

gaw

TIERRA WEST, LLC

October 16, 2012

Ms. Carmen Marrone
EPC Planner
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: RESPONSE TO 11EPC-40067 & 40068

Dear Mr. Marrone:

The purpose of this letter is to provide responses to Staff's comments on the above referenced project.

Policy II.B.5k- land adjacent to arterial streets. The subject site is adjacent to two arterial streets, Coors Blvd. and Montano Rd. Vehicles would access the site from existing entrances along Coors Blvd. and Montano Rd. No established single family residential neighborhoods are adjacent to the subject site, so cut-through traffic is not likely to disturb them. However, immediately south of the site is 39 acres planned for multi-family residential development. Access to the site will cut through the multi-family development which may affect livability and safety of the residents. In addition, the project does not meet the Location and Access requirements of the Large Retail Facility Regulations in the Zoning Code, which were established to protect established residential neighborhoods.

It was already stated that there are no established residential neighborhoods adjacent to this project. The multi-family development mentioned are two separate projects that have a single access on Antiquera Road, which is a collector street and not a local or residential street.

We also believe the project does meet the LRF access requirements.

It also furthers Policy II.B.5i-Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The site development plan for building permit, which proposes a large-scale, single tenant building (LRF), conflicts with some of the key strategies for achieving an ideal activity center:

1. The site should be very accessible by automobile. Coors and Montano, adjacent to the site, are limited access arterial streets. Most of the access points are limited and the only full access point is at the intersection of Learning and Coors. Learning Road is utilized by students entering and leaving Bosque School and by residents who live in the area.
The site development plan subdivision shows 4 existing access points, one full access, two right-in / right-out / left-in only and one right-in / right-out with another right-in / right-out access proposed off Montano. There is adequate access to the site.
2. Limited floor area per building – floor area of the proposed LRF is not limited. At over 98,000 square feet, it does not fit the model for a Community Activity Center.
Community Activity Centers allow for "...some larger parcels, but heavily punctuated with fine grain, smaller parcels; very walkable." The proposed development shows exactly that layout.

We believe this request fully furthers the development guidelines for Community Activity Center. As to "purpose" this request provides a primary focus for the entire community sub-area with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community wide services, civic land uses, employment and the most intense lands uses within the community sub-area. As to "service/market area: it will serve the community up to 3 miles with a population of 30,000+. As to "land use" this development falls within the range of

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

the 15-60 acres + and would contain several of the typical uses identified in the table. As far as "scale" the request is taking 3 tracts and subdividing into 12 parcels and may be subdivided further in the future.

3. 2-3 story – the applicant does not provide 2-3 story development, however, the view regulations of the Coors Corridor Plan restrict this type of development on the site. **As stated this type of development is restricted by the Coors Corridor Plan so the project is not in conflict with this provision.**
4. Moderate floor area ratios (FAR) of .3 to 1.0 – The site plan for building permit proposes a large amount of surface parking which limits the FAR to 0.2. **The building was scaled to meet the needs of the consumer. On one hand Staff is stating the building is too large, on the other hand Staff is stating the building is too small. As staff states later in their report the subject development is over parked by 10% which is allowed. The FAR is not limited by the parking field and could, in fact, be much larger than what is proposed to meet this provision.**

Policy II.B.7c: Structures whose height, mass or volume would be significantly larger than any others in their surroundings shall be located only in Major Activity Centers to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access. **The massing of the building is not larger than the size and massing of Montano Plaza Shopping Center to the north. The center façade length is 1075 feet with a total volume of 105,200 square feet. All of the buildings are around the same height. The building being 29% larger than the second largest single-tenant building is not a significant difference. Furthermore the policy does not speak to a single-tenant, only to height, mass and volume.**

We believe this request fully complies with the goals and polices of Activity Centers.

The Economic Development Goal and Policy II.D.6a- new employment opportunities are *partially furthered*. The economic development by one entity would not be diversified, though some balance with cultural and environmental goals could be achieved (Goal). New employment opportunities would generally help balance the jobs to housing ratio on the Westside, but a wide range of occupational skills and salary levels would not be provided (Policy II.D.6a).

As it relates to the Site Development Plan for Subdivision Amendment request this goal and policy is fully furthered. The request takes three tracts and subdivides them into twelve tracts providing the opportunity for a wide range of occupational skills and salary levels.

The proposal *partially furthers* the following, applicable West Side Strategic Plan (WSSP) policies:

- A. WSSP Policy 1.12- At 98,901 sf, the single structure is not considered pedestrian-scale, though pedestrian amenities and building articulation will help. **The building meets the LRF requirements to break up the façade and provide for pedestrian amenities.**
- B. WSSP Policy 1.18- Overall, the site development plan for subdivision (SPS), from Learning Rd. to Montano Rd. meets the intent of this policy, to provide a mix of land uses in an accessible location. The subdivision contains multi-family residential, office and commercial uses to serve up to a 3-mile radius. However, the SPS does not propose any clustering of building to promote a pedestrian-friendly environment nor does it provide common public plazas that would provide "meaning/identity" to the site. **The commercial portion of the site development plan is being broken up into twelve parcels all of which are connected by numerous pedestrian walkways. There are several plaza areas provided through the same area to include a "bike hub".**

This request also furthers WSSP Policies 1.13, 1.14 and 1.17 which all speak to the Community Activity Center policies in the Comprehensive Plan mentioned above. Furthermore, the single, large commercial building is only one component of this request and there are numerous plaza areas shown throughout the Illustrative Plan that are meaningful to the pedestrian connectivity of the site.

Staff agrees the proposal furthers Coors Corridor Sector Development Plan (CCSDP) with the exception of Land Use and Intensity of Development Policy 7- Cluster Design.

As stated cluster design is encouraged but not required. However, this development does propose the clustering of buildings and allows for numerous plaza areas and pedestrian connectivity.

Overall Design Theme & Land Use Concept: *In an overarching sense, the proposed site development plan does not fulfill the primary goal though it could generally help achieve a mixed-use community when combined with the other, future uses for North Andalucía. Village-type development is typically characterized by a mix of smaller-scale, fine-grained commercial and office uses combined with housing variety and pedestrian scale and orientation of development. Though pedestrian accessibility would be provided, a village-type character would not be created or maintained. As proposed, the site development plan for building permit is inconsistent with the primary goal of the design standards. This request is consistent with the primary goal of the design standards. "Village-type" character or development is not defined in the City Zoning Code. Therefore the design guidelines approved with the Site Development Plan for Subdivision define the "village-type" for this particular project. As we have been demonstrating on our plans and throughout this letter, this request does comply with those guidelines. Since we comply with those guidelines we meet the primary goal.*

As for this request being an LRF, the LRF ordinance provides for design standards of its own to make the LRF pedestrian scale and by your definition above, village-type.

Furthermore, the site is zoned for C-2 uses and is within a Community Activity Center, both of which support and encourage this type of development. We believe this request combined with other elements contained within the Site Plan for Subdivision meet the primary goal of the design guidelines contained within that Site Plan for Subdivision.

Coors Corridor Plan- View and Height Restrictions: *However, the proposed tower near the buildings NW corner also measures 33 feet high. A view line to intersect with the tower was not included (though requested since January), so compliance cannot be ensured at this time.*

The request was to provide a cross-section through the highest element of the building which is 33 feet. That was provided through the center of the building as the façade is the same height as the tower. A cross-section through the tower element is provided with this letter and shows the tower easily meets the requirement.

Pedestrian and Site Amenities: *The proposed amenities, ex. benches and pedestrian-scale lighting, appear to be inconsistent in style. More information is needed on the details (see Sheets C-12 and C-13). Special paving materials are used in places (ex. textured, colored concrete) as required, but not in others; labeling is inconsistent. There are opportunities to incorporate public art at the roundabouts and the plaza areas.*

Please explain what is inconsistent in style. Details are provided on the sheets mentioned along with colors. All pedestrian crossings are shown with the same hatch and called out with notes.

