

March 20, 2023

Ernest Armijo, PE
Transportation Development Engineer
City of Albuquerque
[Submitted via email]

**RE: Wells Park Subdivision- Vacation of Rosemont Ave. Right-Of-Way
Response to Sketch Plat Comments (PS-2021-00129-Sketch Plat)**

Ernest,

In addition to the formal Justification of application for Vacation of Right-Of-Way I am also providing a response to each of the 8 comments received during the Sketch Plat review. The response also supports approval for upcoming easement vacation requests and a request to re-plat the subject property into 1 parcel (a consolidation plat of 4.99 acres).

- Comment #1** Concurrence by adjacent property owners.
Response All properties along the boundary of Rosemont Ave. are owned by City of Albuquerque.
- Comment #2** Access from south parcel.
Response The south parcel is owned by the city. Access to the south parcel is accommodated from 5th Street, as is shown on the approved city construction plans “Wells Park Expansion”, city project #568591.
- Comment #3** Required 6 ft. wide sidewalk.
Response All of Rosemont Ave. is proposed to be removed and disposed, including sidewalk and curb and gutter. No sidewalk is proposed in this area. The vacated right-of-way is proposed to be incorporated into the new consolidation plat of approximately 4.99 acres.
However, 6 ft. wide sidewalk is proposed for 5th Street, 6th Street, Mountain Road. Summer Road. Only Rosemont Ave. has 4 ft. sidewalk.
- Comment #4** Widening 5TH and 6TH Street Right-Of-Way to meet minimum requirements as Urban minor Arterials.
Response Widening 5th and 6th Street Right-Of-Way is not beneficial in that the added width would only be for a short distance. The transitions from the existing width to the wider section and back to existing width at Mountain Road would be too short to be beneficial. Widening of the roadways a significant distance beyond Mountain Road to the south and beyond Summer Ave. would be necessary to be of any positive use. This is not an option. Widening a shorter distance would be detrimental to traffic flow.
- Comment #5** Provide curves for all property corners at intersections, or address intersection site distance criteria.
Response I believe that the proposed improvements accommodate these requirements. Please see approved city construction plans “Wells Park Expansion”, city project #568591.

Comment #6
Response

Replace unused curb cuts with curb and gutter and sidewalk.
That is the plan, along with other improvements such as added on-street parking, etc.
Please see attached construction plans.

Comment #7
Response

Provide a Traffic Circulation Layout.
Several residential lots have been eliminated, to be replaced with a neighborhood park, resulting in reduced traffic loading. A traffic circulation plan is unwarranted considering the minimal impact to local traffic.

Also, please consider that Rosemont Ave. terminates 1 block west of 6th Street, and 1 block east of 5th Street. Due to this short block length Rosemont Ave. provides less of a benefit to the traffic network, and therefore vacating Rosemont will have minimal affects to the network.

Comment #8
Response

What are the uses of this development?
The uses are the existing well site and park uses, and replacing existing residential lots for additional public neighborhood park uses. The acquired land has been approved for NR-PO-A zoning and associated land uses. With the recording of the consolidation plat, the entire 4.99 acres will be zoned NR-PO-A.

Sincerely,



Rick Beltramo

Director of Development Services

Cell: [505.948.7194](tel:505.948.7194)

Attachments Sketch Plat Comments

cc: Christina M. Sandoval, City of Albuquerque
Amy Bell, Groundworks Studio
John Gallegos, CSTi, Inc.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 006147
1824 Buena Vista SE

AGENDA ITEM NO: 18

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. The proposed vacation would need written concurrence from all property owners along the vacated roadway. If approved by DRB, the vacation would then need to be approved by COA Council.

~~2.~~ 2. The proposed vacation of Rosemont will adversely impact the access from the parcel to the south of Rosemont. What coordination has been done with this property owner, and how is their access proposed to be changed?

3. Sidewalk is required to be a minimum of 6 feet along the site. Please label existing sidewalk widths.

*S** 4. 5th and 6th Street are Urban Minor Arterials. Meet minimum right-of-way requirements for this roadway classification, or provide justification to keep them at their current R/W width for a requested DRB Determination.

5. Provide curves for all property corners at intersections, or demonstrate that intersection sight distance criteria can be met without any modification.

6. Any curb cuts and/or accessways that will be unused shall be replaced with curb and sidewalk.

oz. 7. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.

Perk 8. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: November 3, 2021

ACTION: