

From: [Wolfley, Jolene](#)
To: [Hughes, James D.](#); [Jim Strozier](#); [Phelan, Whitney A.](#)
Cc: [Aulick, Hannah](#); [Rodenebeck, Jay B.](#); [Roeder, James A.](#); [Bishop, David E.](#); [Chen, Tiequan](#); [Brissette, Renee C.](#); [Biazar, Shahab](#)
Subject: RE: PR 7063 RE: Bedrock - DFT Site Plan
Date: Thursday, April 4, 2024 2:07:39 PM
Attachments: [image002.png](#)

Planning Team,

Just to be clear about what should be happening on this project: They need to construct the trail in OS-2. They could do this in the Phase 1, at least those segments of the trail abutting to Phase 1, and then Phase 2, etc. if they prefer. They also need to build their drainage ponds per Standard Spec 1013 or better.

Mr. Steffen has made commitments to improving OS-2 tract in the past and indicated that when La Terra is constructed, that is when they will provide the trail or revegetate this area. These commitments are documented in the NOD and IL. He will need to deliver on the trail and revegetation the open space as part of La Terra project. Dividing into phases should not delay or avoid completing the items on the IL and conditions of approval of the site plan.

Also at play was a WUA requirement that they connect the waterline to Valle Prado to the south and that would be through OS-2 Tract. They need to have a minimize the swath of disturbance in completing that project, complete with construction fencing on either side of the disturbance area. They will need to revegate the area of disturbance.

At some point, they should not be proceeding until they show how they are accomplishing the conditions of approval of the site plan.

Thanks,



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From: Hughes, James D. <jhughes@cabq.gov>

Sent: Monday, April 1, 2024 8:47 AM

To: Wolfley, Jolene <jwolfley@cabq.gov>; Jim Strozier <cp@consensusplanning.com>; ssteffen@priceldg.com; Chris Green <cgreen@consensusplanning.com>; Phelan, Whitney A. <wphelan@cabq.gov>

Cc: Aulick, Hannah <haulick@cabq.gov>; Rodenebeck, Jay B. <jrodenbeck@cabq.gov>; Roeder, James A. <jroeder@cabq.gov>; Bishop, David E. <dbishop@cabq.gov>; Chen, Tiequan <tchen@cabq.gov>; Brissette, Renee C. <rbrissette@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>

Subject: RE: PR 7063 RE: Bedrock - DFT Site Plan

Jolene,

I reviewed their ESC Plan (Attached) last week and provided a comment letter. Everyone else has approved the Phase 1 plans except Jim Roeder, who is waiting on the SWQ approval from me before he signs.

I commented both on the trail and the ponds. It is my understanding that the entire development was submitted and reviewed before it was broken into phases, but the trail wasn't in any of the plans. Stabilization of the ponds isn't

specified on the DRC Plans even though it is on the infrastructure list. Scott Stephen and I are meeting at 10 am today in the 4th-floor conference room to discuss my comments. I haven't seen any sensitive lands sheet, and the waterline isn't on their ESC Plan, but I can have them add that, too.



DOUG HUGHES, P.E., CFM, CPESC

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From: Wolfley, Jolene <jwolfley@cabq.gov>

Sent: Friday, March 29, 2024 3:18 PM

To: Jim Strozier <cp@consensusplanning.com>; ssteffen@pricedg.com; Chris Green <cgreen@consensusplanning.com>; Phelan, Whitney A. <wphelan@cabq.gov>

Cc: Aulick, Hannah <haulick@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Roeder, James A. <jroeder@cabq.gov>; Bishop, David E. <dbishop@cabq.gov>; Chen, Tiequan <tchen@cabq.gov>; Brissette, Renee C. <rbrissette@cabq.gov>; Hughes, James D. <jhughes@cabq.gov>

Subject: PR 7063 RE: Bedrock - DFT Site Plan

Jim and Scott,

Good afternoon. I hope all is well.

I am checking on progress on La Terra conditions of approval (10/12/23) of the site plan. You were eager to get an approval of your site plan in order to secure project financing. We agreed to help out, but needed to have conditions for items that were incomplete. I would like to get updated on your progress in fulfilling these conditions and make DRC staff aware that you need to meet these conditions as they work with you on construction approvals.

There are two important things I want to emphasize now:

1. You need to provide construction protection fencing through Tract OS-2 during the construction of the waterline connection. This should be on your Sensitive Lands Preservation Sheet.
2. You need to **plan with Parks and Recreation for the trail in OS-2. Prior to construction and during construction, we need you to make necessary protections to the Open Space land**. Much of this area was damaged during the construction of the subdivisions to the south which were also done under Scott Steffen as agent. The area will need reseeding and possible revegetation after the trail is constructed.

I provide the conditions of approval below, with highlights for those that I want to emphasize.

Conditions:

1. The Infrastructure List that is approved with this Site Plan must be financially guaranteed, and a recorded Infrastructure Improvement Agreement (IIA) must be recorded and submitted prior to final sign-off of the Site Plan by DFT staff.
2. An additional plan sheet, Sensitive Lands Preservation Sheet, must be added to identify all construction fencing and construction fence phasing to protect sensitive land features, i.e, rock outcropping and **Tract OS-2 Zoned NR-PO-C based on meetings with Planning and Parks and Recreation.**
3. **The infrastructure list must add these items:** (1) construction protection fencing to protect the Linear Park (OS-2) per the Sensitive Lands Preservation Sheet and (2) revegetation of areas disturbed by construction of trail or utilities within the Linear Park (OS-2) as determined in a post-construction inspection by Parks and Recreation and Planning.
4. **Establish an alignment for the trail in Tract OS-2 from Woodmont to the eastern edge of La Terra project, connecting to existing trail to the east, through consultation with Parks and Recreation and Planning.**
5. Add a landscaping plan per the IDO for the street frontage along Paseo del Norte or contribute to costs of landscaping through Procedure C, as directed by Parks and Recreation.
6. An alternative grading plan for the southern edge and the western portion affecting OS-2 may be approved by the Hydrology Division.
7. The Final Plat for this development, dividing the property into two tracts, must be signed off and recorded prior to final sign-off of the Site Plan.

Please let me know when you can meet with Parks and Recreation and Planning to discuss these conditions of approval. We could also meet onsite to facilitate discussion of the trail.

Thanks and have a wonderful weekend!



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From: Wolfley, Jolene
Sent: Friday, February 23, 2024 3:39 PM
To: Jim Strozier <cp@consensusplanning.com>; ssteffen@priceldg.com; Chris Green <cgreen@consensusplanning.com>
Cc: Aulick, Hannah <haulick@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Subject: FW: Bedrock - DFT Site Plan

Jim,

This Sensitive Lands Sheet you sent is good for the current construction activity. Please have the contractors continue to monitor the silt fences to make sure they stay in place and prevent disturbance.

I know you are all eager to get the site plan signed off. One of the requirements is the design of the trail in the Open Space Tract. With the public access easement in this tract and the Site Plan requirements for a trail, we are cleared to proceed with these activities. This should be done as soon as possible. I think a meeting in the field with Parks and Planning and your trail designer would be the next step.

We have just approved a Standard Specification for Preserving Sensitive Lands. While this tract is Private Open Space, the Specification gives good guidance on how to work in the Open Space Tract in a sensitive way as the trail is constructed. I do also realize there has been much disturbance in this area and some reseeding on the sides of the trail is warranted.

I attach a copy of the new Specification with some yellow highlights I marked for your project. We can discuss how these provisions can benefit what we all want to see happen in the Open Space Tract.

Looking forward to getting this last step finished.



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From: Jim Strozier <cp@consensusplanning.com>
Sent: Wednesday, January 31, 2024 3:22 PM
To: Wolfley, Jolene <jwolfley@cabq.gov>; Aulick, Hannah <haulick@cabq.gov>
Cc: Chris Green <cgreen@consensusplanning.com>; ssteffen@priceldg.com
Subject: Bedrock - DFT Site Plan

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

Jolene and Hannah,

Please see the attached draft of the required Sensitive Lands Protection graphic. Please review and let us know if you have any questions. Once final, we will add this to the drawing set and resubmit.

Also, the easement vacation and minor plat application has been submitted and we will be heard at the next DHO meeting.

Trying to get all of the conditions addressed. Thanks.

[Jim Strozier, FAICP](#)

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