Trails and Sidewalks: *Special paving materials (ex. Textured, colored concrete) are used as required and they improve the request. However, the pathways should be raised where they cross drive aisles to improve safety. A pathway should be added to connect to Coors Blvd. near the site's southern end, though it may have to meander due to the grade. All pathways must be shown as handicap accessible. All private paths and trails are required to be a minimum width of 6 feet and be a soft surface. The first part of this standard is met but the second is not.*

All pedestrian pathways are required to be ADA compliant. A maximum of 2% cross slope is used on all Pedestrian connections as demonstrated on the Grading Plan (Sheet C10). A connection in the suggested location may be physically impossible due to the large elevation difference between Coors Blvd. and the site. There are no "paths or trails" provided so a soft surface is not required. All of the sidewalks, pedestrian connections and pedestrian crossings meet the requirements.

Parking: *Parking is broken up into smaller "blocks", but is not distributed sufficiently as to lessen its impact.*

The site is surrounded on 3 sides by public streets. There isn't any location where the parking wouldn't impact a street. The location of the parking lot is heavily screened from Coors with landscaping and meets all requirements.

Screening/Walls and Fences: *The proposed 12 ft. high dumpster enclosures would be of a material and colors compatible with the proposed building. However, neither the trash compactor area nor the dumpster enclosures are screened with plant materials as required. All mechanical equipment is required to be screened; it appears that mechanical equipment would be visible from the East elevation. The grade difference from Coors Blvd. to the site would provide screening for the adjacent parking.*

The trash enclosure is not only screened with a wall attached to the building matching the building colors and materials, it is also screened from the public right of way by an 8-foot wall on top of a 3-foot berm within a 50-foot heavily landscaped buffer. Per page 31 of the Staff Report under the CCSDP Policy 4.b.5.4 you stated this requirement was met.

Architecture: *The proposal does not respond to climate in the following instance: at least 25% of required seating must be shaded because the main elevation faces west [refs: (C)(3), see bullet 1 of architecture design standards].*

Please provide the calculations for how this was determined. Based on what is shown on the plans, at least 25% of the required seating is shaded by trees or trellis, etc.

Page 38- Lighting: *The finish for the two proposed light pole types needs to be specified, since the lighting must blend with the character of the building and other site features. A note is needed on the lighting detail to state that cobra and high-pressure sodium lighting are prohibited.*

All site lighting is to be LED and a note can be added on the lighting details. The color of the light poles is bronze as stated on the lighting details.

Signage:

One minor monument sign is allowed on Montano Rd. However, the proposal shows a minor monument sign along Mirandela St., near the subject site's NE corner, which is not allowed. Because the standards specify the total number of monument signs allowed, and their location and size, additional monument signs are prohibited. By allowing the three project monument signs along Coors Blvd., within the Established Urban Area, the design standards as such are consistent with the Comprehensive Plan. However, allowing the one minor monument sign on Montano Rd., in the Developing Urban Area, conflicts with the Zoning Code 14-16-3-5, General Sign Regulations. Allowing an additional, unspecified number of monument signs in the Developing Urban Area would create further conflict with the Zoning Code and is not recommended.

The design standards do dictate only one project monument sign may be on Montano Road. However, there is no prohibition or limitation of signs on Mirandela Road. In fact, the design standards allow for entry signs and specify they shall be of monument type. The fact that the second bullet statement under the Signage uses the word "signs" implies that more than one entry sign is permitted. As there is no restriction of signage dictated for Mirandela Road the sign should be allowed.

We are not able to find a conflict with the sign allowed on Montano Road per the design standards and Zoning Code 14-16-3-5

Five building-mounted signs are proposed. Four of them exceed 6% of the façade area to which they are applied: the "Pharmacy Drive-Thru" sign on the western elevation (10%); the "Outdoor Living" sign (14.2%), the "Market & Pharmacy" sign (12%), "Walmart" sign and the circular logo (7.67%). These signs do not comply.

Please provide how these percentages were determined. By our calculations the Pharmacy Drive-Thru sign and the Walmart sign with logo are at 6%. The other two signs are over the 6% and can be reduced to meet the requirement.

Page 39- Utilities: *It is unclear if transformers, utility pads and telephone boxes would be screened with walls or vegetation as required. The above-ground back-flow prevention device (see Sheet C-9) is required to be enclosed with materials compatible with building architecture.*

As demonstrated on the Landscape Plan, all of these items are screened with vegetation. The back-flow prevention device is for landscape irrigation and extends one foot above the ground; it is not feasible to provide a wall with materials compatible with the building architecture to be constructed around this device.

Unique Street and Traffic Calming Standards: *All street types shall include a 5-6 foot landscaped parkway. The proposed drive-aisles in the parking lot would have trees on both sides. However, trees would only be along the western (parking lot) side of the main north-south internal street. Handicap ramps shall be provided at each intersection.*

The east side of the main north-south internal street is the store front. That side of the street has 14 trees along with other pedestrian elements required by design guidelines providing a unique street. All pedestrian connections providing an ADA accessible route contain wheelchair ramps where needed. In some places there is no curb and the pavement is flush with the sidewalk so a ramp would not be needed.

Transportation Demand Management (TDM): *Designated carpool spaces are provided on the north side of the proposed building, but they are parallel parking and are not conveniently located for employee use. Bicycle parking is provided, but needs to be shown on the enlarged detail on Sheet C-4.*

Parallel spaces are encouraged in pedestrian oriented developments. There are no regulations stating that car pool parking shouldn't be parallel spaces. The spaces are located near an entrance on the north side of the building, thus making them convenient for employees.

The bike racks can be added to the detail as a condition of approval.

LRF SUBSECTION (D)(2)- LOCATION AND ACCESS OF LARGE RETAIL FACILITY.

The term site, in the LRF Regulations, is not intended to mean the same thing as "site" as defined in the Zoning Code. It is intended to imply the tract of land that contains the Main Structure and the required improvements such as off-street parking, drive aisles, landscaping, etc.

If that was indeed the intent, then why is site not redefined within the shopping center regulation, where the LRF is embedded? Staff uses the definitions for LRF from the Zoning Code which specifically states, "...site with a main structure..." it does not state such a site is any different from the one defined within the zoning code nor does it point toward any intent.

Precedence also dictates what the definition of LRF means. The EPC previously reviewed and approved two LRFs – one at the southeast corner of Central & Unser SW and one at Hotel Circle NE. In both cases, the LRF Regulations were applied to the individual tracts of land that contained the Main Structure.

That is an incorrect statement. There is no way possible for the Lowe's at Hotel Circle to have met the access requirements established within the LRF if it were treated as its own tract. That Main Structure is only served by a two lane loop road. The same can be said for the Lowe's at Unser and Central. The tract of land with the main structure is only served by an internal two lane roadway.

Table – Application of LRF Regulations and subsequent paragraph, "The larger site is zoned "SU-1 for C-2 uses, O-1 uses and PRD (20 DU/ac)". SU-1 zoned sites are governed by a site development plan and not by the SC regulations. The SU-1 zone does not require compliance with the SC regulations. It does, however, require compliance with the LRF Regulations.

On page 35 of the Staff Report in the fourth paragraph it is stated, "The site is zoned C-2 (Community Commercial) and is a designated Community Activity Center." The site is zoned SU-1 for C2. The SU-1 zone is for special cases and thus an extension of the zone for which is specifies the site shall be used for, C-2 in this case.

The LRF regulations are not a stand-alone regulation; they are a sub-section of the Shopping Center Regulation. So how is it that the site is subject to the LRF regulation and not the Shopping Center Regulation?

Furthermore, as Staff has stated, precedence has been set. On commercial development over 5 acres containing a proposed retail use, the subject site has been required to follow the shopping center regulations.

In regards to the table, Staff states that the site doesn't meet the Shopping Center definition because it is zoned SU-1, yet in the next box over Staff states the site has proper zoning for an LRF because it is zoned SU-1 for C-2, O-1 and PRD. The entire 63 acres is zoned SU-1 for C-2, O-1 and PRD, not just the tract the Main Structure resides.

Lastly, does the site have proper access per the LRF regulation? Staff state it does not because it is not specific to the subdivision and that the specific site is not approved through the site plan for subdivision. The Shopping Center Regulations specifically state there must be a site plan for subdivision approved for the development. That development must meet the requirements established within the Site Plan for Subdivision. Also, per the definition of the LRF, a shopping center site is considered an LRF.

The Site Plan for Subdivision for this project specifically states, "Learning Road provides the major signalized access into Andalucia at La Luz. Interior roads are proposed to serve the project and provide vehicular ingress and egress to these parcels, to increase the safety to existing development and to be consistent with City policies contain in the Coors Corridor Plan." That statement has already determined that the commercial area is to be served by that signalized intersection.

Therefore it is our position that the entire 63 acres zoned SU-1 for C-2, O-1, and PRD is an LRF and that the proposed Walmart is a Main Structure within that site.

LRF SUBSECTION (D)(3)- SITE DIVISION.

(a) The entire site shall be planned or platted into maximum 360' x 360' blocks except as provided in Items (c) and (d) of this subsection.

The subject site would be divided into four blocks. The largest, where the building is proposed, measures approx. 397 ft. by 610 ft. Item (c) states that one block can be expanded to approx. 790 ft. by 360 ft. if the main structure covers more than 80% of the block. The proposed main structure, however, covers approx. 53% of the block, so block expansion is not allowed in this case.

The same policy also provides that if site dimensions result in irregular block sizes, blocks of different dimensions are allowed provided:

1. The block size achieves the intent of the section;
2. Approval is granted by the EPC;
3. The narrow side of the block abuts the adjacent street that provides primary access; and
4. The center of the long side has a major entrance, including a forecourt.

This request complies with items 1, 3, and 4 and therefore we believe the EPC should grant this request.

(b) Primary and secondary driveways (or platted roadways) that separate the blocks shall be between 60 feet and 85 feet wide and shall include the following:

1. Two ten-foot travel lanes;
2. Two parallel or angle parking rows or a combination of such on both sides of the driveway rights of way are permitted but not required;
3. Two six-foot landscaped buffers with shade trees spaced approximately 30 feet on center;
4. Two eight-foot pedestrian walkways constructed of material other than asphalt;
5. Pedestrian scale lighting that provides at least an illumination of 1.2 to 2.5 foot candles or the equivalent foot lamberts; and
6. Standup curb.

The driveways that separate the blocks are not between 60 and 85 feet wide and do not comply with (b).

Staff is failing to measure the parking along middle drive aisle which is Item #2 above and should be considered as part of the whole measurement. The parking is not angled because Staff has stated the City does not prefer angled parking and requested the parking for this project be at 90 degrees.

The request complies with 1, 2, 4 and 6 and partially complies with 3 and 5. A second landscape buffer is not proposed on the eastern side of the north-south internal road (3) and pedestrian-scale lighting needs to be more integrated with the site- meaning more evenly distributed. None is provided near the entrance, but should be for safety and aesthetic reasons (6). Bollard lighting could be used in the plaza areas.

The east side is the store front and contains plaza areas and trees along its entire length meeting the intent of this requirement. The LRF fails to distinguish the integration of a storefront on a street or how it should be considered when part of a block boundary. The lighting along the store front is building mounted and meets the requirements for illumination.

Page 41- **SUBSECTION (D)(5)- SITE DESIGN.** (b)(4): Every third double row of parking shall have a minimum 10' wide continuous walkway dividing that row. The walkway shall be either patterned or color material other than asphalt and may be at-grade. The walkway shall be shaded by means of trees, a trellis or similar structure, or a combination thereof.

Six double-rows of parking are proposed, so two 10 foot walkways are required. One 10 foot walkway is proposed and is partially shaded; more trees or other shading is needed. The two parallel walkways, however, are 8 feet wide and need to be widened to 10 feet. The proposal does not comply with (b) (4).

The requirement states, "Every 3rd row of parking shall have a minimum ten foot wide walkway dividing that row." Not for every 3 rows of double parking a 10-foot walkway should be provided. Two sets of double parking rows are broken up by a drive access, therefore there is only one instance where there would be a 3rd double row of parking and that row does have a 10-foot walkway. The two 8-foot wide walkways are part of the drive access and are defined in LRF SUBSECTION (D)(3)- SITE DIVISION as stated above. This request does comply with this requirement.

(i) Pedestrian Walkways. *Pathways internal to the site would function better if they are all connected; in some places they do not connect but are required to. A pedestrian access from Coors Blvd. is needed to ensure safety and convenience to and from the street. The drive-aisle crossing at the building's SW corner is shown as 6 ft. and is required to be at least 8 ft. wide. Pedestrian crosswalks are required to be constructed of patterned concrete; the perhaps most important crosswalks leading from the parking lot to the building entrances are striped asphalt. The proposal does not comply. All pedestrian walkways connect to public right of way. There is a pedestrian walkway along Mirandela Road from Coors. The site is at least 10-feet lower than Coors Boulevard making direct pedestrian connection to the middle of the site impractical. The pedestrian crossing mentioned is 8-foot wide and the crosswalks from the parking lot to the front of the store were changed to patterned concrete.*

Page 43- (1) Outdoor Storage. *A note needs to be added to Sheet C-4 to indicate that outdoor retail display will not interfere with pedestrian movement.*

Note 13 on Sheet C-4 already states this.

Page 44- **SUBSECTION (D)(6)- MAIN STRUCTURE DESIGN.**

(a) Setback.

1. Main Structures shall be screened from the adjacent street by means of smaller buildings, Retail Suite Liners, or 20' wide landscape buffers with a double row of trees.

The proposed building is not screened from the adjacent street by means of smaller buildings or retail suite liners. A landscape buffer is proposed along Coors Blvd. and along the western side of the north-south internal road, but there is no "20 ft. wide landscape buffers with a double row of trees. The proposal does not comply.

As mentioned the structure is screened with a double row trees from the public street. The internal driveway does not constitute a public street and therefore would not be subject to this

requirement. This internal driveway interacts with the store front making it impractical to place a double row of trees directly in front of the store.

Page 44- Subsection (D)(6)- Main Structures Design.

(b) Articulation

The main (western) façade is 436 ft. long. The above-mentioned elements are required along at least 218 ft. The proposed patios near the main entrance and near the buildings NW corner are recessed the minimum 20 ft. and measure 145 ft. and 75 ft. respectively, for a total of 220 ft. However, the NW recessed area is mostly uncovered, so it would not function effectively as a patio. Retail suite liners and display windows are not proposed. The request does not comply.

This request does comply. As stated above, the patio amount provided is two feet longer than required. There is no requirement that it be covered, although there are trees proposed at the NW recessed area that would provide cover. Retail suite liners and display windows are not required if the patio space is provided as it is in this case.

ADDRESSING MAJOR COMMENTS FROM THE COMMUNITY

Environmental Concerns

The proposed development will be on land currently zoned for C-2 uses. The parcel is currently vacant and is not part of the Bosque. The project complies with the view planes in the Coors Corridor Plan and provides for a lush landscaping compatible with the natural environment.

The parcel is well outside of the 100-foot "Bosque" buffer identified in the Coors Corridor Plan and separated by the Bosque by the Corrales Main Canal, Bosque School property, the future waste water treatment facility, and Mirandela Road. This proposal is no different from the shopping center to the north and no evidence of the environmental concerns raised has been attributed to that development. Wal-Mart is one of the leaders in sustainable development and this request will be no different. This project will utilize bio-swales and water quality inlets to clean storm water prior to discharging to the retention pond, which also acts as a bio-swale. No storm water runoff will enter the Rio Grande. The site lighting will be LED and conform to the New Mexico Night Sky Ordinance.

"Village Concept"

There were several comments about this request not following "village concept" design standards. The term "village concept" is not defined in the City Zoning Code or any of the applicable Plans that govern this site. The term "village type character" is used to set up the design standards listed on the approved North Andalucía at La Luz Site Plan for Subdivision. These design standards were followed for this request thereby making this request compatible with the "village type character" envisioned for this site.

This request also is subject to the Large Retail Facility (LRF) Ordinance listed in the City Zoning Code. The LRF provides design standards requiring elements for the site and the building to be pedestrian scale, thus making it or a "village type character."

Traffic

The traffic associated with this area is due to the limited roadway network on the West Side and the limited river crossings. That is something the City of Albuquerque and the New Mexico Department of Transportation are currently looking at and trying to address. This request is less intense and has less traffic associated with it compared to the development plans approved in 2005. Providing a Wal-Mart at this location will require less vehicle miles travelled by consumers currently shopping at the other stores on the West Side. The development of this site will also pull off existing traffic providing for larger gaps in traffic along Coors Boulevard and Montano Road than currently exist today. The revised Traffic Impact Assessment provided to the City of Albuquerque and the NMDOT demonstrate the minimal impact this development will have on the transportation network. Traffic mitigation measures identified in the original 2005 report have already been constructed in anticipation of this development.

Drainage

This request is part of the North Andalucía Drainage Evaluation approved by the City of Albuquerque July 5, 2005. That report completed an analysis of the developed storm water runoff and provided for a drainage solution that included two retention ponds to contain the 100-year developed flows for the entire development. In September 2006 Silverleaf Development and Bosque School entered into an

Agreement allowing for the storm water runoff to be contained in the ponds located on Bosque School property. Bosque School also granted a public drainage easement to the City of Albuquerque for public drainage ponds and public storm sewer.

The development will consist of bio-swales that will harvest rainwater to provide for the landscaping within the development. Water quality inlets will be utilized to catch sediment and "floatable" material prior to the water discharging to the retention ponds. The retention ponds themselves act as large bio-swales and prevent any storm water from directly discharging to the Rio Grande.

Close proximity to other stores

There is a need for this store in this location. The other stores that are located on the West Side are very popular. Several letters of support for this project in the public record indicate that this location would be convenient and cut down on the travel miles consumers travel to the other stores. The supporters state they do not like driving all the way to the other stores and dealing with the traffic on Coors Boulevard. They also state the other stores are heavily used and this store is needed to relieve some of the shopping in the other locations.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

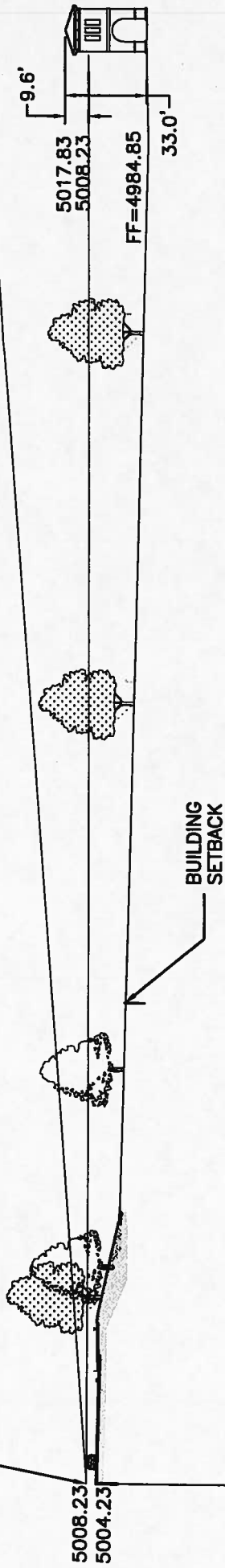


Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2011001
RRB/jdn/jng

VIEW PLANE
4 FT. ABOVE ROADWAY



VIEW PLANE C