Bohannan Huston

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February 23, 2023

Mr. Jay Rodenbeck,
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: U-Haul at Jefferson - Sketch Plat Submittal

Dear Mr. Rodenbeck:

Enclosed Sketch Plat review and comment are copies of the following information:

- Development Facilitation Team (DFT) Application
- Form S3
- Zone Atlas page
- Copy of the Exhibit/sketch plat of site
- Traffic Scoping Form

This sketch plat is being presented to the Development Facilitation Team for the purpose of obtaining City review and comment. The property is located at 8200 Jefferson St NE, legally described as: TR OF LAND IN SE SW SE SEC 14 T11N R3E (AKA HARLEY TRACT WITHIN LOOP INDUSTRIAL DISTRICT UNIT NO 1) EXCLS'LY PORT OUT TO R/W. The project represents the development of a proposed U-Haul Storage Facility. A site plan is provided for reference. Existing utilities, site layout, and adjacent roadway right-of-way and pavement widths are indicated on the attached exhibit(s).

City of Albuquerque provided comments in October 2021 at the Pre Application meeting under the previous City DRB process.

The site is located at the corner of Jefferson St and Domingo Baca Road. The site has three proposed access points: on Jefferson (principal arterial), on Domingo Baca Road (minor collector) and the Paseo del Norte Frontage Road (minor collector). We would like to discuss the entrance locations and verify the ROW ownership on the Frontage Road on the site's southern boundary.

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Existing utilities are shown on the attached exhibits. Existing utilities in Jefferson are 10" WL, 20" WL, 16' re-use, 12" SAS 72" SD. Existing utilities in Paseo del Norte Frontage Road in Jefferson are 18" SAS and 8"WL. We propose to connect to the existing utilities in the Paseo del Norte Frontage Road.

The existing site generally slopes from the east to the west with slopes ranging from 2%-5%. The site itself is in FEMA Floodplain Zone X (an area of minimal flood hazard) but Domingo Baca Road and Channel are classified as Zone A (special flood hazard areas without base flood elevation. The site is determined as having "Free Discharge". We would like to discuss stormwater management options for the site since there have been improvements to the area that may affect the location of the "free discharge" from the site.

The following is a list of specific questions that we request be addressed by the DFT:

<u>COA Approval Process:</u>

1. Please confirm the project can receive the proper building permits through the Site Plan – Administrative Process.
2. Will Neighborhood notification be required with the Site Plan-Administrative? Will we need to offer a meeting?

<u>TRAFFIC and TRANSPORTATION:</u>

1. Domingo Baca Road and the Frontage Road are part of MrCOG Bikeway Master Plan but are currently constructed without bike lanes. Other than the subject property, all remaining lots adjacent to Domingo Baca Road and the Frontage Road are developed without the bike lanes. Please confirm if the addition of a bike lane is required given the new bike lane would start and end at the project's boundary points with no through continuation or planned future expansion.
2. It is unclear if the Frontage Road is NMDOT or COA Right of Way. Please confirm if the Frontage Road (on the south boundary of the site) is part of the City's design and approval standards, or, if the area falls within NMDOT jurisdiction. If it is within the City's jurisdiction, will a public work order will be required for the construction of the new entrance and connections to utilities?
3. Does the city have any historical knowledge on the ownership of the existing rail road tracks running through the site? Platting research to date has not shown any easements for the tracks. Can they be removed to accommodate the new site?
4. The existing site entrance at the southwest corner currently provides full access into the site, however, it is located under 150' (actual separation is 126') from the entrance of the lot to the south. Please confirm if this entrance can remain.
5. A Traffic Scoping Form form is included with this submittal. The trip generation is under 100 vehicles entering and exiting the site. Please confirm that a Traffic Study is not required for the project.

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UTILITY:

1. Is there any existing waterline service from Jefferson?
2. Is there any existing SAS service from Jefferson?

HYDROLOGY:

The site is designated as “Free Discharge”. Older drainage plans for the northern portion of the project site show a 100% impervious area draining to a sump inlet that discharged into the unimproved arroyo (Domingo Baca Channel). The arroyo is now improved and has been updates updated with the Paseo del Norte Project – the condition of this inlet and the ability of the site to penetrate back into the channel wall at that original location may not be feasible. The southern portion of the project site does not have a prior approved drainage report, but currently drains towards Jefferson. It is understood that the Jefferson storm drain is undersized, but a surge pond was constructed to help mitigate flows. In addition, new type D inlets at the intersection of Jefferson and Domingo Baca Rd were installed to convey flows into the Domingo Baca Channel. We would like to discuss what “free discharge” means for this site (do we need to detain to existing conditions, or discharge all developed flows) and where the location point should be for the site’s flows.

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

Sincerely,

Kelly M. K

Kelly Klein, PE
Project Manager
Community Development and Planning

KMK/cc
Enclosures

cc: Wayne Lloyd, Lloyd & Associates Architects
Tom Cordova, Lloyd & Associates Architects
Cody Lane, UHaul