

II SUMMARIZE REPORTS

Several reports were provided by Bernalillo County for the study team to review and summarize with regard to relevance to the water and sewer feasibility of the North Albuquerque Acres Area. These reports were:

1. Paseo del Norte North Albuquerque Acres Sector Development Plan, February 2001
2. Water Supply and Wastewater Collection Feasibility Study for the North Albuquerque Acres Area: Technical and Financial Analysis, Nick A. Schiavo, Fall 2001
3. North Albuquerque Acres Transportation Plan
4. Hydrology Report

Paseo del Norte North Albuquerque Acres Sector Development Plan-This plan was developed to provide for the orderly development of North Albuquerque Acres in the future. The report discusses the existing conditions of the area, policy recommendations, a land use plan and zoning for the area, the transportation plan, open space plan, utilities, and design overlay zones.

The information in this Sector Development Plan that has the largest impact on this Feasibility Study is the information regarding the requirement for a utility study and the zoning and associated requirements related to water and sewer services. Two of the zonings SD-MR-1 Single Family Zone Sites Z-1 and Z-2 and SD-MR-2 Single Family Zone Sites E and F-2, are contingent upon the availability of community water and sewer facilities. Several of the other zoning areas allow a reduction in the minimum lot area under specific conditions. One of these conditions is that “community water and sewer facilities are available”. The zones affected by this lot reduction condition are:

- SD-LC-2 Limited Neighborhood Commercial Zone, Site G
- SD-RO Residential/Office Zone, Sites F-1, H, I, X, Y
- SD-HC Residential/Office Zone, Site L

These areas are shown in Exhibit I-1.

Chapter 7 of the Sector Development Plan discusses in more detail the water and wastewater systems in the North Albuquerque Acres area. The information contained therein will not be reiterated here as Sections III and IV of this document discuss the utility matter in greater detail. However, it should be noted that the plan “recommends that a level of service options study for the Sector Development Plan area be conducted in 2001”. The Schiavo Report was the first step this fulfilling this recommendation. This Feasibility Study is the next step in fulfilling this recommendation.

Schiavo Report-This report was conducted to initially investigate the water and sewer feasibility in the North Albuquerque Acres Area. The report was prepared by Nick A. Schiavo as a

graduate research project for C.E. 588 at the University of New Mexico. One of the primary reasons for this feasibility study was to verify the information contained in the Schiavo Report. More of the content of the Schiavo Report will be discussed later in this document.

Transportation Plan-This study primarily discusses the transportation systems, surfacing, and traffic calming for the North Albuquerque Acres area. This includes the Eubank/Alameda Corridor. The only element that has any bearing on this Feasibility Study is the recommendations for roadway surfacing as this has a bearing on the cost to install any utilities; pavement will need to be removed and replaced.

Hydrology Report-This study primarily discusses storm water runoff and its disposition. The only element from this study that has any bearing on this Feasibility Study is the number of arroyos in the area. This has a bearing on the locations, depths, and costs of utilities placed in this area as the utilities must contend with water crossings and with the elevation variability that comes with crossing arroyos. The sewer system is most impacted by this information.