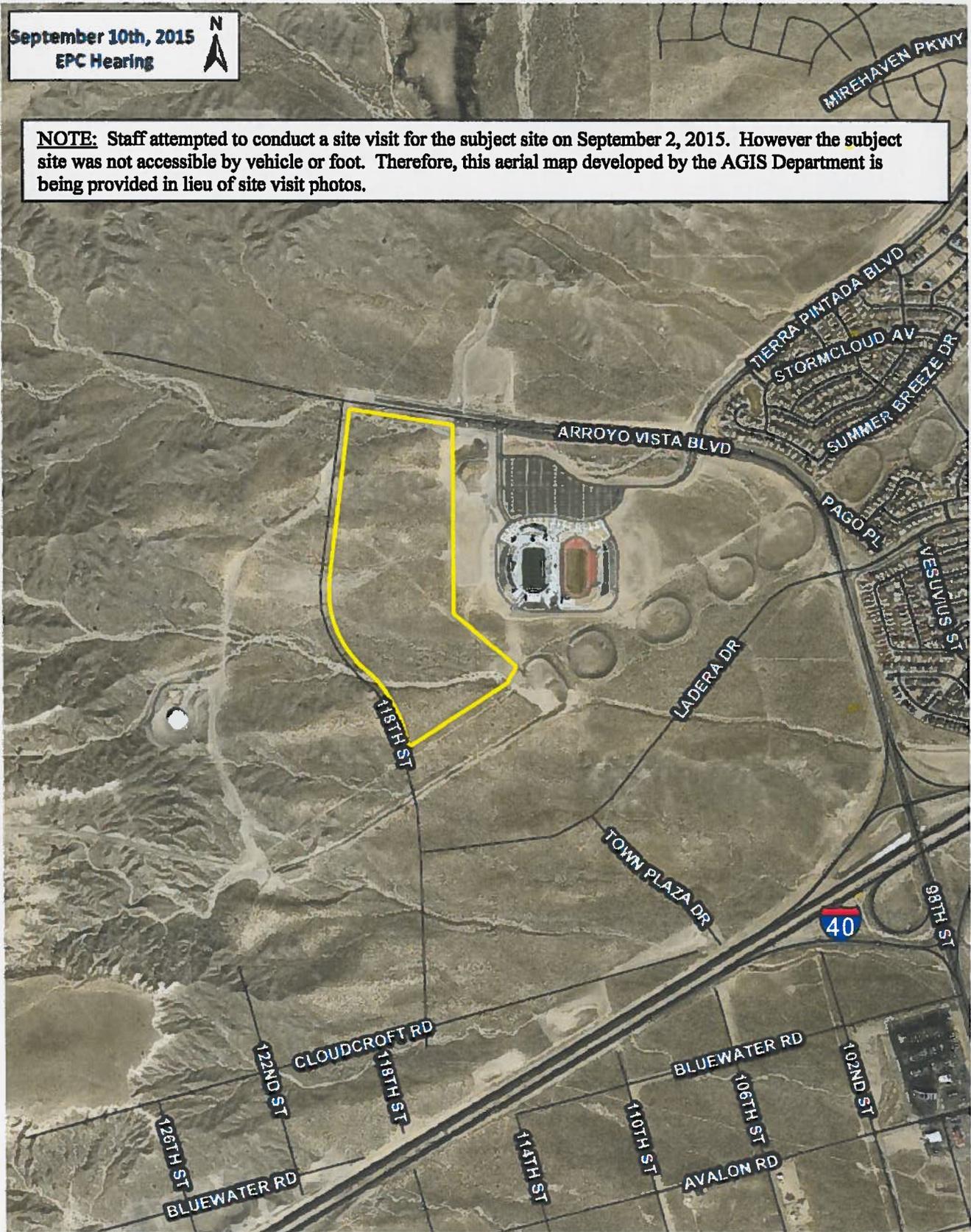


September 10th, 2015
EPC Hearing



NOTE: Staff attempted to conduct a site visit for the subject site on September 2, 2015. However the subject site was not accessible by vehicle or foot. Therefore, this aerial map developed by the AGIS Department is being provided in lieu of site visit photos.



R-270-1980

Policies for Zone Map Change Applications

The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are hereby adopted:

(A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

(B) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

(C) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.

(D) The applicant must demonstrate that the existing zoning

is inappropriate because:

(1) There was an error when the existing zone map pattern was created; or

(2) Changed neighborhood or community conditions justify the change; or

(3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

(E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

(F) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

(1) Denied due to lack of capital funds; or

(2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

(G) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

(H) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

(I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

(J) A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

(1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and

(2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

(Res. 270-1980, approved 12-30-80)

ZONING

Refer to Section 14-16-2-22 of the Zoning Code for specifics regarding the SU-1 Special Use Zone.

APPLICATION INFORMATION

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - Registered engineer or architect's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

CHRIS GREEN
Chris Green Applicant name (print)
 Applicant signature / date 7-30-15



Form revised November 2010

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15 - EPC - 40037
- - - 40038

[Signature] 7-30-15
 Planner signature / date
 Project #: 1000599

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
 - SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
 - SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)
 - Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
(for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

- AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**
 - Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
 - AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**
 - Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
(for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**
 - Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

CHRIS GREEN
Applicant name (print)
Chris Green 7-30-15
Applicant signature & Date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
5 EPC - 40034
- 40036

Revised: June 2011
[Signature] 7-30-15
Staff signature & Date
Project # 1000599

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: COA Parks and Rec. Dept. DATE OF REQUEST: 07/15/15 ZONE ATLAS PAGE(S): J7, J8

CURRENT:

ZONING SU-2 Town Center Village
PARCEL SIZE (AC/SQ. FT.) 81.3501 AC

LEGAL DESCRIPTION:

LOT OR TRACT # C-2-A, C-3-C, C-3-A BLOCK # N/A
SUBDIVISION NAME Westland North

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE [X]: From SU-2TCV To SU-2/SU-1
SECTOR, AREA, FAC, COMP PLAN [] Regional Sports Complex
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT []
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*Includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: Phase 1 includes (sq. ft.)
construction of
5 baseball fields and a 2 story building
comprised of concessions, bathrooms and
administrative offices (approx. 6,000sf)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 7/16/15

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

Notes:

As per previous letter and meetings, no TIS is required for Phase I construction. TIS may be required for future phases. (5 baseball fields - Phase I)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

07-15-15
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED
-FINALIZED

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

CITY OF ALBUQUERQUE



Parks and Recreation Department

July 30, 2015

Mr. Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87012

Re: Letter of Authorization

Dear Chairman Nicholls:

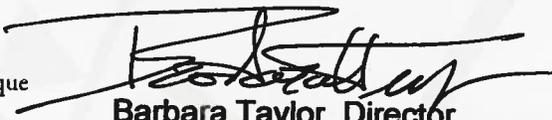
This letter serves as authorization for Consensus Planning, Inc. to represent the City Parks and Recreation Department on a Zone Map Amendment, Sector Development Plan Amendment, Master Development Plan, and Site Plan for Building Permit for the City's Regional Sports Complex.

The properties are legally described as Westland North Subdivision, Parcel C-2-A, Parcel C-3-C, Parcel C-3-A.

PO Box 1293

Sincerely,

Albuquerque


Barbara Taylor, Director
Parks and Recreation Department

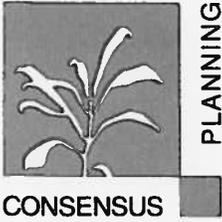
New Mexico 87103

www.cabq.gov

BLT:cs

c:File

BLT19



August 25, 2015

Mr. Peter D. Nicholls, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Mr. Chairman,

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to request approval of a Sector Development Plan/Master Plan Amendment, Zone Map Amendment, Master Development Plan, and Site Plan for Building Permit for Phase 1 of the proposed Regional Baseball Complex on behalf of the City of Albuquerque Parks and Recreation Department. The subject site is located in the area south of Arroyo Vista Boulevard and north of Ladera Drive, and east of 118th Street. It is immediately to the west of the APS Community Stadium.

The subject site is comprised of three parcels that total 81.3 acres and is zoned SU-2 for Town Center Village (TCV). The property is legally described as the Westland North Subdivision (Parcel C-2-A: 9.9 acres; Parcel C-3-C: 6.0 acres; and Parcel C-3-A: 65.4 acres). The property falls within the West Side Strategic Plan and Westland Master Plan areas, and is also within the View Area of the Northwest Mesa Escarpment Plan.

The following is a summary of the four-part request:

Zone Map Amendment – The request is to rezone the property from SU-2 for Town Center Village to SU-2/SU-1 for Regional Sports Complex and Related Facilities.

Sector Development Plan/Master Plan Amendment – The request is to amend the WALH Sector Development Plan and Westland Master Plan to reflect the proposed zoning of SU-2/SU-1 for Regional Sports Complex and Related Facilities. The applicant is anticipating that this portion of the request will go before the City Council for final approval. There are three pages in the Sector Plan/Master Plan that have been submitted as part of this amendment application:

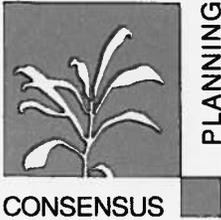
- 1) Exhibit 10 (page 39)
- 2) Table 10 (page 38 of the Westland Master Plan)
- 3) Zoning (Sheet 2 of 2 of the WALH Sector Plan)

Master Development Plan – The request is for a Master Development Plan that will guide development of this regional park over time. All subsequent development on this property will adhere to the Master Development Plan.

Site Plan for Building Permit – The request is for approval of a Site Plan for Building Permit for Phase 1 development covering approximately 34 acres of the total site area. The first phase includes five full-size baseball fields and bleachers, an administration/concessions structure, and parking. Subsequent phases will include additional baseball fields and associated amenities.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA



The applicant is also requesting that subsequent Site Plans for Building Permit for each new phase be delegated to the Development Review Board (DRB), provided they are consistent with the Master Development Plan and Design Standards.

CASE HISTORY

2012 – The Albuquerque City Council approved amendments to the Westland Master Plan and WALH Sector Development Plan that changed the land uses for a portion of the Town Center Village (TCV) to Athletic Complex and Regional Park (F/S R-12-80). A portion of the Resort Residential (RR) was also changed to Education. These changes were in response to the purchase of two 110-acre parcels by Albuquerque Public Schools (APS) for the development of a football stadium and other athletic facilities and a K-12 education campus, and the City's purchase of 81 acres for a regional park (the subject of this request).

2008 – The Albuquerque City Council approved amendments to the Westland Master Plan and Westland Sector Development Plan that relocated the Town Center (TC) to an area adjacent to Interstate 40 and created a new district Town Center Village (TCV) that was established in the area west and south of Arroyo Vista Boulevard. The TCV area was designated to support a combination of mixed residential (including multi-family) and limited support commercial. The West Side Strategic Plan was concurrently amended to reflect the new location for the TC, which is designated as a Community Activity Center.

EXISTING CONDITIONS

The subject property is currently vacant. It is well connected to the major street network via Interstate 40, Arroyo Vista Boulevard, Ladera Drive, Tierra Pintada Boulevard, and Unser Boulevard. Arroyo Vista Boulevard (currently designated as a minor arterial/collector with a 180-foot right-of-way and is assumed to be modified in the future to a principal arterial) borders the property to the north and will provide primary community access to the Regional Baseball Complex. A half-section of Arroyo Vista Boulevard was built by APS to access the Community Stadium. The City of Albuquerque will be required to build the other half-section. 118th Street (180-foot right-of-way) borders the property to the west, but has not been built at this time. It is anticipated that 118th Street will be constructed once the area builds out with more residential and/or commercial development.

