



October 4, 2019

Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

SUBJECT: 98<sup>TH</sup> STREET AND BLUEWATER | PROJECT DESCRIPTION LETTER  
UPC #/S: 100905706518130705

Boos Development West, LLC (Boos) proposes to develop a commercial retail center consisting of 52,733-sf of general retail, restaurants, light fueling station with car wash, and medical office. The site is approximately 11.09 net acres and is vacant. The existing zoning is Non-Residential Business Park (NR-BP). The proposed commercial retail center includes 12,000-sf of medical office, a 17,000-sf general retail multi-tenant building, a 4,125-sf light fueling station with car wash, two (2) quick service restaurants at 4,500-sf and 1,608-sf, and 13,500-sf of general retail shops.

98<sup>th</sup> Street, Bluewater, Road, and Volcano Road access improvements will be completed by Boos. 98<sup>th</sup> Street and Bluewater Road intersection improvements are scheduled to be completed in May of 2020. Boos pro rata share of the intersection improvements is on the order of \$500,000.

The conceptual site layout as presented was developed by the existing property owner. Proposed access on 98<sup>th</sup> Street is currently two (2) 30-ft right in/right out driveways. The north driveway on 98<sup>th</sup> Street appears to conflict with the proposed right turn lane associated with the intersection improvement project. As the current layout does not provide full access from 98<sup>th</sup> Street we would like to propose shifting the driveway south to align with the existing median cut and provide a left turn pocket for SB traffic. As part of the Sketch Plat Review (SPR) Meeting, our objective is to solidify the extent to which 98<sup>th</sup> Street (off-sites) will be required to be improved.

Two (2) driveways are proposed on Bluewater Road a right in/right out driveway and a full access driveway. One full access driveway is proposed on Volcano Road. We request clarification on the driveway spacing requirement from intersections as it is anticipated that the tenant mix will change over the next several months resulting in additional site plan modifications.

Public sewer facilities are located within 98<sup>th</sup> Street and Bluewater Road. Due to the elevation change across the subject property we will need to solidify the service connection point(s). An existing sewer MH is located roughly 500-ft east of the SEC of the property within Volcano Road should the development not be able to gravity to existing, adjacent public facilities.

Public water lines are located around the perimeter of the development. We would like to discuss potentially extending public facilities into the commercial retail center and metering off the backbone infrastructure.

On-site detention facilities will be located near the southeast corner of the overall development.

It is the intent of this submittal to solidify the extent of the infrastructure improvement requirements in support of developing and refining the conceptual site layout.

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