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**SENSITIVE LANDS
PRESERVATION AND
CONSTRUCTION
MITIGATION**

The following requirements apply to the preservation of sensitive lands in these two situations:

- (A) development abuts Major Public Open Space (zone NR-PO-B), or
- (B) a sensitive land feature is required to be preserved within a private development per Integrated Development Ordinance Section 5-2(C): Site Design to Avoid Sensitive Lands (floodplains, steep slopes, unstable soils, wetlands, escarpments, rock outcroppings, large stands of mature trees, archeological sites)

This NEW provision in the City of Albuquerque Standard Specifications for Public Works Construction (City Standard Specifications) Section 1014 'Sensitive Lands Preservation and Construction Mitigation' outlines the actions that are required prior to grubbing or grading a site and the additional actions required during the entire span of construction to preserve lands identified for permanent preservation. These requirements shall be consistently applied for the purpose of preserving sensitive land features that are irreplaceable and are essential to the cultural and natural resource heritage of Albuquerque.

These specifications further the ABC Comprehensive Plan by preserving the important natural landscapes of Albuquerque.ⁱ They provide detail for implementation of IDO 5-2(K): Preventing and Mitigating Construction Impact.ⁱⁱ The specifications help accomplish the Design Process Manual (DPM) goal to preserve natural features and resourcesⁱⁱⁱ and are compatible with DPM Section 6-4(D) 'Grading in and Adjacent to Major Public Open Space.'

All site plans or plats for property that includes or abuts sensitive lands will first establish, as part of the approval process, the areas that must be permanently preserved and the buffer protection zone that is appropriate. A Sensitive Lands Preservation Plan will be created in the approval process to show protected areas and delineate where protective fencing will be installed. Corresponding notes regarding sensitive land protection will be placed on the conceptual and final grading plans. The fencing material will also be determined and will be listed on the Infrastructure List. The effort to preserve Sensitive Lands and Features must occur during pre-construction, construction, and post construction phases. In the rare event of damage to sensitive lands, restoration is required as outlined in Specification 1014.

ⁱ **Comprehensive Plan**, Goal 11.3 Cultural Landscapes, Policy 11.3.1:

Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

ⁱⁱ Requirement facilitate compliance with the following IDO provisions:

5-2(J)(2)(a)3

Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use district.

5-2(J)(2)(b)3

Not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.

5-2(J)(2)(b)5

Design grading and manage stormwater to minimize impact to MPOS.

5-2(J)(2)(b)10

Have an approved Site Plan – EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

5-2(K) Preventing and Mitigating Construction Impact

See DPM for Standards.

5-4(J)(1)b General

New subdivisions shall blend development into the adjacent environment with a minimum of grade change. Extensive fill that raises the grade for proposed lots at the edge of a new subdivision above the grade of nearby property shall be avoided. Significant cuts near the edges of proposed new subdivisions to lower the grade within the development shall be avoided.

5-4(C)(4)

Each subdivision shall comply with the provisions of **5-2(C)** (Site Design to Avoid sensitive Lands) unless encroachment into those sensitive lands is corrected or mitigated to the satisfaction of the City.

ⁱⁱⁱ **Development Process Manual**, Article 1-2 Purpose of the DPM: The general purpose of the DPM is to carry out the goals and policies of the ABC Comp Plan by encouraging high-quality, innovative design; variety in choice of neighborhoods and lifestyles; preservation of natural features and resources; and ensuring the health, safety, and welfare of the community.