

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

**WAIVER APPLICATION FROM STORMWATER
QUALITY VOLUME MANAGEMENT ON-SITE**

GENERAL INFORMATION

APPLICANT: Akshar Hospitality LLC DATE: 04/25/2025

DEVELOPMENT: Aloft Hotel

LOCATION: UNIVERSITY BLVD SE ALBUQUERQUE NM 87106

PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK)CONT 1.0347 AC

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 830.5 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 830.5 cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
 - b. Any of the following conditions apply:
 - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
 - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
 - iii. The site use is inconsistent with the capture and reuse of stormwater.
 - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
 - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
 - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
 - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: For this project we are seeking fee in-lieu to account for the SWQ treatment. The proposed site looks to redevelop

an existing site that previously operated as a commercial long term parking lot generally serving the Albuquerque Sunport into a Hotel Site completely situated with in the secure parking site.

The site is approximately 1.0347 acres and sits within the aforementioned larger parcel of land that continues to serve as a private parking facility. The site generally slopes east to west

towards I-25. There is an existing pond at the west end of the larger parking facility that serves to capture all of the sheet flow from the parking lot. The small site and required on-site parking

combined with the need to integrate seamlessly with the existing site and existing slopes does not lead to a configuration that can accommodate on-site ponding.

The redeveloped site through an updated Site Plan adhering to IDO standards has been shown to result in less impervious surface than the existing developed site.

This in turn results in a less impactful and lower SWQV to be addressed than what currently exists on site. The combination of new IDO Standards, the small lot size, lessening of historic flows

and integration into the larger site makes the installation of a SWQ management system to cumbersome to accommodate based on the factors mentioned and would not allow

for the development of the proposed project. It is for these reasons that we believe a SWQV waiver and Fee In-Lieu option is a viable approach for this project.



Professional Engineer or Architect

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ 6,644.35

THIS SECTION IS FOR CITY USE ONLY

☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.



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Hydrology Section