



Justin Simenson <thors@iacivil.com>

Dutch Bros. 2501 Juan Tabo**Armijo, Ernest M.** <earmijo@cabq.gov>

Mon, Oct 17, 2022 at 9:52 AM

To: Fred Arfman <freda@iacivil.com>

Cc: Justin Simenson <Thors@iacivil.com>, Bryan Bobrick <bryanb@iacivil.com>, Doug Crew <dougc@iacivil.com>, Ian Anderson <ian@iacivil.com>

Fred,

That depends. Is this an existing driveway that you would be modifying or a new driveway? For new driveways on commercial sites we request City std detail 2426 which allows for a water block. If it is an existing one then 2424B is allowed with the sidewalk wrap around.

**ERNEST ARMIJO, P.E., C.F.M.**

principal engineer

transportation

o 505.924.3991

e earmijo@cabq.govcabq.gov/planning**From:** Fred Arfman <freda@iacivil.com>**Sent:** Monday, October 17, 2022 9:46 AM**To:** Armijo, Ernest M. <earmijo@cabq.gov>**Cc:** Justin Simenson <Thors@iacivil.com>; Bryan Bobrick <bryanb@iacivil.com>; Doug Crew <dougc@iacivil.com>; Ian Anderson <ian@iacivil.com>**Subject:** Dutch Bros. 2501 Juan Tabo

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

Ernest,

I have a question concerning COA Std Detail 2424B. Can the ADA path still wrap around the driveway where the sidewalk is located at the back of curb as shown on the attached exhibit?

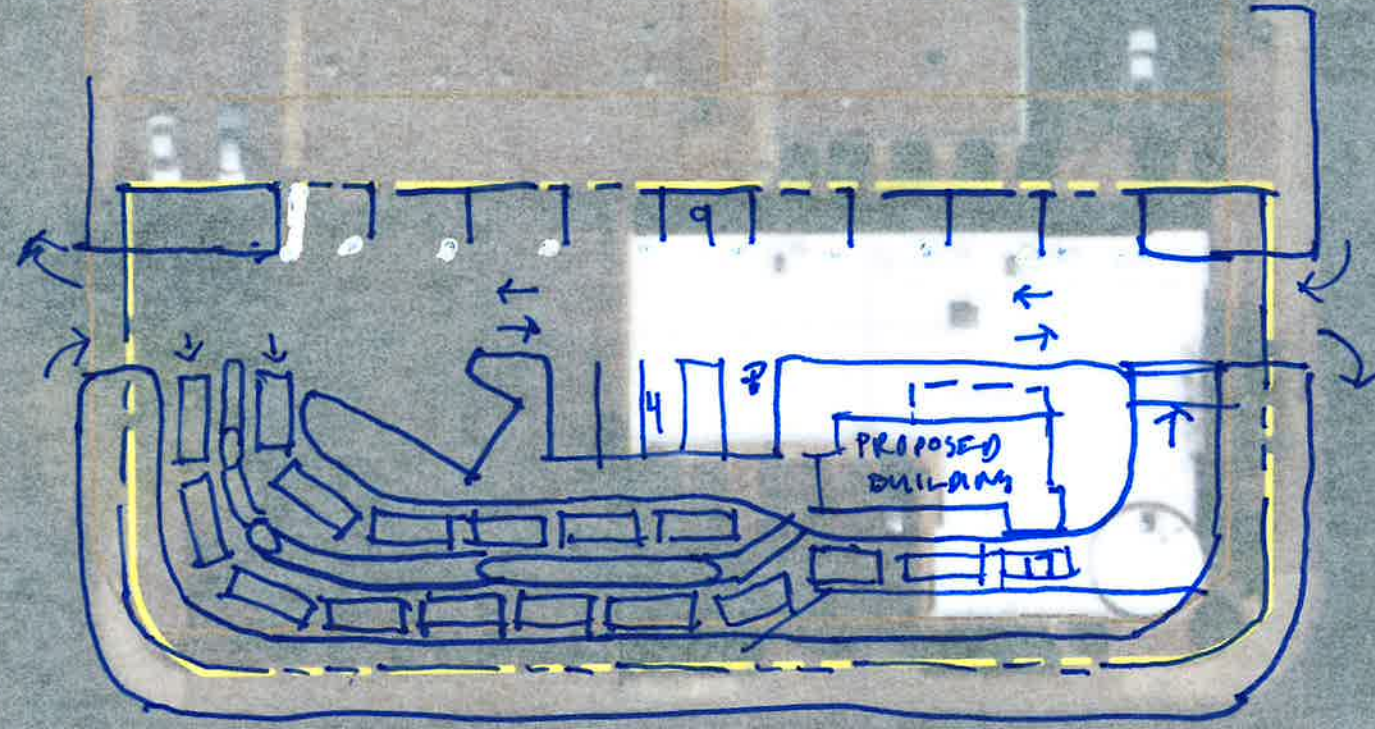
Please let me know and we will submit the site TCL.

Thanks for your time.

Fred

Fred C. Arfman, P.E.
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23,086 SF



JUAN TABO BLVD NE

PHOENIX AVE NE



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Note



{In Archive} RE: Access Question Re: 2501 Juan Tabo Blvd NEWolfenbarger, Jeanne to: 'Jake.Palmer@accelerateddevco.com' 05/06/2022 02:29 PM
 History: This message has been replied to.
 Archive: This message is being viewed in an archive.

1 Attachment



TrafficScopingForm_2020.docx

I don't see a problem with this concept with the access points in general. We would be more concerned about the queuing with Dutch Brothers.

I am attaching a Traffic Scoping form for you to fill out.



JEANNE WOLFENBARGER, P.E.

Transportation manager
 development review services

o 505.924.3991

e jwolfenbarger@cabq.gov

cabq.gov/planning

From: Jake.Palmer@accelerateddevco.com <Jake.Palmer@accelerateddevco.com>

Sent: Thursday, May 5, 2022 5:35 PM

To: Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>

Subject: Access Question Re: 2501 Juan Tabo Blvd NE

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

Hi Jeanne,

Thank you for taking my call earlier today. Attached is a quick concept sketch overlay on 2501 Juan Tabo Blvd NE. Please advise if the proposed curb cut on Juan Tabo would be acceptable. We would propose keeping the existing rear access and close the access on Phoenix.

Respectfully,

Jake Palmer | Vice President

Accelerated Development Services

2415 E. Camelback Road, Suite 400, Phoenix, AZ 85016

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