Grush, COA
Tim Brown, COA
Jim Roeder, COA
file

Dear Mr. Christian:

This letter is to inform you that the **FINAL** Traffic Impact Study (TIS) for ABB Expansion dated February 2024 has been reviewed. The proposed development is located west of NM 45 on Bluewater Road.

The NMDOT has no objection to the use of its existing access points. See Exhibit A for the site plan and the existing access points on Bluewater Rd. for this development. Its access includes "Access #6" and "Access #7". The TIS recommendations including a conceptual stripe layout are shown in Exhibit B. Based on these analyses, the following conditions are required:

1. At the signalized intersection of NM 45 (Coors Blvd) and Bluewater Rd, the development
 - a. Shall extend the existing eastbound left lane as long as possible without impacting the deceleration lane to Camino Azul via eradication and restriping;
 - b. Shall design and install a second eastbound left deceleration lane to match the length of extended eastbound left lane via eradication and restriping;
 - c. Shall design and install modified lane designation pavement markings for the westbound approach to one dedicated left lane and one shared through/right lane;
 - d. Shall design and install dotted lines through the intersection for westbound through traffic;
 - e. Shall provide a Variable Message Board two weeks prior to the striping change and two weeks after the striping change notifying the users for the future "NEW TRAFFIC PATTERN".

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Vacant
Commissioner
District 2

Hilma E. Chynoweth
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Watkins, Cole

From: Webb, Robert L. <rwebb@cabq.gov>
Sent: Thursday, February 22, 2024 8:24 AM
To: Watkins, Cole
Cc: Phelps, Randall
Subject: RE: ABB ABQ: PR-2023-009209 Comment Coordination

You don't often get email from rwebb@cabq.gov. [Learn why this is important](#)

Good morning.

Thank you for sending. We'll get it added to the file and under review.

Thank you,

Robert



ROBERT WEBB

Senior Planner -

Development Review Services

o 505.924.3910

e rwebb@cabq.gov

cabq.gov/planning

From: Watkins, Cole <Cole.Watkins@kimley-horn.com>
Sent: Wednesday, February 21, 2024 5:50 PM
To: Webb, Robert L. <rwebb@cabq.gov>
Cc: Phelps, Randall <randall.phelps@kimley-horn.com>
Subject: RE: ABB ABQ: PR-2023-009209 Comment Coordination

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Robert,

Sorry for the delay. Will the attached PDF work for the detailed elevations?

Thanks,

Cole Watkins, EIT

Kimley-Horn | 6200 South Syracuse Way, Suite 300, Greenwood Village, CO 80111
Direct: 720 722 5996 | www.kimley-horn.com

Celebrating 16 years as one of FORTUNE's 100 Best Companies to Work For

From: Webb, Robert L. <rwebb@cabq.gov>
Sent: Monday, February 19, 2024 1:44 PM
To: Jurewicz, Madison <Madison.Jurewicz@kimley-horn.com>
Subject: RE: ABB ABQ: PR-2023-009209 Comment Coordination

Yes, that works great. We would just need a PDF for the updated or detailed elevation. Similar to the screen shot in the previous email.

Thank you,

Robert



ROBERT WEBB

Senior Planner -
Development Review Services

o 505.924.3910

e rwebb@cabq.gov

cabq.gov/planning

From: Jurewicz, Madison <Madison.Jurewicz@kimley-horn.com>
Sent: Thursday, February 15, 2024 11:15 AM
To: Webb, Robert L. <rwebb@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>
Cc: Strange, Bonnie S. <bstrange@cabq.gov>; Watkins, Cole <Cole.Watkins@kimley-horn.com>; Phelps, Randall <randall.phelps@kimley-horn.com>; strohfus <strohfus@powersbrown.com>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Gomez, Angela J. <agomez@cabq.gov>
Subject: RE: ABB ABQ: PR-2023-009209 Comment Coordination

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Robert,

Will this be sufficient?

Thank you,

Madison Jurewicz, EIT

Kimley-Horn | 380 Interlocken Crescent, Suite 100, Broomfield, CO 80021

Direct: 720 464 2539

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

From: Webb, Robert L. <rwebb@cabq.gov>

Sent: Wednesday, February 14, 2024 1:48 PM

To: Jurewicz, Madison <Madison.Jurewicz@kimley-horn.com>; Wolfley, Jolene <jwolfley@cabq.gov>

Cc: Strange, Bonnie S. <bstrange@cabq.gov>; Watkins, Cole <Cole.Watkins@kimley-horn.com>; Phelps,

Randall <randall.phelps@kimley-horn.com>; strohufus <strohufus@powersbrown.com>; Rodenbeck, Jay B.

<jrodenbeck@cabq.gov>; Gomez, Angela J. <agomez@cabq.gov>

Subject: RE: ABB ABO: PR-2023-009209 Comment Coordination

Thank you for sending.

Is there anyway to put both of those in a separate PDF. This way I can add them directly to the site plan file. It will help resolve other sections asking for the same information.

Thank you,

Robert



ROBERT WEBB

Senior Planner -

Development Review Services

o 505.924.3910

e rwebb@cabq.gov

cabq.gov/planning

From: Jurewicz, Madison <Madison.Jurewicz@kimley-horn.com>

Sent: Wednesday, February 14, 2024 1:27 PM

To: Wolfley, Jolene <jwolfley@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>

Cc: Strange, Bonnie S. <bstrange@cabq.gov>; Watkins, Cole <Cole.Watkins@kimley-horn.com>; Phelps,

Randall <randall.phelps@kimley-horn.com>; strohufus <strohufus@powersbrown.com>
Subject: ABB ABQ: PR-2023-009209 Comment Coordination

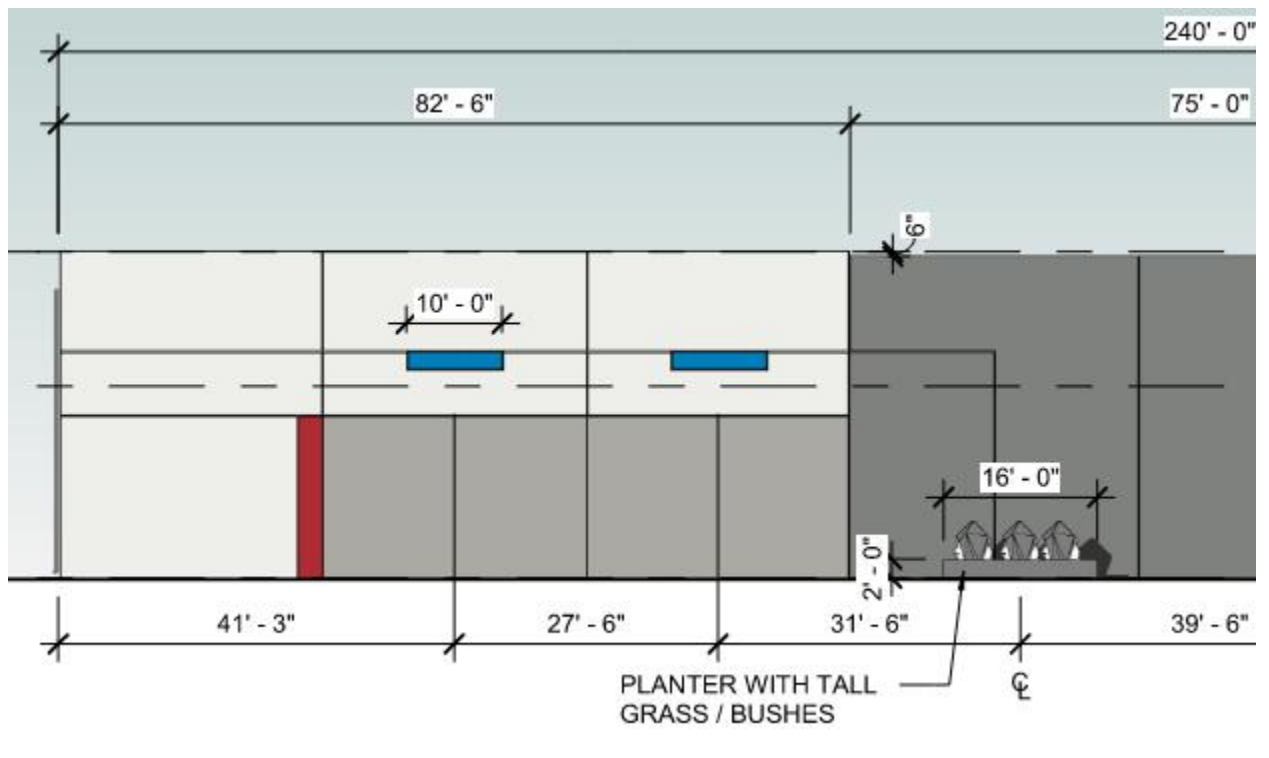
[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Robert and Jolene,

Following our DFT site plan meeting today on 6625 Bluewater Road, I wanted to reach out regarding the south building façade and meeting IDO requirements. We had a meeting with Bonnie back in early November and presented revised elevations that include

- 1) Planter Boxes
- 2) Upper Level Windows

These were deemed to have met the intention of the street facing façade requirements. Please see #2 from Bonnie in the attached email!



Thank you,

Madison Jurewicz, EIT

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