

From: [David Kindel](#)
To: [Harmon Rita T.](#)
Subject: RE: 512 Yale
Date: Wednesday, April 20, 2016 2:02:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[512 Yale SE - ALTA Survey.pdf](#)
[15013 -AS101-Layout1 \(2\).pdf](#)
[15013 -AD101-Layout1.pdf](#)

Rita-

I have attached the survey that we have for the property and have highlighted the 512 Yale Property line on the attached site plans. See my response to your questions below:

David,

I have reviewed your documents. Some questions in order to move forward:

- I cannot tell where the property line is. There are 2 references.
The Property Line for 512 Yale lies right in the middle of the utility easement- The note calling out the CMU wall on cemetery property line should be revised to say "CMU WALL ON CEMETERY PROPERTY"
- The Utility easement appears to on property for 512 Yale, is this correct? Provide a plat is possible.
SEE ATTACHED SURVEY – 5' OF THE UTILITY EASEMENT IS ON 512 YALE PROPERTY
- What is the meaning of the dash-dot-dash lines? There are 3 lines and it is not clear
DASH DOT LINES REPRESENT SECURITY FENCING ON BOTH PLANS- WE ARE PROPOSING TO MOVE THE EXISTING FENCE ON YALE PROPERTY TO THE CEMETARY WALL TO CUT OFF THE EASEMENT FROM THE ALLEY
- Previous meetings were held about this drainage problem. Do you have any records or information about those meetings?
I HAVE NOT BEEN MADE AWARE OF ANY PREVIOUS MEETINGS- I WILL ASK STEVE
- Our GIS shows that 2206 and 2210 Garfield are one lot and includes the 2 structures to the north. Is this correct?
THIS SOUNDS ABOUT RIGHT, I HAVE ASKED STEVE TO CONFIRM

From: Harmon Rita T. [mailto:rharmon@cabq.gov]
Sent: Wednesday, April 20, 2016 12:34 PM
To: David Kindel
Subject: RE: 512 Yale

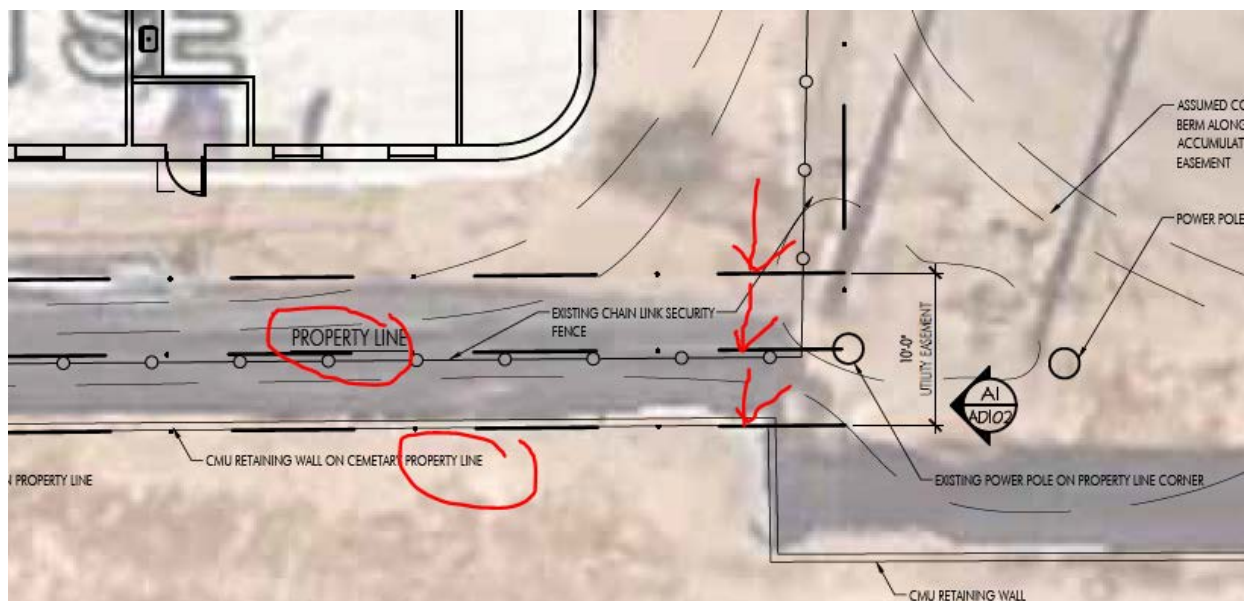
David,

I have reviewed your documents. Some questions in order to move forward:

- I cannot tell where the property line is. There are 2 references.
- The Utility easement appears to on property for 512 Yale, is this correct? Provide a plat is possible.
- What is the meaning of the dash-dot-dash lines? There are 3 lines and it is not clear
- Previous meetings were held about this drainage problem. Do you have any records or information about those meetings?
- Our GIS shows that 2206 and 2210 Garfield are one lot and includes the 2 structures to the north. Is this correct?

Rita Harmon, P.E.

Senior Engineer, Hydrology
COA, Planning Department
505-924-3695



From: David Kindel [<mailto:Kindel@edj-arch.com>]
Sent: Thursday, April 14, 2016 12:07 PM
To: Harmon Rita T.
Cc: Montoya, Luz E.
Subject: RE: 512 Yale

Hi Rita-

I have attached (4) documents to describe the nature of the project and the challenges we are facing. AD101 is our existing site plan / Demo plan to show existing site as it is today and Identify items that we need to address with the renovation. Sheet AD102 is a sheet of photographs that are called out on sheet AD101, so that you can see photos of the conditions that we believe are causing the subject properties to flood. Sheet AS101 is a schematic Design level site plan of what we are currently proposing as a potential solution to the issues. The word document is a letter from the property owner, Steve Thoma, to describe the background of the issues we need your help with. The goal for our meeting is to get your opinion of what needs to happen to stop the flooding of the subject property and the surrounding buildings and then begin to understand what role the City Of Albuquerque can play in helping us with work in Alley and Utility easement.

This project has the potential to become a really cool project. Our clients, Steve and Denise Thoma, are trying to turn the existing building into a new type of restaurant that grows food in the building. Steve and Denise are obsessed with Aquaponics, which is similar to hydroponics in the sense that they are growing plants in a soilless medium that circulates water with nutrients etc. Aquaponics uses fish instead of chemicals and fertilizers to naturally provide all the nutrients that the plants need to grow. The Aquaponics will occupy the East side of the building. The West side of the building they are going to build out to attract a restaurant tenant that can use the produce from the Aquaponics. They have also been in contact with the surrounding business owners to talk about removing all of the security fencing and requesting shared parking for the whole block in an attempt to revitalize the area and make it a more inviting. Please let me know if you have any questions.

Thanks

David Kindel

From: Harmon Rita T. [<mailto:rharmon@cabq.gov>]
Sent: Tuesday, April 12, 2016 4:06 PM
To: David Kindel
Subject: RE: 512 Yale

I believe 10:30 am works. Please send me a sketch, or vicinity map an some background info.

Thank you

Rita Harmon, P.E.
 Senior Engineer, Hydrology
 COA, Planning Department
 505-924-3695

From: David Kindel [<mailto:Kindel@edi-arch.com>]
Sent: Tuesday, April 12, 2016 2:27 PM
To: Harmon Rita T.
Subject: RE: 512 Yale

Hi Rita-

We can meet on Friday the 22nd. What time works for you? I am thinking that it would be best if we met on site so that you could see exactly what we are dealing with. Please let me know

Thanks!

Dave

From: Harmon Rita T. [<mailto:rharmon@cabq.gov>]
Sent: Tuesday, April 12, 2016 12:18 PM
To: David Kindel
Subject: RE: 512 Yale

Hi David,

I will be available to meet Friday, April 22 or Thurs April 28th.

Rita Harmon, P.E.

Senior Engineer, Hydrology
COA, Planning Department
505-924-3695

From: David Kindel [<mailto:Kindel@edi-arch.com>]
Sent: Tuesday, April 12, 2016 11:16 AM
To: Harmon Rita T.
Subject: 512 Yale

Hi Rita,

I have been trying to get in contact with you to discuss our options for rectifying a drainage issue within a utility easement on the above referenced project. I met with Luz last week and she gave me your card and suggested I set up a meeting with you to discuss. Please let me know when you are available to meet and I will try to accommodate your schedule.

Thank You!

Dave

David Kindel, Project Manager
LEED AP

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