Current Adjacent Land Use and Zoning

- North – Vacant / SU-2/SU-1 for Residential Resort and Planned Development Area
- South – AMAFCA Drainage Ponds / SU-2/SU-1 for Public Open Space
- East – APS Community Stadium / SU-2/SU-1 for Town Center Village
- West – Vacant / R-5.5 & Vacant / SU-2/SU-1 for Town Center Village

ZONE MAP AMENDMENT – RESPONSE TO RESOLUTION 270-1980

This zone change request is in compliance with Resolution 270-1980 as follows:

(A) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

Applicant's Response: This request is consistent with the health, safety, morals, and general welfare of the City. This property was acquired by the City of Albuquerque for the express purpose of providing a regional sports facility in this



location. This request fulfills the City's intent by rezoning the property to reflect this specific use and creating a Master Development Plan that furthers and is in compliance with community values and goals, and adopted plans and policies (*see Section (C), starting on page 3 for plan and policy analysis*). The Regional Baseball Complex will provide a state-of-the-art facility that supports and promotes recreation and sports activities within the Albuquerque metro and across the southwest. It will also provide revenue generation through tournament play. The facility will complement the APS Community Stadium and will transform the area into a regional hub for youth, high school, and adult sports.

By adopting the amendments to the Land Use Plan of the Westland Master Plan (12EPC-40029) and WALH Sector Plan, the City Council agreed that a regional sports facility in this location would be consistent with the health, safety, morals, and general welfare of the City.

(B) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

Applicant's Response: The proposed zoning of SU-2/SU-1 for Regional Sports Complex and Related Facilities provides the needed stability for this property and the surrounding area. Rezoning the property as proposed furthers the intent of the City Council actions on the Westland Master Plan and the WALH Sector Development Plan, and City plans and policies regarding recreation and economic development. Once the zone map amendment for this project is complete, the Westland Master Plan will retain 86 acres of the Town Center Village (TCV) zone, which is ample area and meets the intent of the mixed use, TCV zone.

(C) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.

Albuquerque/Bernalillo County Comprehensive Plan

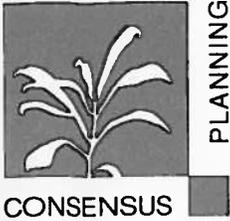
The property is located within the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan. Applicable goals and policies from the Comprehensive Plan are provided below:

II.B.1. OPEN SPACE NETWORK

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

Policy g – Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales.

Applicant's Response: While the Regional Baseball Complex is not technically a neighborhood park, it will provide recreational opportunities to the community. Petroglyph National Monument is located close by and provides the community with a large open space area for hiking. Ladera Golf Course is located to the east



along Ladera Drive. There are also some developed neighborhood parks in the area to the east. The Regional Baseball Complex will support recreational uses that are not appropriate for open space or neighborhood parks.

II.B.5. DEVELOPING AND ESTABLISHED URBAN AREAS

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy d – The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreation concerns.

Applicant's Response: The City Parks and Recreation Department, and its consultant, Consensus Planning, have designed the Regional Baseball Complex to meet the recreation needs of the greater community. The facility is located to the west of the APS Community Stadium, which includes 80-foot field lighting. The property is within the View Area of the Northwest Mesa Escarpment Plan, which restricts building height to a maximum of 40 feet.

The proposed facility respects existing neighborhood values by including one 2-story concession/administration building at approximately 9,800 square feet in size, with a maximum height of 30 feet, 6 inches to the top of the roof line and 37 feet, 10 inches to the top of the poles (*see building elevations*). The building will have approximately 6,800 square feet of heated space, along with approximately 3,000 square feet of open viewing area on the second floor. The building will include the following: (first floor) Parks and Recreation office space and lobby, concession area, public restroom facilities, and umpire locker facilities; (second floor) community meeting space, restroom, separate press boxes for each field, and open viewing area covered by an arced roof structure. The second story will be accessed by an elevator and separate internal and external stairways.

Natural environment conditions and carrying capacities are respected by the connection of this facility to the City's major street network in an area that is separated from current residential development, thereby minimizing transportation and noise impacts. The distance from this facility to the closest existing residential development (east at Tierra Pintada and Arroyo Vista Boulevards) is approximately ½ mile (2,600 feet). In addition, the five sports fields included in Phase 1 will be developed with synthetic turf, which respects the water resources.

All development at the Park will be controlled by the Master Development Plan (and associated design standards) and the Site Plan for Building Permit for Phase 1 submitted concurrently with the zone map amendment. This ensures a higher level of control and oversight by the City and the general public. The design guidelines address building height, lighting, noise, landscape and buffering. An operations and management section addresses field preparation, spectator/player restrictions, security, parking and field lighting, park maintenance, advertising and promotion, joint use with APS, times of operation, and restrictions. Light level from the field and parking lot fixtures will not exceed



.5 foot-candles at the property line. The lights will be maintained and re-aimed, as necessary, by the City Parks and Recreation Department.

The applicant is requesting that the field lights be a maximum height of 80 feet. This height is necessary for the proposed adult ball fields in order to light the area behind second base and the middle area of the outfield. Taller poles helps with the players being able to see fly balls and have uniform light on the field. There is also a safety issue associated with the height and aiming angle of the lights; if a lower pole height was used there would be glare into the players' eyes and cause problems with finding the ball safely. Shorter poles would cause more spill and glare into the adjoining properties.

***Policy e** - New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.*

Applicant's Response: The proposed Regional Baseball Complex is located on vacant property adjacent to the newly developed APS Community Stadium and connected to the major street network. Together, these two facilities will create a regional sports facility hub that serves the Albuquerque metro and beyond. The site will not be located adjacent to existing neighborhoods.

***Policy g** - Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.*

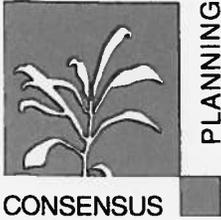
Applicant's Response: In order to develop this property as a baseball complex, extensive grading will be required. The Site Plan for Building Permit includes trail corridors adjacent to the facility.

***Policy l** - Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.*

Applicant's Response: Design of the City's Regional Sports Complex will follow the policies contained in the Northwest Mesa Escarpment Plan, which regulates height, color, and other design features of structures within the View Area to minimize impact to and from the escarpment face. The project is designed with the highest standards in recreation facilities, and is reflected in the unique design of the concession building, and the layout of the fields and the associated support amenities.

***Policy m** - Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.*

Applicant's Response: The site will feature trail corridors and seating that will offer unique views to the escarpment face and City.



II.C.8 DEVELOPED LANDSCAPE

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy a – The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

Applicant's Response: In order to develop ballfields at this property, the site will require extensive grading; however, site grading will work to lessen the visual impact within the View Area for the Petroglyph National Monument. The site will be lowered by as much as 30 feet on the west side of the property and will be tiered between the west and east ballfields. The height of the concession building is designed to be lower than the maximum 40 feet allowed by the Northwest Mesa Escarpment Plan. Views from the facility to the Sandia Mountains will be enhanced and preserved.

Policy b - Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

Applicant's Response: The City Parks and Recreation Department has designed a public facility that adheres to the highest of standards for sports stadiums. The design of the concession building is attractive and will complement the facility. Landscape will be provided around the perimeter, in the parking area, and along pedestrian walkways between the fields.

Policy d - Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Applicant's Response: Landscape will be provided within the property and the adjacent Arroyo Vista Boulevard right-of-way. The plant palette provides trees, shrubs, groundcovers, and wildflower/grass seed mix that are low to medium water use. The area along Arroyo Vista Boulevard will be lushly planted and provide an aesthetically pleasing entry to the facility.

Policy e – In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

Applicant's Response: As previously noted, the applicant is proposing one concession building that will be located in the middle of the four ballfields. It is designed to have minimal visual impact and will be shorter in height than what is allowed within the View Area of the Northwest Mesa Escarpment Plan.

II.D.2 WATER MANAGEMENT

The Goal is efficient water management and use.

Policy a – Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.



Applicant's Response: A portion of the facility drain to an existing offsite AMAFCA pond, which was designed to handle the first flush of storm water. AMAFCA drainage ponds are also located to the southeast between this property and the APS Community Stadium.

II.D.6 ECONOMIC DEVELOPMENT

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy d - Tourism shall be promoted.

Applicant's Response: The intent of this facility is to host regional tournaments and attract visitors from across the southwest region. These visitors will bring their families, who will stay overnight at hotels, eat at local restaurants, and access the attractions Albuquerque has to offer when not at the Regional Baseball Complex. This facility will support a stronger economy because much of the money spent by visitors will be coming from outside of New Mexico, thus growing the economic engine of the City and the state. This project is an important economic development initiative that will provide needed recreational opportunities for the community.

WEST SIDE STRATEGIC PLAN THE COMMUNITY CONCEPT

Policy 1.17 - The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers.

Applicant's Response: The subject site is adjacent to the APS Community Stadium and the planned Albuquerque Public Schools Educational Complex. This co-location of public recreation and education facilities will provide a wide range of educational and recreational opportunities for residents and visitors.

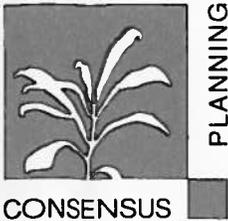
SPECIFIC WESTSIDE COMMUNITIES - WESTLAND NORTH

Policy 3.60 - Design guidelines developed as a result of this Plan will guide future development in this Community along with all other existing plans and policies. Design should be sensitive to visual impacts on the National Monument, Atrisco Terrace, and regional views, and shall recognize significant cultural and environmental aspects of this area.

Applicant's Response: The design of the Regional Baseball Complex is consistent with the design guidelines contained in the Westland Master Plan and the View Area of the Northwest Mesa Escarpment Plan relative to maximum building height and building color. Views from the facility to the Sandias will be preserved.

NATURAL AND CULTURAL RESOURCES, RECREATION AND SPECIAL AREAS

Policy 7.16 - This Plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands. Co-location shall occur as part of Activity Center development...



Applicant's Response: The proposed Regional Baseball Complex will be co-located with the APS Community Stadium and close to the APS Educational Complex, thus creating a major recreation complex to serve the community. These three community facilities will provide important educational and recreational services to the community.

SITING AND EXPANSION OF PUBLIC FACILITIES

Policy 8.6 - The West Side Strategic Plan recognizes that parks are important character-defining features for neighborhoods and communities. While the Park System Facility Plan is the guiding policy document for the distribution and location of parks to meet neighborhood and community needs, every effort should be made to achieve the goals of the co-location policies in siting parks and other facilities. It is also important that the Parks and Open Space System not be viewed as a land bank for future facilities. Opportunities for co-location of facilities should be discussed on a case-by-case basis.

Applicant's Response: As stated above, the proposed Regional Baseball Complex will be co-located with the APS Community Stadium and the APS Educational Complex. The Sports Complex will be built out in phases, and will not be viewed as a land bank. The facility will serve the recreation needs of the Albuquerque metro and the southwest region, while relieving pressure to provide ballfields on the City's neighborhood and community park facilities.

WESTLAND NORTH MASTER PLAN

The following citation is from the Westland North Master Plan (page 48):

Regional Park: A regional park is proposed to be located adjacent to the APS Athletic Complex south of Arroyo Vista and east of the realigned 118th Street. The purpose of this regional park is primarily to accommodate the communities need for a soccer complex. The voters approved a bond issue to purchase an 81 acre site in 2012 and the property is currently being platted for sale to the City.

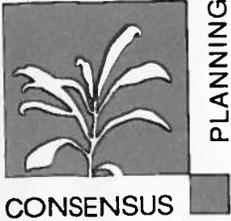
Applicant's Response: The subject property was purchased and platted in accordance with the bond issue and the Westland North Master Plan. This current request for zone map amendment, Sector Plan Amendment, Master Development Plan, and Site Development Plan for Building Permit is the next step in realizing this important community facility.

NORTHWEST MESA ESCARPMENT PLAN VIEW AREA

The View Area generally extends west to the edge of the volcanoes, north to Paseo del Norte and Paradise Boulevard, east approximately 1,000 feet from the base of the Escarpment Face to Unser Boulevard and south approximately 5,000 feet from the southernmost tip of the Escarpment Face. This large area comprises the view from a distance. The View Area is subject to design regulations which affect views from a distance and enhance the overall character of the area, and as such, has fewer controls than the Impact Area.

Policy #20 – The predominant colors used on structures within the View Area shall blend with the natural colors of the mesa.

Policy #21 – Structures above and below the escarpment shall not dominate the views of the escarpment from the View Area.



Policy #21-1 – The height of the structures within the View Area shall comply with the requirements of the Comprehensive City Zoning Code, except that no structure shall be over 40 feet in height.

Applicant's Response: The Design Guidelines associated with the Site Development Plan for Subdivision restricts the building colors and maximum building height in compliance with Policies 20 and 21.

**FACILITY PLAN FOR ARROYOS
GENERAL POLICIES - DRAINAGE**

Policy 1 – Primacy of Drainage Function

Drainage and flood control are the most important functions of the City's arroyos. Other uses within or adjacent to them should not interfere with these functions.

GENERAL POLICIES – MULTIPLE USE

Policy 1 – Encourage Multiple Use

Arroyos, whether in a natural or altered state, shall be used for purposes in addition to drainage whenever practicable, and whenever the utility of such multiple use is determined to outweigh the foreseeable risk of harm or injury from such use.

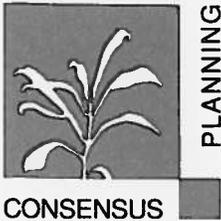
The City, County, and AMAFCA shall encourage the design of multiple use facilities, defined in the City's Drainage Ordinance as "drainage control, flood control, or erosion control facilities in which other secondary uses are planned or allowed, including but not limited to recreation, open space, transportation, and utility location."

Applicant's Response: Arroyos currently run west to east through the subject property on the north and south ends. The grading and drainage plan addresses this condition and proposes to direct storm water to AMAFCA Pond 5S, located between the Regional Baseball Complex and APS's Community Stadium. This pond was sized for the existing and developed conditions. The pond ultimately discharges to the Ladera Dam system.

Policy 3 – Recommended Channel Treatments within Dedicated Parks

The recommended channel treatment within dedicated parks calls for a clearly delineated low-flow channel that may be hard-lined if necessary, with shallow side slopes planted with turf or, where technically feasible, active grasses. Other recommended channel treatments include curving the channel in appropriate locations to reduce the linearity of the corridor, and using tinted (to approximate earth tones) or textured concrete to blend in with adjacent landscaping.

Applicant's Response: The grading for the Regional Baseball Complex will create a variety of slope conditions, from steep slopes requiring retaining walls to shallow undulating swales. Limited on-site storm drain lines will be needed to take directed flows around the ballfields. Generally, the landscape outside of the ballfields will be natural, with native trees and shrubs, and revegetated with a native seed mix. The swales created to carry directed surface water will blend with this natural theme; shallow, cobble lined and revegetated to stabilize the soils. The goal is to blend naturally with the surrounding environment.



(D) The applicant must demonstrate that the existing zoning is inappropriate because:

- 1. There was an error when the existing zone map pattern was created; or*
- 2. Changed neighborhood or community conditions justify the change; or*
- 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)1. or (D)2. above do not apply.*

Applicant's Response: In 2012, Albuquerque voters approved a bond issue to purchase this property from a private developer for the purpose of constructing a regional sports complex. The City Council subsequently amended the Westland Master Plan for this property and the APS property to the east to reflect the land use change from Town Center Village (TCV) to Athletic Complex and Regional Park. Therefore, the current zoning, SU-2 for TCV, is no longer appropriate due to this changed community condition.

In addition to changed conditions, the proposed zoning is more advantageous to the community because it matches the zoning with the land use desired by the community and responds to a public need for recreational facilities. The applicant, City Parks and Recreation, is proposing zoning and site plan actions that are completely consistent with the direction provided by City Council and the voters and will help facilitate meeting the recreational needs of the community. It will also provide revenue generation from tournament play.

(E) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

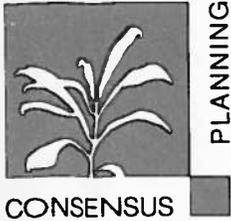
Applicant's Response: The proposed zone change will not include any permissive uses that would be harmful to the adjacent property, the neighborhood, or the community. The zone change request is specifically limited to this proposed use to include baseball fields, concession building, and other associated uses. The zoning, along with the Master Development Plan, addresses operations and management that will control all aspects of development and use on this property.

(F) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

- 1. Denied due to lack of capital funds; or*
- 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

Applicant's Response: The City will not incur any unprogrammed expenditures as a result of this zone change request. The City Council determined that this was the appropriate location for a Regional Baseball Complex and has allocated \$13 million for development of this facility.

(G) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.



Applicant's Response: The City purchased this property from Western Albuquerque Land Holdings for the purpose of developing a Regional Baseball Complex. It was determined through the planning process that this was the best location for this facility due to access from Interstate 40, adjacency to the APS Community Stadium, and availability of land and infrastructure to serve the facility.

(H) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

Applicant's Response: The applicant is not proposing multifamily, office, or commercial zoning. The location of this property, and its connection to the major street network, helps to address the transportation issues that may be associated with a facility of this scale. Arroyo Vista Boulevard is directly connected to I-40, which provides regional access to this facility.

(I) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or*
- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

Applicant's Response: The proposed zone change is for a relatively large, 81-acre property located within the Westland Master Plan area. By virtue of its size, this rezone cannot be considered a spot zone. The goals of the City's Comprehensive Plan, West Side Strategic Plan, and the Westland Master Plan as they relate to community recreation, co-location of community facilities, carrying capacities, etc., are clearly furthered by this request.

(J) A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

- 1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

Applicant's Response: Due to the depth of this property and the proposed zoning to Regional Sports Complex and Related Facilities, this is not a strip zone. As stated above, the proposed zoning will facilitate and further the goals of the City's Comprehensive Plan, West Side Strategic Plan, the Westland Master Plan, and other related policy documents.



CONSENSUS

CONCLUSION

On behalf of the City Parks and Recreation Department, we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment, Master Plan/Sector Plan Amendment, Master Development Plan, and Site Plan for Building Permit for Phase 1 for the proposed Regional Sports Complex. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Fishman".

Jacqueline Fishman, AICP



City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Deborah Stover, Director

Richard J. Berry, Mayor
Perry, CAO
May 5, 2011

Robert J.

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Bohannan Huston Inc.

Applicant: Western Albuquerque Land Holdings LLC

Legal Description: Parcels C & D, Westland North

Zoning: SU

Acreage: 340 acres

Zone Atlas Page: J-7, J-8, K-7, K-8

CERTIFICATE OF NO EFFECT: Yes _____ No _____

PROVISIONAL CERTIFICATE OF APPROVAL: Yes X No _____

TREATMENT PLAN REVIEW: Pending issuance of final survey report by Office of Contract Archeology, University of New Mexico

SUPPORTING DOCUMENTATION: Pending issuance of final survey report by Office of Contract Archeology, University of New Mexico

SITE VISIT: April 29, 2011

RECOMMENDATION(S):

- ***PROVISIONAL CERTIFICATE OF APPROVAL IS ISSUED (ref O-07-72 Section 4C(1), preservation plan required).***
- ***CERTIFICATE of APPROVAL ISSUED for submittal of preliminary platting purposes only. Final Certificate of Approval pending submittal of survey reports, determinations of site eligibility, and data recovery/site treatment plans.***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division, City Archaeologist

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 9, 2015

Salvator Perdomo
Consensus Planning
302 8th Street NW/87102
Phone: (505) 764-9801/Fax: 842-5495
E-mail: perdomo@consensusplanning.com

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

Dear Salvator:

Thank you for your inquiry of July 9, 2015 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL FOR CITY PROJECT) – COA/PARKS & RECREATION DEPT. – WESTSIDE SPORTS COMPLEX - WESTLAND NORTH SUBDIVISION, PARCEL C-2-A, C-3-C AND C-3-A, LOCATED ON ARROYO VISTA BOULEVARD NW BETWEEN TIERRA PINTADA BOULEVARD NW (APS COMMUNITY STADIUM) AND HIGH MESA DRIVE NW** zone map **J-7-8**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA AND COALITIONS
FOR THIS PLANNING
SUBMITTAL.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations/coalitions). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations/coalitions). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations/coalitions). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 07/09/15 Entered: 9:45 a.m. ONC Rep. Initials: siw

"ATTACHMENT A"

(EPC SUBMITTAL FOR CITY PROJECT) – COA/PARKS & RECREATION DEPT. – WESTSIDE SPORTS COMPLEX - WESTLAND NORTH SUBDIVISION, PARCEL C-2-A, C-3-C AND C-3-A, LOCATED ON ARROYO VISTA BOULEVARD NW BETWEEN TIERRA PINTADA BOULEVARD NW (APS COMMUNITY STADIUM) AND HIGH MESA DRIVE NW zone map J-7-8 for Salvator Perdomo, Consensus Planning, Inc.

TRES VOLCANES N.A. "R"

***Thomas Borst**, 1908 Selway Pl. NW/87120 352-6563 (h)
Antionette Lopez, 9774 Summer Shower Pl. NW/87120 710-7084 (c)

PARKWAY N.A. "R"

***Ruben Aleman**, 8005 Fallbrook NW/87120 385-2189 (c)
Mary Loughran, 8015 Fallbrook NW/87120 836-7841 (h)

AVALON N.A. "R"

Billy DeHerrera, 651 Stern Dr. NW/87121 831-5823 (h)
Lucy Anchondo, 601 Stern Dr. NW/87121 839-6601 (h)

LAURELWOOD N.A. "R"

***Candelaria Patterson**, 7608 Elderwood Dr. NW/87120 321-1761 (c)
Greg Huston, 7600 Sherwood Dr. NW/87120 229-569-0088 (c)

LOS VOLCANES N.A. "R"

***Ben Sandoval**, 6516 Honeylocust Ave. NW/87121 836-4419 (h)
Ted Trujillo, 6601 Honeylocust Ave. NW/87121 836-0336 (h)

SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS

***Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)
Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

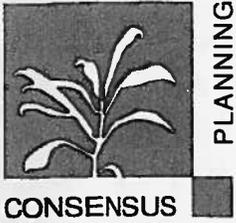
SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)

***Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)
Jerry Gallegos, 417 65th St. SW/87121 261-0878 (c) 831-5406 (h)

WESTSIDE COALITION OF N.A.'S

***Gerald C. (Jerry) Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

***President of NA/HOA/Coalition**



July 30, 2015

Ruben Aleman
Parkway N.A.
8005 Fallbrook NW
Albuquerque, NM 87120

Mary Loughran
Parkway N.A.
8015 Fallbrook NW
Albuquerque, NM 87120

Typical

Dear Mr. Aleman and Ms. Loughran:

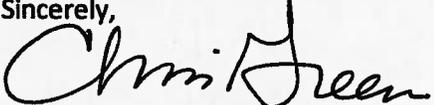
Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to inform you and the members of your neighborhood association that Consensus Planning has submitted a request for Master Development Plan, Site Plan for Building Permit Phase 1, Sector Development Plan Amendment (Westland Sector Plan), and Zone Map Amendment to the Environmental Planning Commission on behalf of the City of Albuquerque Parks and Recreation Department. The project is the City's Regional Baseball Complex. The site is 81.3 acres and is located on Arroyo Vista Boulevard, directly west of the Albuquerque Public Schools Community Stadium. The property is legally described as Westland North Subdivision, Parcel C-2-A (9.9 acres), Parcel C-3-C (6.0 acres), and Parcel C-3-A (65.4 acres).

The property is currently zoned SU-2 for Town Center Village (TCV). Our request is to rezone the property to SU-2/SU-1 for Regional Sports Complex. The Master Development Plan will guide development of this proposed Regional Sports Complex over time. The Site Plan for Building Permit details the proposed Phase 1 development consisting of five lighted baseball fields. The amendment to the Westland Sector Plan consists of revising the zoning label from SU-2 for TCV to SU-2/SU-1 for Regional Sports Complex.

The project will be heard by the Environmental Planning Commission (EPC) on September 10th starting at 8:30 a.m. in the Plaza Del Sol Hearing Room (600 Second Street NW). If you have any questions or if you would like an electronic version of the Site Plan, please feel free to contact us at 764-9801.

Sincerely,

Chris Green, PLA, ASLA
Principal


Jacqueline Fishman, AICP
Principal

Att: 11x17 copies of Master Development Plan and Site Plan for Building Permit

PRINCIPALS

- James K. Strozier, AICP
- Christopher J. Green, PLA, ASLA, LEED AP
- Jacqueline Fishman, AICP
- Laurie Firor, PLA, ASLA

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **RUBEN ALEMAN** 07/30/2015
 Street, Apt. No., or PO Box No. **8005 FAUBROOK NW**
 City, State, ZIP+4 **ABQ NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **THOMAS BURET** 07/30/2015
 Street, Apt. No., or PO Box No. **1408 SELWAY PL NW**
 City, State, ZIP+4 **ABQ NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **MAEY LOUGHRAN** 07/30/2015
 Street, Apt. No., or PO Box No. **8015 FAUBROOK NW**
 City, State, ZIP+4 **ABQ NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **ANTONETTE LOPEZ** 07/30/2015
 Street, Apt. No., or PO Box No. **9774 SUMMER SHOWER PL NW**
 City, State, ZIP+4 **ABQ NM 87120**

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **CANDELARIA PEREZ** 07/30/2015
 Street, Apt. No., or PO Box No. **7608 ELOSA WOOD DR NW**
 City, State, ZIP+4 **ABQ NM 87120**

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Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **GREG HUSTON** 07/30/2015
 Street, Apt. No., or PO Box No. **7600 STEVEN DR NW**
 City, State, ZIP+4 **ABQ NM 87120**

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Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **BILLY DE HERRERA** 07/30/2015
 Street, Apt. No., or PO Box No. **651 STEVEN DR NW**
 City, State, ZIP+4 **ABQ NM 87121**

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	\$2.80
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **LUCY ANCHONDO** 07/30/2015
 Street, Apt. No., or PO Box No. **601 STEVEN DR NW**
 City, State, ZIP+4 **ABQ NM 87121**

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ALBUQUERQUE, NM 87114

Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **HARRY HENDRISEN** 07/30/2015
 Street, Apt. No., or PO Box No. **10592 RIO DEL SOL E Ct NW**
 City, State, ZIP+4 **ABQ NM 87114**

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Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **BEN SANDOVAL** 07/30/2015
 Street, Apt. No., or PO Box No. **6516 HONEYLOCUST AVE NW**
 City, State, ZIP+4 **ABQ NM 87121**

PS Form 3800, August 2006 See Reverse for Instructions

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ALBUQUERQUE, NM 87105

Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **ROD MAHONEY** 07/30/2015
 Street, Apt. No., or PO Box No. **1838 SAGORA RD SW**
 City, State, ZIP+4 **ABQ NM 87105**

PS Form 3800, August 2006 See Reverse for Instructions

7012 1640 0001 8697 5607

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Postage	\$ 3.45
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$1.86



Sent To **TED TRUSTAD** 07/30/2015
 Street, Apt. No., or PO Box No. **6601 HONEYLOCUST AVE NW**
 City, State, ZIP+4 **ABQ NM 87121**

PS Form 3800, August 2006 See Reverse for Instructions

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Postage	\$ 3.45	0101 09 Postmark Here ALBUQUERQUE NM 87120 JUL 30 2015 07/30/2015
Certified Fee	\$2.80	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$8.11	

Sent To **GERALD WURRALL**
 Street, Apt. No.,
 or PO Box No. **1039 PENATUBO PL NW**
 City, State, ZIP+4 **ABQ NM 87120**
 PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$8.11	

Sent To **JOHNNY PENNA**
 Street, Apt. No.,
 or PO Box No. **6525 SUNBEL GARDENS SW**
 City, State, ZIP+4 **ABQ NM 87121**
 PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$8.11	

Sent To **MARCIA FERNANDEZ**
 Street, Apt. No.,
 or PO Box No. **2401 VIOLET SW**
 City, State, ZIP+4 **ABQ NM 87105**
 PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$0.00	
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Sent To **JERRY GALLEGOS**
 Street, Apt. No.,
 or PO Box No. **417 65th St SW**
 City, State, ZIP+4 **ABQ NM 87121**
 PS Form 3800, August 2006 See Reverse for Instructions

CITY OF ALBUQUERQUE

Parks and Recreation Department



September 1, 2015

Mr. Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Zone Map Amendment, Site Plan for Subdivision and Development Master Plan
Regional Sports Complex

Dear Mr. Nicholls,

The purpose of this letter is to provide background information on the public participation process for this project. The City of Albuquerque hosted a public meeting on July 30th at the Patrick J. Baca Library. All west side coalition neighborhood associations were invited to attend. We had about 15 residents attend. Staff and the consulting team provided information on the EPC requests, a project summary and a probable time line for construction. There were no objections to the project.

Additionally city staff and Consensus Planning attended the Petroglyph HOA meeting on August 25, 2015 and provided a summary of the project. There were no objections or concerns raised.

Staff also met with staff of the Petroglyph National Monument to discuss the project and they had no major objections to the project. We will continue to coordinate as the design continues. We have also met with AMAFCA and APS to coordinate the development.

Thank you for your consideration.

Sincerely,

Christina Sandoval, Principal Planner
Parks and Recreation Department

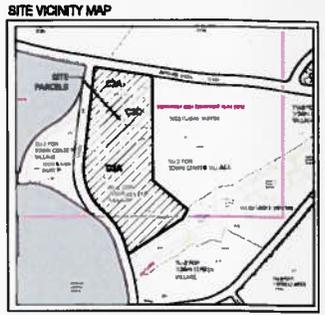
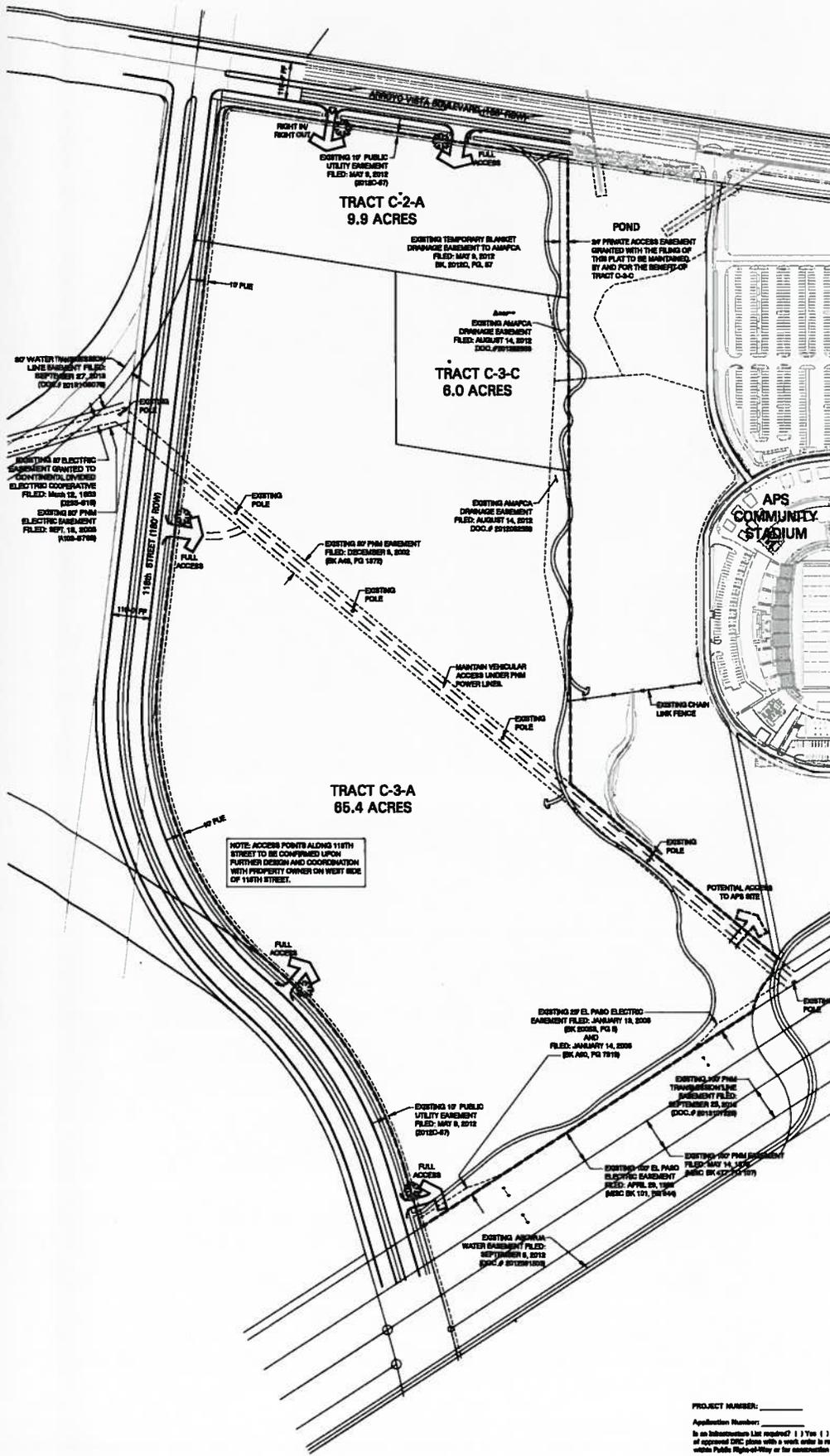
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

SITE PLAN REDUCTIONS



SITE PLAN FOR BLOCKBURN - REQUIRED INFORMATION
 The Site: 61.3 acres comprised of Tract C-2-A (9.9 acres), Tract C-3-C (6.0 acres), and Tract C-3-A (65.4 acres).
 The Site is within the Westside Strategic Plan, Westside Urban Development Plan, Westside Master Plan, and Westside Urban Land Holdings Access Plan and subject to the regulations of those plans. Development within the Westside Urban Development Plan shall be subject to the applicable regulations contained in the Design Overlay Zone.
 Zoning: B-1000-1 for Regional Sports Complex and Related Facilities.
 Land Use: The City of Albuquerque intends to develop a regional sports complex to serve local sports organizations, as well as access a venue for regional tournament play.
 Pedestrian and Vehicular Access and Egress: Vehicular Access: Vehicular access to the APS Community Stadium and 11th Street. Access paths to the site along 11th Street shall be developed per CDU standards and in coordination with the property owner on the west side of 11th Street. A potential access point to the APS Community Stadium site has been provided at the southeast corner of the site, which will require coordination with APN. The intent of this access point is for a potential City development to provide access to the APS property.
 Pedestrian Access/Egress: There will be an extensive trail network developed as part of the project. A trail is proposed around the perimeter of the site, and numerous connections will be made into the active areas of the site. Albuquerque Public Schools has expressed interest in using the Complex trail system in coordination with their facilities, to host cross country events. Item B-1000-1 for more detail on trail.
 Trail Access: Trail access is not currently available along Arroyo Vista, but is anticipated as development occurs in the area.
 Building Height: Buildings within the View Area of the Westside Urban Development Plan shall be limited to 40 feet in height.
 setbacks: Building setbacks: 30 feet from the R.O.M. line of Arroyo Vista Boulevard, 11th Street, and adjacent property lines.
 Parking Lot setbacks: 30 feet from the R.O.M. line of Arroyo Vista Boulevard, 11th Street, and adjacent property lines.
 Landscape Plan: Future Landscape Plans will be prepared in coordination with each phase of development and shall be consistent with the design standards. These standards provide for landscaping along the public right-of-way and within the site (see Section 4, Street 6).

- LEGEND**
- Vehicular Access
 - Potential Access to APS Site
 - Trail/Pedestrian Access
 - Monument Sign
 - Property Boundary



REGIONAL BASEBALL COMPLEX

OWNER
CITY OF ALBUQUERQUE

PROJECT TEAM
PLANNING/ARCHITECTURE
CONSENSUS PLANNING, INC.
ENGINEERING
BOHANNAN HUSTON, INC.
ARCHITECTURE
G. DONALD DUDLEY ARCHITECT, LTD

MASTER DEVELOPMENT PLAN
SITE PLAN

PROJECT NUMBER: _____

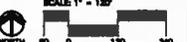
Application Number: _____

Is an Informational List required? () Yes () No. If yes, then a set of approved DDC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRS SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ALBQUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Build Waste Management	Date
DRS Chairperson, Planning Department	Date

SCALE: 1" = 120'



SHEET 1 OF 3
JULY 30, 2015

CONSENSUS PLANNING, INC.
 Planning/Landscape Architecture
 500 Fifth Street NE
 Albuquerque, NM 87102
 (505) 766-6571 Fax: 505-466-4466
 email: cp@consensusplanning.com

Bohannan & Huston
 ARCHITECTURE
 800.677.5332

G. DONALD DUDLEY AIA
 ARCHITECTURE
 1000 1/2 AVENUE SW
 ALBUQUERQUE, NM 87102

General Landscape Notes

Planting Density
All planting areas shall be top dressed with mulch as defined in the legend table.

Irrigation
Irrigation systems shall be installed in the Water Conservation Landscaping and Water Wastes Control areas and be installed in a fully automated irrigation system will be used to irrigate the areas and groundwater planting areas. The irrigation system shall be designed to allow plant material according to their species and will be set up by plant species according to their irrigation requirements of the City Park Management Office will be addressed.

Accessibility of Irrigation
Maintenance of all piping and irrigation, including those within the public ROW, shall be the responsibility of the City of Albuquerque.

Method for Control with Water Conservation Outlets
The plant palette is predominantly composed of plants with low to medium water use requirements. They are selected to ensure the viability of the plants. An environmental assessment conducted will be followed by the design of the irrigation system to meet the conditions so that the optimum moisture balance is achieved and the possibility of over-watering is reduced.

PWM Considerations
Coordination with Public Works service delivery department is necessary regarding proposed new location and layout, sign location and height, and lighting height in order to ensure sufficient safety clearance.

Shielding
Shielding will be designed to allow for access to electric utilities. It is necessary to provide adequate clearance of any lines in front and at least 8 feet on the remaining two sides surrounding of power/utility equipment for safe operation, maintenance and repair purposes.

Clear Sight Triangles
Landscaping and signage will not interfere with clear sight triangles. Fences, signs, walls, trees, and structures between 8 and 10 feet tall are measured from the gutter edge and will not be acceptable in the view.

Water Harvesting
Planting in areas will be designed to allow for water harvesting. Planting in areas will be designed to accommodate the best use of the rain water. The planting and drainage plan to be made.

Parking Lot Tree
All parking spaces are provided. Parking lot tree requirements are based upon 1 tree per 4 spaces.

Plant Trees
Plant trees and shrubs separately the spacing between every spaced trees should be no greater than the diameter of the tree canopy at maturity. Please Note: Stocked diameter is 200 and the canopy size is 400.

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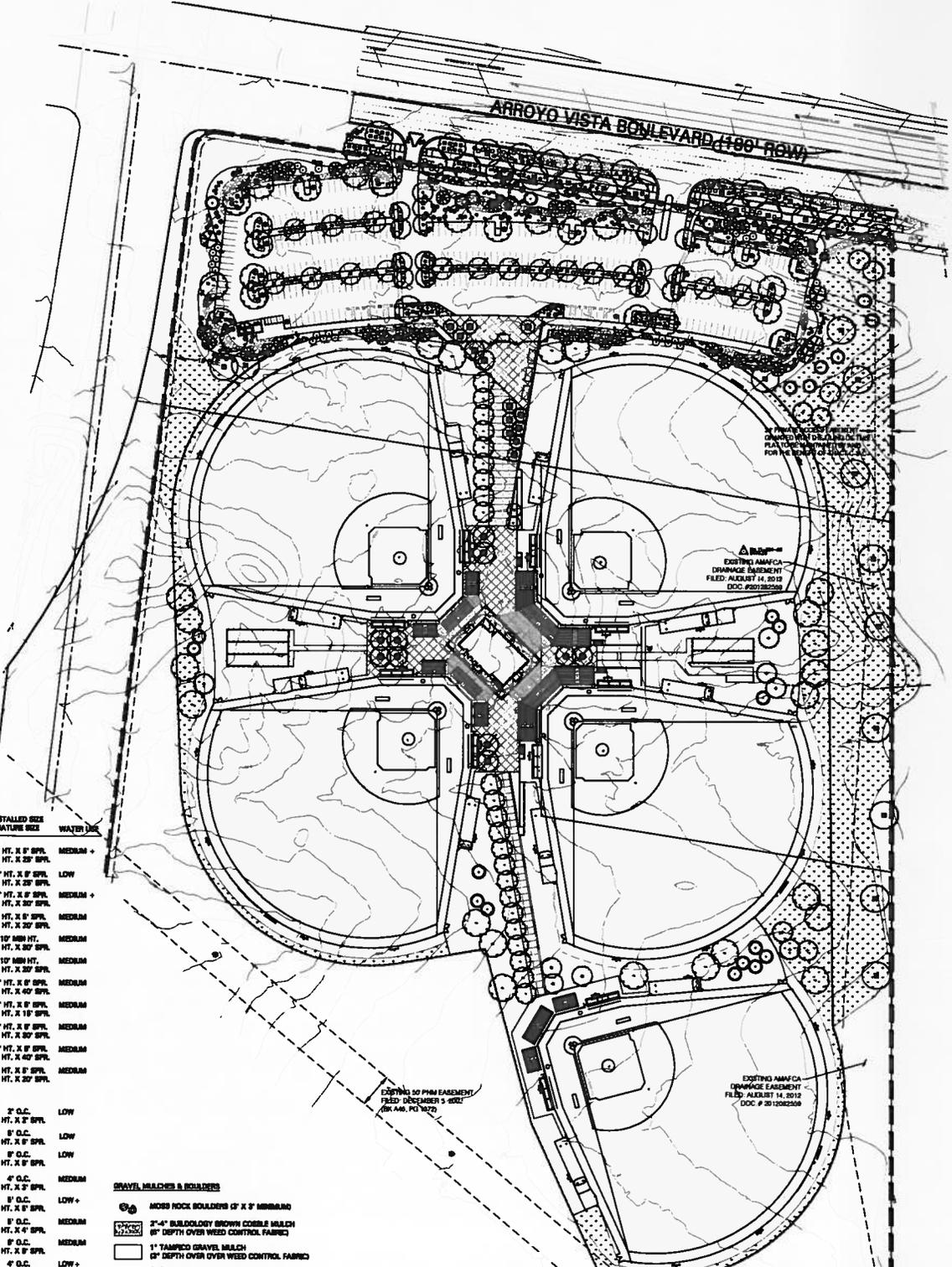
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PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES				
⊗	ACER TATARICUM 'PATTERN PERFECT' PATTERN PERFECT MAPLE	1.75" DBH	8" HT. X 8" SPL. 20" HT. X 20" SPL.	MEDIUM +
⊗	CHLOROPHYLLUM LINCOLNIAE 'SUNRA' DESERT WILLOW	24" BOX	10" HT. X 8" SPL. 20" HT. X 20" SPL.	LOW
⊗	FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH	2.5" DBH	18" HT. X 8" SPL. 40" HT. X 20" SPL.	MEDIUM +
⊗	MALUS 'ROYAL HARBINGER' ROYAL HARBINGER CRABAPPLE	2" DBH	8" HT. X 8" SPL. 20" HT. X 20" SPL.	MEDIUM
⊗	FRAXUS NEREA ALBERTIAN PINE	DBH	10" DBH HT. 20" HT. X 20" SPL.	MEDIUM
⊗	FRAXUS SYCOPTERIS SOUTHWESTERN WHITE PINE	DBH	10" DBH HT. 20" HT. X 20" SPL.	MEDIUM
⊗	FRAXUS CHINENSIS CHINESE PISTACHE	2.5" DBH	18" HT. X 8" SPL. 20" HT. X 40" SPL.	MEDIUM
⊗	FRAXUS CALLEPANA 'CHANTICLEAN' CHANTICLEAN PINE	2.5" DBH	18" HT. X 8" SPL. 20" HT. X 18" SPL.	MEDIUM
⊗	ROBINIA AMERICANA 'PURPLE ROSE' PURPLE ROSE LOCUST	2.5" DBH	18" HT. X 8" SPL. 40" HT. X 20" SPL.	MEDIUM
⊗	ULMUS PROPINQUA EMERALD SUNSHINE ELM	2.5" DBH	18" HT. X 8" SPL. 40" HT. X 40" SPL.	MEDIUM
⊗	VITEX AGNUS-CASTUS CHAISSE TREE	24" BOX	8" HT. X 8" SPL. 20" HT. X 20" SPL.	MEDIUM
SHRUBS/GRANDCOVERS				
⊗	ACHILLEA 'MIDWINTER' MIDWINTER YARROW	1-GAL.	2" O.C. 2" HT. X 2" SPL.	LOW
⊗	ARTEMISA FILIFOLIA SAND SAGE	8-GAL.	8" O.C. 8" HT. X 8" SPL.	LOW
⊗	BACCHARIS BALANIS DESERT SMOOK	8-GAL.	8" O.C. 8" HT. X 8" SPL.	LOW
⊗	CARYOPHYLLUS GLAND. DARK CRISTAT BLISS MIST	8-GAL.	4" O.C. 2" HT. X 2" SPL.	MEDIUM
⊗	CHAMAENANTHUS MILLEFOLIUM FERNSHUB	8-GAL.	8" O.C. 8" HT. X 8" SPL.	LOW +
⊗	DAURYLIRION WHEELER DESERT BOTTLE	8-GAL.	8" O.C. 4" HT. X 4" SPL.	MEDIUM
⊗	ERYTHRONIUM ALATUM 'COMPACTA' BURRAGE BLUE	8-GAL.	8" O.C. 8" HT. X 8" SPL.	MEDIUM
⊗	ERIGONIA LANCEOLATA 'AGLUNE' DWARF TURPENTINE BUSH	8-GAL.	4" O.C. 2" HT. X 2" SPL.	LOW +
⊗	FALLURIA PARADOXA APACHE PLUME	8-GAL.	8" O.C. 8" HT. X 8" SPL.	LOW
⊗	HEPERALICE PURPUREA RED YUCCA	8-GAL.	4" O.C. 2" HT. X 2" SPL.	MEDIUM
⊗	LASERTRONIA BRICA 'DYNAMITE' DYNAMITE CRANE WYTHLE	18-GAL.	8" O.C. 12" HT. X 10" SPL.	MEDIUM
⊗	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	8-GAL.	8" O.C. 2" HT. X 2" SPL.	MEDIUM
⊗	MULLENBERGIA CAP. 'REDAL MIST' MISTY GRASS	8-GAL.	8" O.C. 2" HT. X 2" SPL.	MEDIUM
⊗	MOULDERIA MICROCARPA SEAR GRASS	8-GAL.	8" O.C. 4" HT. X 4" SPL.	MEDIUM
⊗	FRAXUS MUIRO MUIRO MUIRO PINE	8-GAL.	8" O.C. 10" HT. X 10" SPL.	MEDIUM
⊗	FRAXUS TILLOBATA 'AUTUMN AMBER' CHERRYBARK THREE LEAF SUMAC	8-GAL.	8" O.C. 2" HT. X 2" SPL.	MEDIUM
⊗	SALVIA DOMINA DESERT PURPLE SAGE	8-GAL.	2" HT. X 2" SPL.	LOW
⊗	SPHAERALICIA MEXICANA SCARLET GLOEMALLOW	8-GAL.	4" O.C. 2" HT. X 2" SPL.	MEDIUM

GRAVEL MULCHES & BOUNDARIES

- ⊗ NOSS ROCK BOUNDRY 2" X 3" MIMBARO
- ⊗ 2"-4" BULDOLOGY BROWN COBBLE MULCH (8" DEPTH OVER WEED CONTROL FABRIC)
- ⊗ 1" TAMPED GRAVEL MULCH (2" DEPTH OVER WEED CONTROL FABRIC)
- ⊗ SATEA PE BROWN COBBLE PINE, STABILIZED (2" DEPTH OVER PEB-CORRECT)
- ⊗ 1" SATEA PE BROWN GRAVEL MULCH (2" DEPTH OVER WEED CONTROL FABRIC)

GRAVEL MULCHES & BOUNDARIES

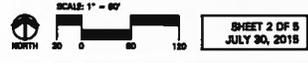
- ⊗ AREAS SHALL BE REVEGETATED AS FOLLOWS:
- SANDY SOILS MAX 200 LBS. PLS PER ACRE TOTAL
- SCIENTIFIC NAME - COMMON NAME
- PLANT
- HLAUSA JAMESI 'VIVA' - GALLETIA 7.0
- CRYSOPHYLLUM HYSSOPUS 'SUNRAY' - INDIAN RICE GRASS 3.0
- BOUTELOIDA GRACILIS 'HACHITA' - BLUE GRAMA 3.0
- BOUTELOIDA CURTIPENDULA 'VALQUIRI' - BERDEATA GRAMA 1.0
- ADRYSTION BRITTLER - WESTERN WHEAT 1.0
- SPHOROBOLUS CRYPTANDRUM - SAND DROPPED 1.0
- SPHOROBOLUS ARIDUS 'SALOUD' - ALCALI SACATON 1.0
- SPYDRA VIRENS - GREEN MORGON TEA .25
- ARTIFEX CANESCENS - FOURRING SALTGRASS .25
- ARTIFEX FILIFOLIA - SAND SAGE .25
- SPHAERALICIA AMERICANA - DESERT GLOEMALLOW .25
- GEOTRIFERA PALLO - WHITE EYEBIRD PRINCE .25
- BALVIA MULTIVARIATA - DESERT MARIKOLD .25
- PORTULACON ANGIOS - SAND PERSTEMON .25



OWNER
CITY OF ALBUQUERQUE

PROJECT TEAM
PLANNING/LANDSCAPE ARCHITECTURE
CONSENSUS PLANNING, INC.
ENGINEERING
BOHANNAN HUSTON, INC.
ARCHITECTURE
G. DONALD DUDLEY ARCHITECT, LTD

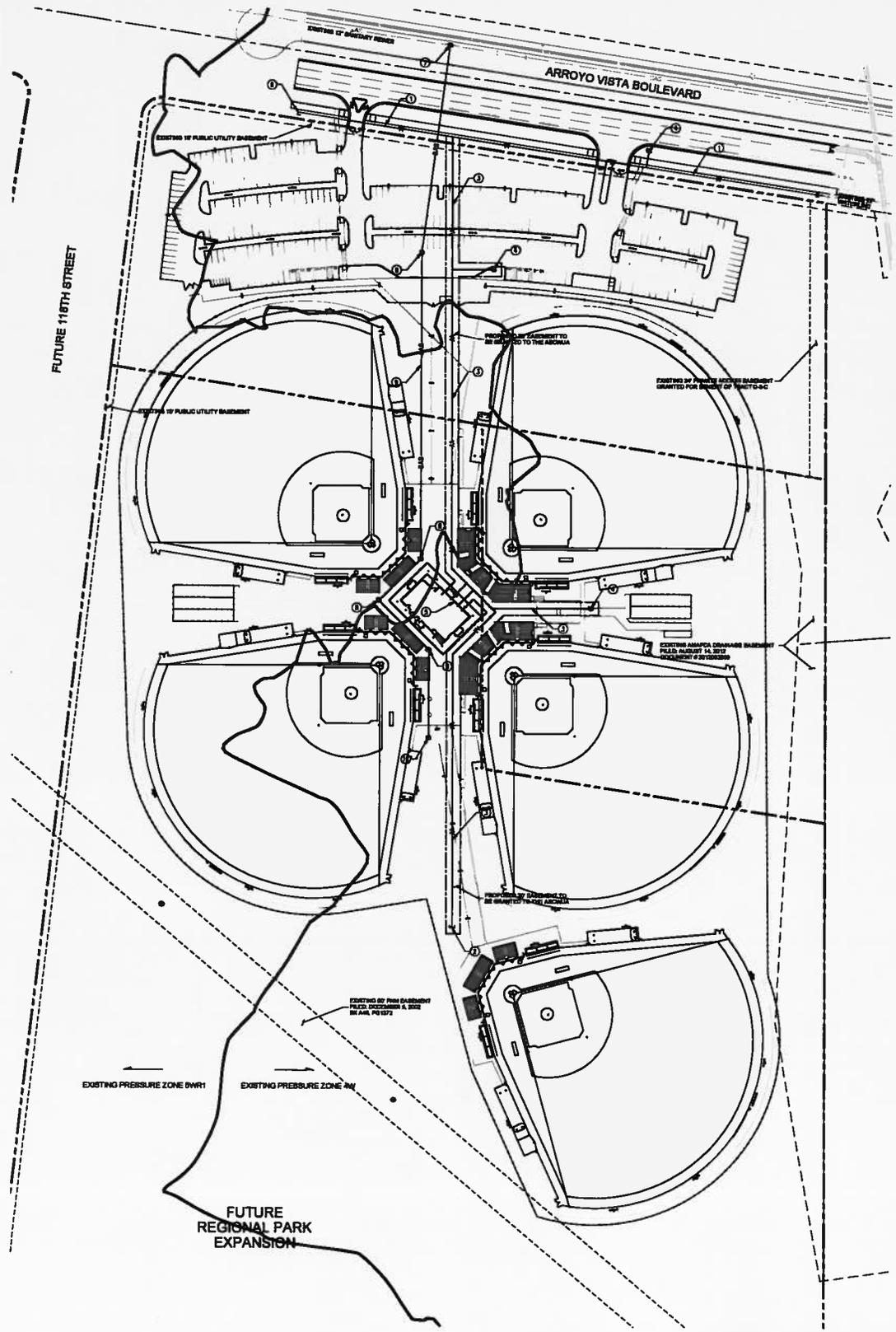
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
LANDSCAPE PLAN



SHEET 2 OF 8
JULY 30, 2018



- UTILITY KEYNOTES**
1. 12" WATERLINE EXTENSION
 2. 24" WATERLINE EXTENSION FOR FUTURE EXPANSION
 3. PUBLIC CHUTE 10" WATERLINE
 4. PUBLIC CHUTE HYDRANT
 5. NEW WATER AND PINE SERVICE TO BUILDING
 6. CAP 12" WATERLINE
 7. SANITARY SEWER CONNECTION WITHIN COA RIGHT OF WAY
 8. SANITARY SEWER MANHOLE
 9. SANITARY SEWER SERVICE
 10. SANITARY SEWER MANHOLE AT END OF SANITARY SERVICE
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 (972) 784-0201 Fax (972) 784-0205
 www.consensusplanning.com

Bohannon & Huston
 www.bhinc.com 800.877.5332

G. DONALD DUDLEY AIA
 ARCHITECTURE • INTERIOR DESIGN • PLANNING
 1111 17th St. • Suite 100
 Dallas, TX 75201 • 214.766.1111

DESIGNED BY: G. DONALD DUDLEY AIA
 DRAWN BY: J. H. HUSTON
 CHECKED BY: J. H. HUSTON
 DATE: 7/30/16

- LEGEND**
- PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - EXISTING SANITARY SEWER
 - - - EXISTING WATER LINE
 - - - EXISTING GAS LINE
 - - - EXISTING CIP
 - - - EXISTING VALVE
 - - - EXISTING FIRE HYDRANT
 - - - EXISTING FIRE WATER MAIN
 - - - EXISTING SANITARY SEWER MANHOLE
 - - - EXISTING SANITARY SEWER LINE
 - - - EXISTING SANITARY SEWER MANHOLE
 - - - EXISTING CLEARED
 - - - EXISTING WATER LINE
 - - - EXISTING FIRE WATER LINE
 - - - EXISTING FIRE HYDRANT
 - - - EXISTING CIP
 - - - EXISTING WATER MAIN

REGIONAL BASEBALL COMPLEX

CITY OF ALBUQUERQUE

PROJECT TEAM
 PLANNING/LANDSCAPE ARCHITECTURE
 CONSENSUS PLANNING, INC.
 ENGINEERING
 BOHANNAN HUSTON, INC.
 ARCHITECTURE
 G. DONALD DUDLEY ARCHITECT, LTD

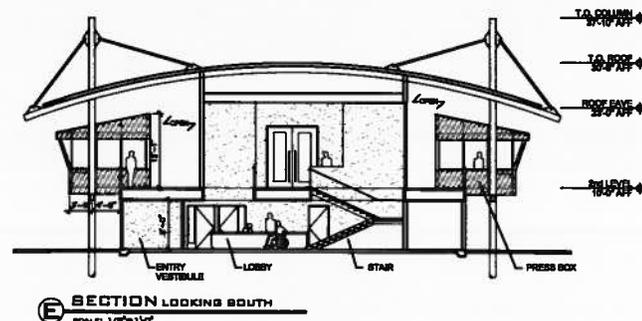
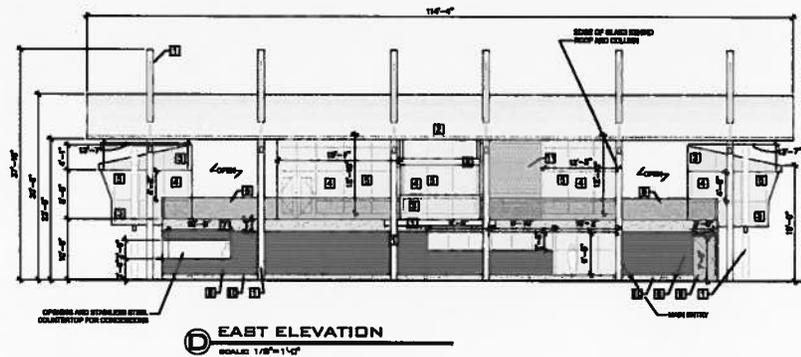
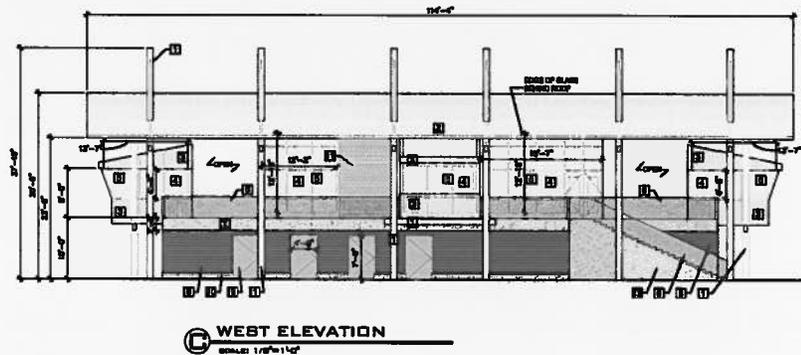
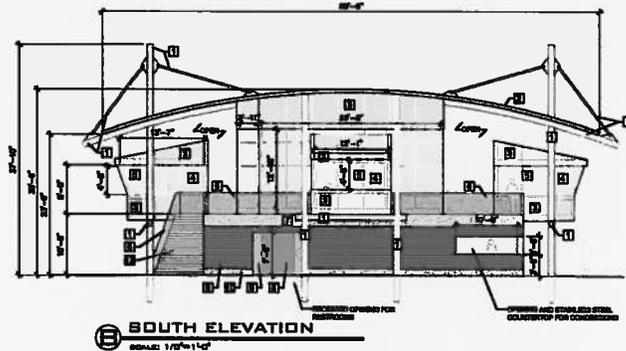
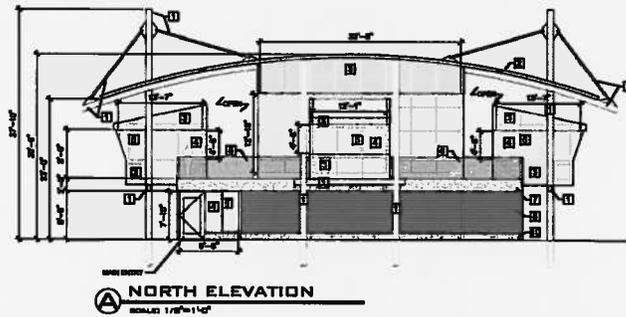
SCALE: 1" = 80'

PHASE 1 UTILITY PLAN

SHEET 4 OF 6
 JULY 30, 2016

EXTERIOR MATERIALS LEGEND

- 1 STEEL COLUMN, STRUTS AND BEAMS, WHITE
- 2 STANDING SEAM METAL ROOFING, GALVANIZED (OPTIONAL)
- 3 ALUMINUM PANEL SIGN, SILVER
- 4 LOW-E GLAZING, CLEAR
- 5 ALUMINUM STOREFRONT WINDOW FRAMING SYSTEM, CLEAR ANODIZED
- 6 METAL MESH QUADRANT PANELS, WHITE
- 7 CONCRETE FLOOR STRUCTURE, BUFF
- 8 WIDE RIBBED METAL PANELS, CHARCOAL
- 9 METAL DOORS, DARK GREY
- 10 CONCRETE WALKWAY, BUFF
- 11 NARROW RIBBED METAL PANELS, CHAMPAGNE
- 12 CONCRETE STAIR, BUFF



REGIONAL BASEBALL COMPLEX

OWNER
CITY OF ALBUQUERQUE

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ARCHITECTURE
G. DONALD DUDLEY ARCHITECT, LTD

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
EXTERIOR BUILDING ELEVATIONS

SCALE: 1" = 1'-0"

SHEET 6 OF 8
JULY 30, 2015

Westland Master Plan

Table 10 - Land Use

Land Use	Total Acreage	% of Total	Average du/ac	Min. Density	Total DUs
Residential - 2.5 du/ac average*	177	2.7%	2.5	2	293
Residential - 4.0 du/ac average	398	5.9%	4	2.5	1,592
Residential - 5.5 du/ac average	2316	35.7%	5.5	3.0	13,068
Residential - 15 du/ac average	33	.5%	15	8	495
Residential - 12 du/ac average/TCV	86	1.2%	12	5	1,032
RESIDENTIAL SUBTOTALS	2,995	46.0%			16,480
Neighborhood Commercial	109	1.6%			
Highway Commercial	57	.0%			
Town Center - 20% @ 30 du/acre***	147	2.3%			
COMMERCIAL SUBTOTALS	313	4.8%			882
Education K-12 (APS)/TCV	110	1.7%			
Corporate Office	90	1.4%			
IP Uses	695	10.7%			
CORPORATE, EDUCATION & IP SUBTOTALS	895	13.8%			
Regional Park/TCV	81	1.3%			
Athletic Complex (APS)/TCV	110	1.7%			
RECREATION/PARK TOTALS	191	3.0%			
Atrisco Terrace Major Public Open Space	837	13.0%			
Trail Network/Open Space	590	9.1%			
OPEN SPACE SUBTOTALS	1,472	22.1%			
Road/Drainage Trail Corridors	657	10.3%			
ROAD/DRAINAGE TRAIL CORRIDOR SUBTOTALS	657	10.3%			
TOTAL	6478	100.0%			17,362**

*The Westland Master Plan has a goal that 20 percent of the housing units shall be affordable based on federal established criteria.
 **The original 2000 Master Plan established a maximum of 17,842 dwelling units within the Plan area. The amendments to the Sector and Master Plans shall not allow any increase in residential uses or residential housing units above that allowance unless those units are placed at the second story or above.
 ***Dwelling units are calculated for the Town Center; the Town Center is a Community Activity Center and pursuant to the C-2 Zone, high density residential is a permissive use. It is estimated that up to 20% of the Town Center could develop with high density housing with a potential for 882 units.
 Note: The acreages have been revised to reflect the latest platting and updated mapping for the property.

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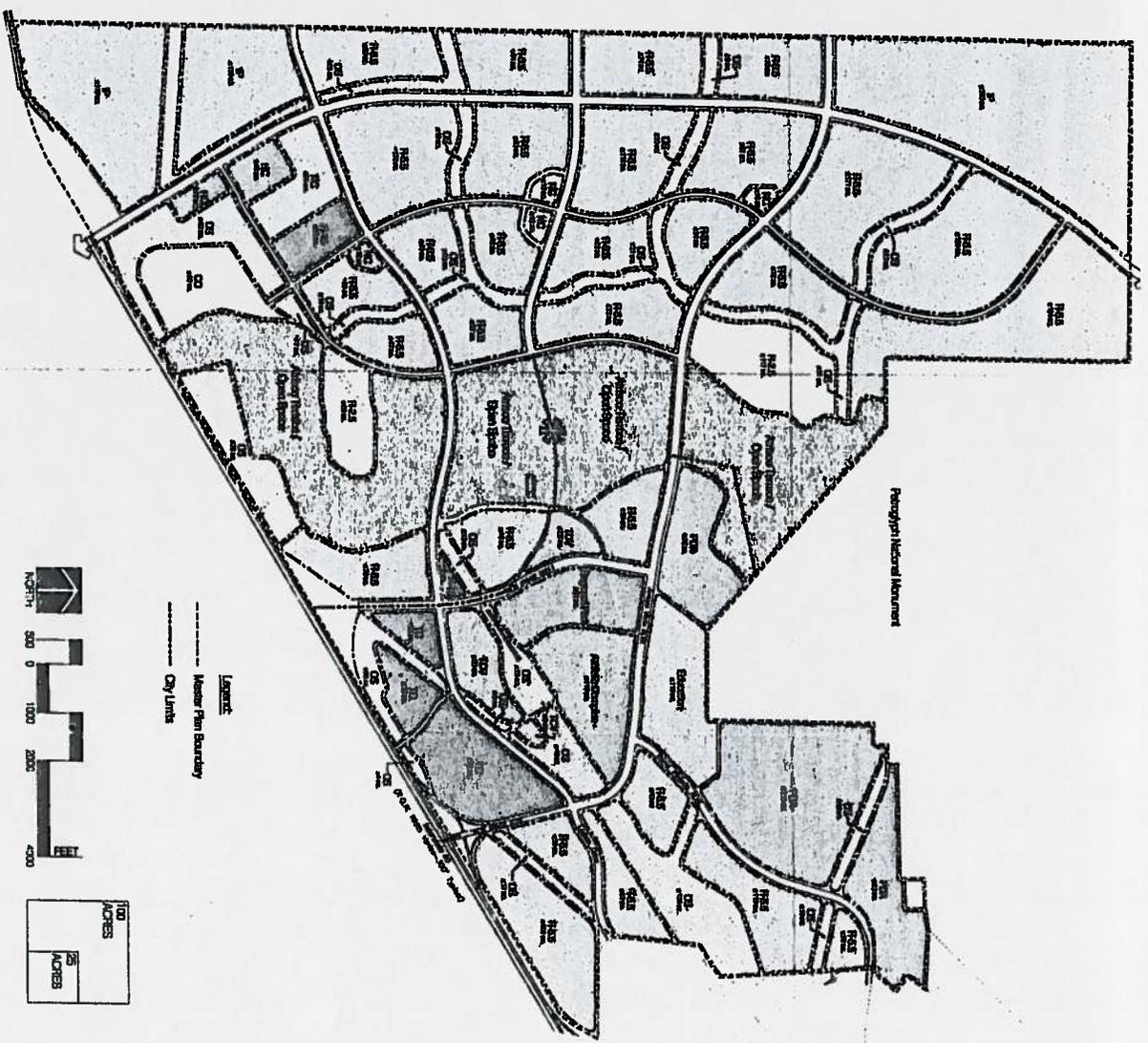
Western Albuquerque Land Holdings Master Plan

LAND USE/ZONING PLAN

AMENDED OCTOBER, 2012

- R-2.5** Residential 2.5 du/acre average
 - R-3.5** Residential 3.5 du/acre average
 - R-5.5** Residential 5.5 du/acre average
 - R-15** Residential 15 du/acre average
 - NC** Neighborhood Commercial C-1
 - HC** Highway Commercial C-2
 - TC** Town Center - Community Activity Center /SU-2 for TC
 - TCV** Town Center Village - 12 du/acre average /SU-2 for TCV
 - CO** Corporate Office CO-1
 - E** Education K-12 (A.P.S.) /RR
 - AP** Athletic Complex (A.P.S.) /TCV
 - P** Industrial Park, M-1
 - OS** Trade /Downtown Center/Open Space
 - OP** Regional Park (COA) /TCV
 - AS** African Terrace Master Public Open Space
- The corridor is restricted to utilities, drainage, and trails.

Note: Boundary alignments are conceptual, final rights-of-way and alignments shall be determined with future platting actions.



Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
CONSENSUS PLANNING, INC.
BOHANNON-HUSTON, INC.

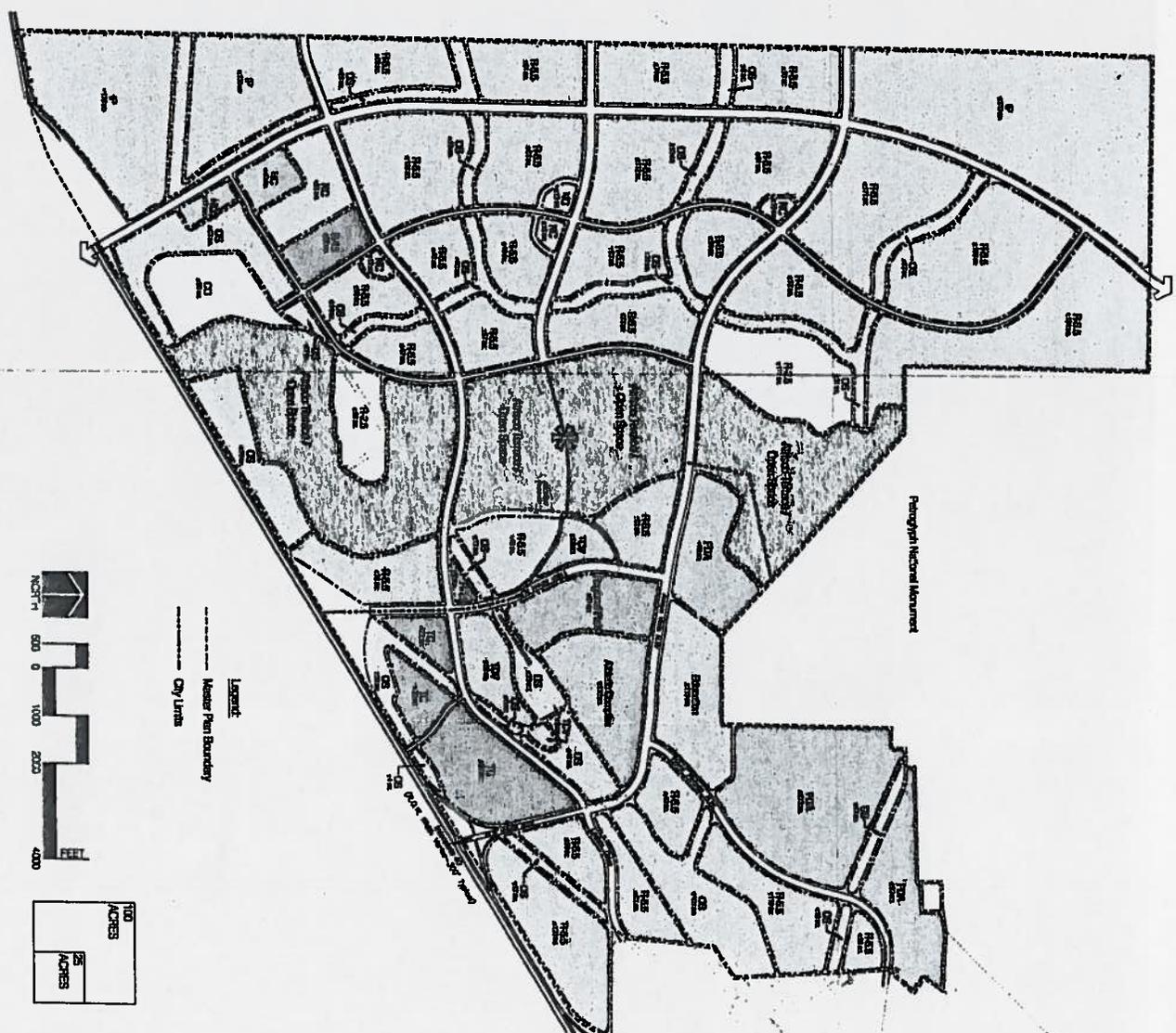
Western Albuquerque Land Holdings Master Plan

LAND USE/ZONING PLAN

AMENDED OCTOBER, 2012

- R2.5** Residential 2.5 datic average
- R3.5** Residential 3.5 datic average
- R4.5** Residential 4.5 datic average
- R5.5** Residential 5.5 datic average
- R6.5** Residential 6.5 datic average
- R7.5** Residential 7.5 datic average
- NC** Neighborhood Commercial /C-1
- HC** Highway Commercial /C-2
- TC** Town Center - Community Activity Center /SU-2 for TC
- TCV** Town Center Village - 12 datic average /SU-2 for TCV
- CO** Corporate Office /O-1
- ED** Education K-12 /AP-51 /RR
- AC** Athletic Complex /A.P.51 /TCV
- IP** Industrial Professional
- OS** Multi-Use/Range Complex/Open Space
- OS2** Regional Park /COA /TCV /SU-1 for Regional Park /OS2
- OS3** Active/Range/Major Office/Open Space
- OS4** Active/Range/Major Office/Open Space
- OS5** Active/Range/Major Office/Open Space
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- OS100** Active/Range/Major Office/Open Space

Note: Roadway alignments are conceptual. Final rights-of-way and alignments shall be determined with future planning actions.



Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
CONSENSUS PLANNING, INC.
BOHANNAN-HILSTON INC.

Amended Master Plan Amendment for 81 Acres

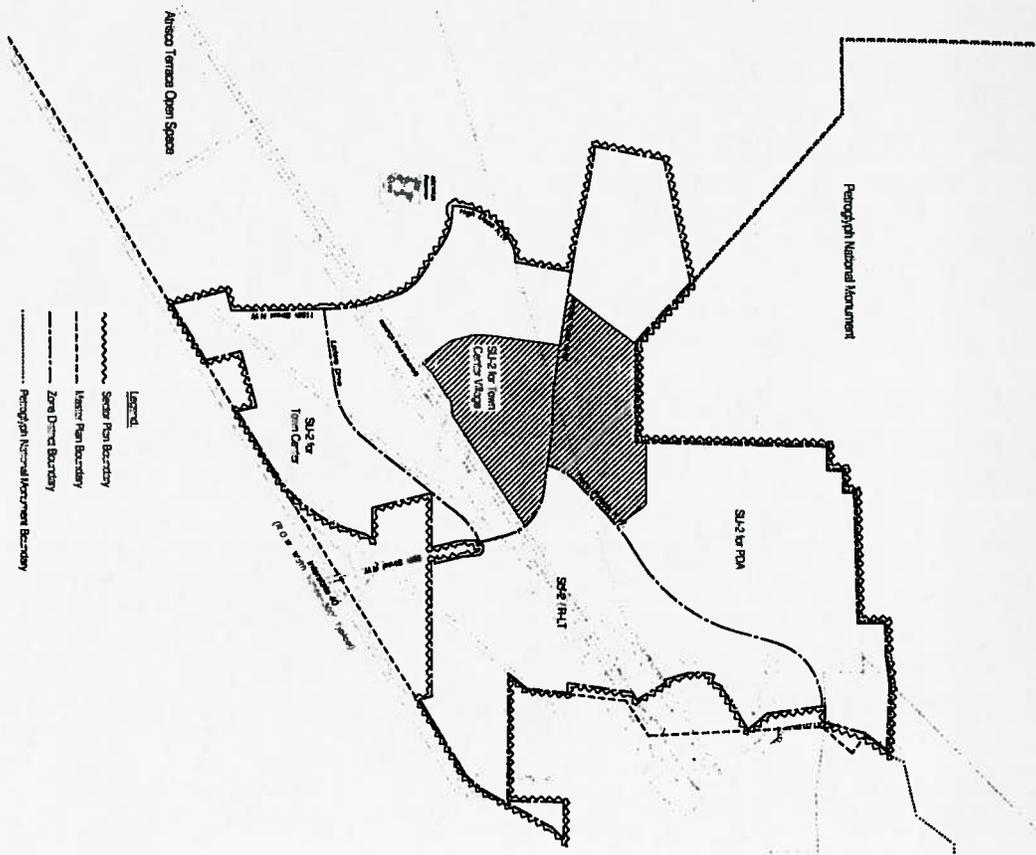
EXHIBIT 10

Western Albuquerque Land Holdings Sector Plan

ZONING

AMENDED OCTOBER, 2012

Property owned by Albuquerque Public Schools

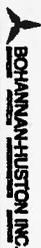


ZONING DISTRICT	EXISTING ACRES
SLU2 for RLIT	± 428
SLU2 for PDA	± 561
SLU2 for Town Center	± 193
SLU2 for Town Center Village	± 364
TOTAL	± 1,546

2012 AMENDMENT

Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
CONSENSUS PLANNING, INC.

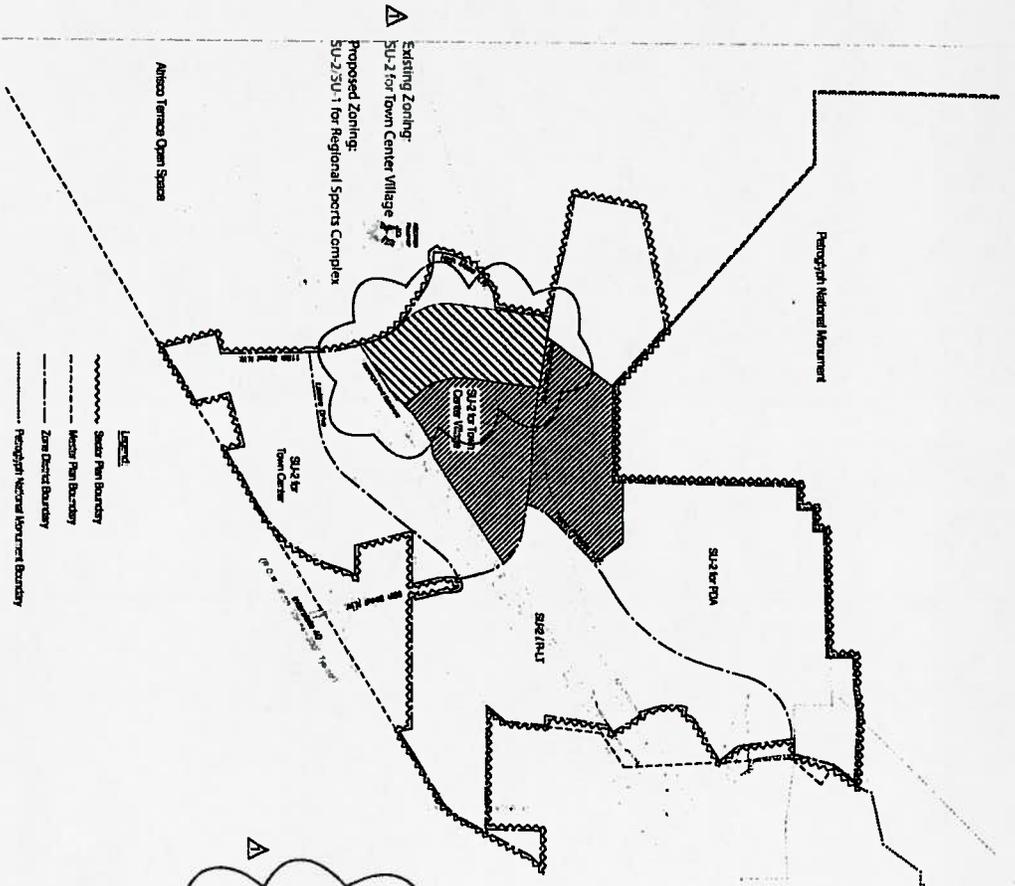


NOTES:

- As part of the Sector Development Plan the following items approve that be reviewed:
 - Development projects (subdivision plat) within the SLU-2 for RLIT shall be developed in the Development Review Board (DRB).
 - Development projects within the SLU-2 for Planned Development Area (PDA) and SLU-2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision (PSD) for residential projects, including Environmental Planning Commission (EPC) review and approval, upon which future non-residential or mixed use Site Plans for Building Permit and/or subdivision plat shall be designed to the DRB. If no Site Development Plan for Subdivision exists, individual Site Plans for Building Permits shall be reviewed and approved by the EPC.
 - All developments within the Town Center (TC) shall require EPC review and approval unless designated to the DRB by the EPC as part of an approved Site Plan or Subdivision.
- The area contained within the Sector Plan is governed by the policies and design guidelines in the Western Master Plan. The Western Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council 89 R-21, May 1998.
- See the Western Master Plan for detailed requirements for each of the specific SLU-2 zones.
- The goal is to develop a mixed-use, vibrant town center, which shall be incorporated into the Town Center (TC) zone Site Plans for Subdivision in order to implement the Activity Center policies in the Comprehensive Plan.
- As a designated Community Activity Center, the Town Center (TC) zone shall comply with the Activity Center policies found in Table 10 of the Comprehensive Plan.
- In accordance with the Memorandum of Understanding between the City of Albuquerque and Albuquerque Public Schools dated August 28, 2011, AP9 is not generally subject to land use, zoning, subdivision and construction regulations, ordinances and procedures of local jurisdictions such as the City (Local Development Approval); however, the City regulates access from the City's public street system to AP9 property.

NOTES:

1. As part of the Sector Development Plan the following items approvals shall be required:
 - Development project (subdivision plan) within the SL2 for RLJ shall be determined to the Development Review Board (DRB).
 - Development project within the SL2 for Planned Development Area (PDA) and SL2 for Town Center Village (TCV) shall require an overall Site Development Plan for Subdivision (SDP) for residential projects, including Environmental Planning Commission (EPC) review and approval, upon which future non-residential or mixed use SDP Plans for Building Permit and/or subdivision plans shall be adopted to the DRB. If no Site Development Plan for Subdivision exists, individual SDP Plans for Building Permit shall be reviewed and approved by the EPC.
 - All development within the Town Center (TC) shall require EPC review and approval unless obligated to the DRB by the EPC as part of an approved Site Plan of Subdivision.
2. The area contained within the Sector Plan is governed by the policies and design guidelines in the Western Master Plan. The Western Master Plan was adopted by the City of Albuquerque as a Rank 3 Plan, per City Council 887 R-20, May 1988.
3. See the Western Master Plan for detailed requirements for each of the specific SL2 zones.
4. The goal is to develop a mixed-use, vibrant town center, which shall be incorporated into the Town Center (TC) zone Site Plans for Subdivision in order to implement the Activity Center policies in the Comprehensive Plan.
5. As a designated Community Activity Center, the Town Center (TC) zone shall comply with the Activity Center policies found in Title 10 of the Comprehensive Plan.
6. In accordance with the Memorandums of Understanding between the City of Albuquerque and Albuquerque Public Schools dated August 26, 2011, "AP9 is not generally subject to land use, zoning, subdivision and construction regulations, ordinances and procedures of local jurisdictions such as the City ("Local Development Agreements"); however, the City requires access from the City's public street system to AP9 property."



Western Albuquerque Land Holdings Sector Plan

ZONING
AMENDED OCTOBER, 2012

Property owned by Albuquerque Public Schools
Pecos River Corridor owned by City of Albuquerque

ACREAGE BY ZONING DISTRICT

ZONING	EXISTING ACRES
SL2 for RLJ	±428
SL2 for PDA	±561
SL2 for Town Center	±183
SL2 for Town Center Village	±399 ± 283
TOTAL	±1,546 ± 183

SL2/2/SU-1 for Regional Sports Complex ±1,817

2012 AMENDMENT

Prepared For
WESTERN ALBUQUERQUE LAND HOLDINGS LLC

Prepared By
BOHANNAN-HUSTON INC.
CONSENSUS PLANNING, INC.

Zone Map Amendment for 81 Acres

SHEET 2 OF 2