

May 23, 2025

DFT Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Rio Grande Academy of Fine Arts - Sketch Plat Submittal

DFT:

Enclosed for Development Facilitation Team (DFT) sketch plat review and comment are copies of the following information:

- Development Facilitation Team (DFT) Application
- Zone Atlas page
- Sketch plat of site
- Conceptual site plan

This sketch plat is being presented to the Development Facilitation Team for the purpose of obtaining City review and comment. This project will construct the new campus for the Rio Grande Academy of Fine Arts (RioGAFA). The site is formally known as Tract B-1 of Heritage Marketplace and is approx. 9 acres. The campus will be developed in phases as the school's enrollment continues to grow. The first part of the project is to subdivide Tract B-1 into two separate tracts (B-1 and "future" B-2) and to develop Phase 1 on Tract B-1. Ultimately, Tract B-2 (approx. 1.3 acres) will be sold as a separate parcel. The full buildout of the campus will remain in Tract B-1 (approx. 7.8 acres). The attached site plan shows phase 1 along with the conceptual layout for the future buildings to create a discussion point.

The project has submitted to EPC to request that the site be removed from the Heritage Market Place Site Development Plan. Assuming this is approved, it is understood that the site will be developed per the IDO standards for zone MX-L.

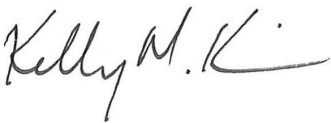
Here is a list of questions that we would like to discuss in the DFT hearing:

1. Please provide guidance on the process for re-platting the two tracts and getting the site plan approved on one of the Tracts.
2. Are there any issues with the current access points as shown on the plans? It is anticipated that Tract B-2 will have access through Private Street 1. Please confirm if Hanover Street will be allowed access from Unser.

3. Are there any required infrastructure improvements along Hanover Rd or Market St?
4. We are in the process of submitting a Water/Sewer Availability to ABCWUA, the site drains southeast where this is a 21" SAS in Hanover Rd and an 8" SAS in Market St. Will we be able to drain to the 21" line or do we have to tie into the 8" line?
5. Since the full site will be developed in phases, the team would like to phase the utility infrastructure. The initial phase proposes connecting to the existing 10" water line in Market St. As more phases get developed we anticipate needing to upsize the initial water meter. What will ABCWUA need in order to get this approved for the initial phase?
6. A Traffic Study is currently being conducted. Since the full site will be developed in phases, please confirm that offsite infrastructure that may be required as directed by the traffic study can also be phased.
7. It is assumed that the site is allowed to discharge 21.7 CFS based on the findings from the Drainage Report for Heritage Marketplace published February 2015 directly into the private storm drain running north-west through the site. Are there any other discussion points from Hydrology that we need to be aware of?

Please schedule for the next appropriate DFT hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Kelly Klein, PE  
Project Manager  
Community Development and Planning

KK/cc  
Enclosures

cc: