

April 10, 2024

Mr. Ernest Armijo, P.E., C.F.M.
Principal Engineer-Transportation
City of Albuquerque
600 Second St., NW
Albuquerque, New Mexico 87102
[Sent via Email to: earmijo@CABQ.gov]

**Re: REQUEST FOR DETERMINATION OF SIDEWALK STANDARD
Tract C, Cottonwood Pointe Subdivision
Minor Subdivision Preliminary and Final Plat Review
Regarding Sidewalk Placement Along Eagle Ranch Drive
DRB Project # 2019-002874**

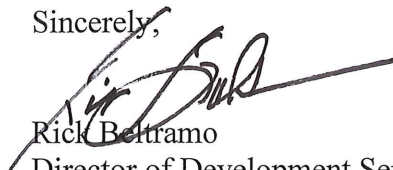
Mr. Armijo P.E., C.F.M.,

With this letter I am formally requesting a “Determination” as to the applicable design standard for sidewalk placement in Eagle Ranch Drive. More specifically, in your review comments dated February 7, 2024, you state “Please provide 5’ to 6’ landscape buffer or request a waiver to allow a smaller buffer”.

The Site Development Plan approved by the Development Review Board on July 28, 2017 (date of the DRB Chairman’s signature) is still in effect and applicable to this plat action. However, design standards have changed since 2017 that now require a 5’ to 6’ buffer for arterial roadways. Attached is a “Letter of Justification” supporting a waiver.

Thank you for your consideration of this request.

Sincerely,


Rick Beltramo
Director of Development Services
WH Pacific, Inc. an NV5 Company

Attachments: Justification Letter

cc: Lance D. Sigmond, Eagle Ranch LLC

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Principal Engineer-Transportation
City of Albuquerque
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**Re: Justification for Waiver of 5'-6' Buffer on Arterial Streets
Tract C, Cottonwood Pointe Subdivision, DRB Project # 2019-002874**

Mr. Earnest Armijo, P.E., C.F.M.,

Provided is justification for relief from the current design standard requiring arterial streets to have a 5' to 6' landscape buffer between sidewalk and curb, as applied to the Cottonwood Pointe Subdivision:

- 1) The site plan was approved on July 28, 2017. Sidewalk placement at the back of curb was on the approved Site Plan (see attached Exhibit A).
- 2) The Approved Site Plan placement was consistent with design standards of that time.
- 3) New design standards are now in force requiring a 5'-6' landscape buffer between the sidewalk and the curb.
- 4) Modification to the site plan to accommodate the new design standard causes a major burden to the project.
- 5) To accommodate the new standard would require downsizing the Phase 1 building, changing the entire architectural plan set, which is currently in Building Permit review at this time.
- 6) The owner is proposing to modify the plan to place the sidewalk at the edge of the right-of-way (as opposed to the current placement at the back of curb), providing approximately a 3' buffer between the sidewalk and the curb.
- 7) The proposed alternative is consistent with existing sidewalk placement on previously developed sites in this corridor. The adjacent apartment complex located to the north has sidewalk at the same location (see exhibit B). Therefore, the suggested location conforms to previous designs.

Thank you for consideration of this request.


Rick Beltramo
Director, Development Services
WHPacific/ NV5

Attachments: Exhibit A Approved Site Plan dated 07/28/2017
Exhibit B Existing Sidewalk Geometry at Adjacent Apartment Complex
Exhibit C Detail of Proposed Sidewalk Placement

cc: Lance D. Sigmon, Eagle Ranch LLC
Rick Bennett, Bennett Architects

Eagle Ranch Road North of Site

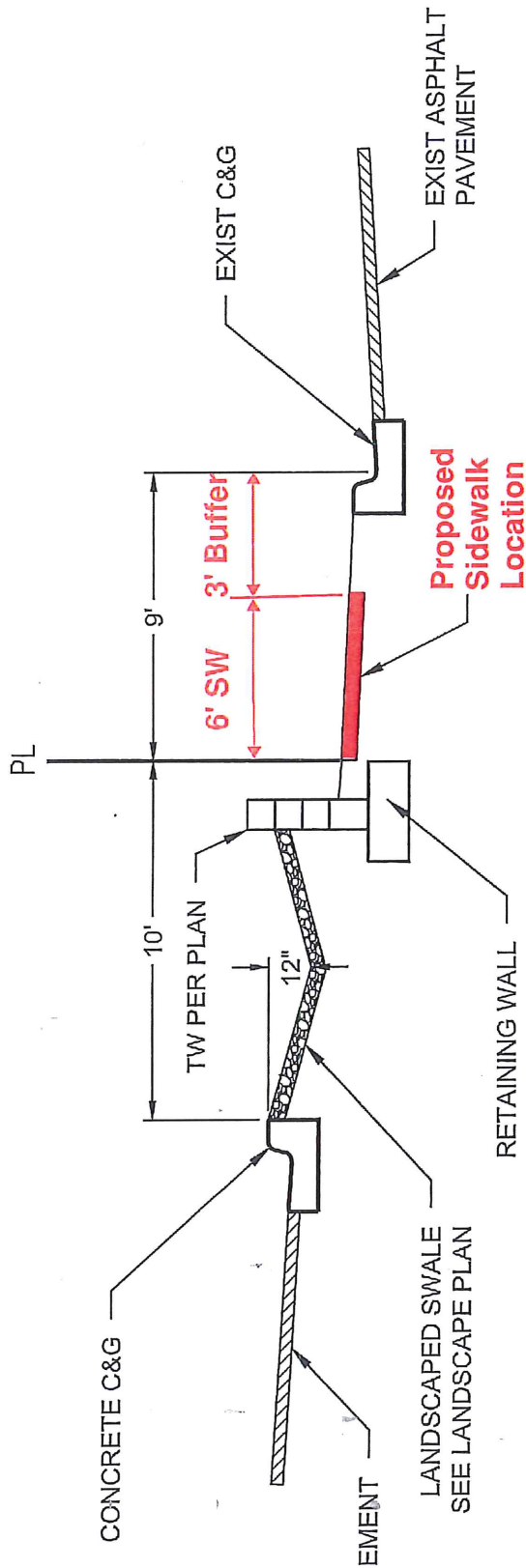
Write a description for your map.

Legend



**Exhibit B
Existing Eagle Ranch
Road with
3' Buffer**

3' Buffer



LANDSCAPED SWALE SECTION

NTS

F
C-3.0

EXHIBIT C
PROPOSED
SIDEWALK LOCATION