




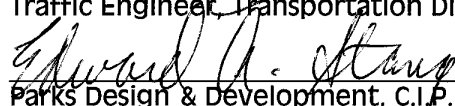
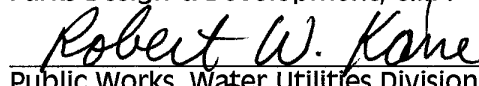
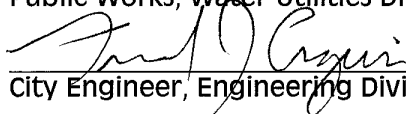
Window G

Sector Development Plan

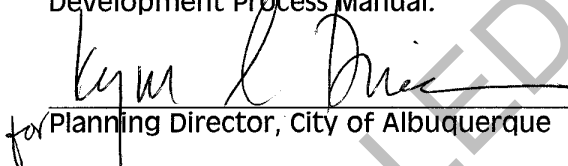
CASE NUMBER: SD-95-2, AX-95-10, Z-95-82

WINDOW G SECTOR DEVELOPMENT PLAN

This plan is consistent with the sector plan recommended by the Environmental Planning Commission on September 21, 1995, and adopted by the City Council on May 06, 1996. The findings and conditions in the Official Notice of Decision have been complied with:

 Traffic Engineer, Transportation Division	<u>2-11-97</u> Date
 Parks Design & Development, C.I.P.	<u>12-10-96</u> Date
 Public Works, Water Utilities Division	<u>12-10-96</u> Date
 City Engineer, Engineering Division / AMAFCA	<u>2-13-97</u> Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

 for Planning Director, City of Albuquerque	<u>2/13/97</u> Date
---	------------------------

ADDENDUM TO WINDOW G SECTOR DEVELOPMENT PLAN

JANUARY 20, 1997

1. **DELETE** the Section titled "Street Network" (page 15) in its entirety and **REPLACE** with the following:

Street Network

The Window G Plan area is well served by the surrounding street network. Window G is bordered to the south by Paseo del Norte which is designated by the Long Range Major Street Plan as a limited access arterial facility. Currently, Paseo del Norte is a two lane facility with a dirt shoulder. Its designation as a limited access facility has resulted in the preparation of plans to widen its right-of-way **to a width generally greater than 200 feet** and design a six-lane divided facility between Interstate 25 and Tramway. Access onto Paseo del Norte from Window G will be limited to the intersections of Wyoming Boulevard and Barstow Street. A service road between Barstow and the City reservoir site to the west may be included on the north side of Paseo del Norte to provide access to **those lots which front directly onto Paseo del Norte**.

To the east is Barstow Street, which has been designated a collector street to service the residential areas of North Albuquerque Acres. It has a right-of-way of **80 feet**. Wyoming Boulevard is the western boundary of the Sector Plan area and is designated as a principal arterial with a 156 foot right-of-way.

A Traffic Impact Study (TIS) will be completed prior to submittal of any development within the Plan area, with the exception of the single family/townhome parcel under the condition that if the single family/townhome site develops with detached units at less than 150 units total, then the TIS may be deferred.

2. **DELETE** the Section titled "Transportation" (pages 30 and 31) and **REPLACE** with the following:

Transportation

The Window G Sector Development Plan is consistent with the Long Range Major Street Plan and the Trails and Bikeways Facility Plan.

Paseo del Norte east of Interstate 25 is a principal arterial facility intended to serve development in Window G. It is classified as a limited access arterial with a future **right-of-way of variable width which is generally greater than 200 feet wide**; plans are currently being prepared to widen this facility. Wyoming Boulevard is a principal arterial

with a required 156 foot right-of-way. Barstow Street is a collector requiring **80** feet of right-of-way and access will also be restricted once Paseo del Norte is reconstructed.

Paseo del Norte is located to the south of Window G. **That portion of Paseo del Norte from Interstate 25 to a point approximately 200 feet east of Wyoming Boulevard is programmed to be constructed by the City of Albuquerque. The remainder of Paseo del Norte east of that point is programmed to be constructed by the County of Bernalillo.** Wyoming Boulevard will be largely developed by private developers. As Window G develops, this roadway will be constructed with half-width paving. The half-width paving will consist of the northbound lanes of this principal arterial. The east curbline and the east side of the median curb will define the limits of the half-width paving. The paving section will be **designed in accordance with DPM standards.** Barstow Street will be **60'** face-to-face within an **80'** right-of-way.

Improvements to Paseo del Norte will make the area more accessible and confirm the suitability of the proposed land uses within the Plan area. The Window G Plan area will be divided roughly in half by Holly Avenue, a proposed **major local** street whose realignment will be curvilinear rather than straight. This realignment of the roadway is consistent with La Cueva Concept Three and other Comprehensive Plan policies.

The Carmel/Holly realignment will conform with current DPM standards. It is proposed to construct a 40' face-to-face **major local** street within a 60' width right-of-way. The construction of this roadway will be triggered by the actual development within this Window. Likewise, the design and construction of internal (residential) streets will be defined as a function of the specific plans for the major land use categories. Those layouts and configurations will be addressed at time of subdivision or site plan. The single family/townhome development will not be allowed direct driveway access onto Holly, although local residential street connection is allowed.

The Trails and Bikeways Facility Plan has identified two trail facilities along the boundaries of the Window G Sector Development Plan. The first is T 302 located along Wyoming Boulevard from Elena Drive to the north to Paseo del Norte to the south. The second trail proposal is identified as T 303 which would run along the North Domingo Baca Arroyo from the North Baca Dam to the east to Louisiana Boulevard to the west where a future park facility will be constructed.

Table 5 represents the Trip Generation Estimates for the proposed major land use categories. It is noted that a complete traffic analysis will be required if any part of this Window, or any of these major land use areas, proceeds to development. The development of the majority of the shopping center site and the other commercial site are dependent upon the widening of Paseo del Norte along the southern edge of the Window. Prior to the widening of Paseo del Norte, only the northern portion of the shopping center site (which lies to the north of the current Holly Avenue alignment) can reasonably develop. All parcels within Window G are required to submit site plans or subdivision plats for City approval prior to development due to their size or zoning.

Therefore, the City will have an additional opportunity for more detailed traffic analysis (if warranted) when an actual development is being proposed.

(Note: Table 5 remains intact and is not replaced or otherwise altered by this Addendum.)

3. **DELETE** the Section titled "Transportation Improvements" (pages 32 and 33) in its entirety and **REPLACE** with the following:

Transportation Improvements

The following transportation improvements will be necessary:

- A Traffic Impact Study (TIS) will be completed prior to submittal of any development within the Plan area, with the exception of the single family/townhome parcel under the following condition:

If the single family/townhome site develops with detached units at less than 150 units total, then the TIS **may** be deferred.

- Implementation of required off-site mitigation improvements, as identified in a TIS and negotiated with the City, must be committed to and provided for prior to any subdivision or site plan approval by DRB or EPC, subject to procedural changes which may occur as a result of adoption of an impact fee ordinance, which may govern how traffic improvements are paid for in the future.
- Location and design of access points onto Wyoming and Barstow will be coordinated with the improved Paseo del Norte intersections with Wyoming and Barstow at the time of site planning.
- Replatting into bulk parcels or subdivisions within the new zone boundaries and dedication of required rights-of-way will occur **in conjunction with platting and/or** development occurring within that portion of Window G. The only exception to this is for the plant nursery where a four acre parcel has already been created separate from the adjacent 7.5 acre office parcel.
- Construction of street improvements along adjacent streets will be required with the development of that portion of the site adjacent to and required to be serviced by the street in accordance with City ordinances governing street construction, or as identified and negotiated through a TIS.
- The proposed access to the adjacent major roadways must be configured to minimize direct impacts to the street system at the time of site planning.

4. **DELETE** the Section titled "Drainage Management" (pages 34, 35, 36 and 37) in its entirety and **REPLACE** with the following:

Drainage Management

Figure 6 shows the existing drainage conditions for Window G. As shown by this Figure, two (2) 100-year designated flood zones impact the plan area. The North Domingo Baca Arroyo enters at the northeast corner and is characterized by an AO (Depth 1) Zone. The existing offsite flow entering this flood zone from upstream is 360 cfs. The existing flow downstream at the Wyoming Boulevard N.E. crossing is 540 cfs. This hydrology was obtained from the North and South Domingo Baca Arroyos and Paseo del Norte Corridor Drainage Management Plan prepared for AMAFCA by Resource Technology, Inc, December 1991.

A tributary of the North Domingo Baca Arroyo lies along the south edge of Window G. This tributary enters with 266 cfs at Barstow Street and exists with 371 cfs at the intersection of Wyoming Boulevard and Paseo del Norte. The floodplain associated with these flows is also an AO (Depth 1) Zone. As determined from Panel 10 of 50 of the National Flood Insurance Programs, Flood Insurance Rate Map for the City of Albuquerque dated October 14, 1983. The hydrology for the existing condition was taken from the above referenced Resource Technology, Inc. report (RTI). The RTI report also identifies that the runoff from this south tributary shall be diverted to the Paseo del Norte Corridor. All runoff generated north of the existing Holly Avenue alignment shall drain to the North Domingo Baca Arroyo. All runoff generated to the south of Holly Avenue N.E. will be diverted to the Paseo del Norte Corridor.

Figure 7 shows the Proposed Drainage Improvements, in conceptual form, within Window G. Runoff associated with the North Domingo Baca Arroyo will be carried through the north portion of the planned area within a public drainage channel. A preliminary profile of this channel is shown on Figure 8. A typical channel section is shown on Figure 9. It is proposed that this channel will meet current City **and/or** AMAFCA Standards. Runoff contained within the existing 48" storm drain within Anaheim Avenue N.E. will be discharged directly into this channel. This will eliminate a portion of the runoff which currently enters an existing pond which lies outside of the window and north of the planned area. This small diversion will eliminate the presence of a public storm drain on private property. This will make the system more accessible to the City **and/or** AMAFCA.

It is also proposed to connect the discharge from the Vineyard Estates Detention Pond **(also known as the Northeast Heights Middle School)** into the channel just west of its connection at Barstow Street N.E. That storm drain currently discharges to the arroyo.

The City may participate in the costs of crossing structures at both Wyoming Boulevard N.E. and Barstow Street N.E. It is standard City policy to construct all arroyo crossing structures, **however, if the project(s) has not been programmed and**

funded, the construction cost will be borne by private development to the extents provided for and allowed by the Drainage Ordinance. The channel between those structures will be developer sponsored as indicated by the RTI report and as further indicated by AMAFCA during pre-application meetings.

Runoff generated by the two residential areas, Basin A and Basin B, will be discharged directly to the proposed drainage channel. At this time, it is anticipated that surface flows will be introduced via side inlets. Runoff generated by the northerly portion of the shopping center site, Basin C, will be discharged at its northwest corner. A public storm drain system is proposed within Wyoming Boulevard to accept this runoff and convey same to the improved arroyo. Runoff generated by Basins D, E, and F, which lie south of the Holly Avenue Divide, will discharge to the Paseo del Norte Corridor. In view of this, the development of those basins will be dependent upon the construction of the Paseo del Norte Improvements. The Basins A, B, and C are dependent upon the construction of the North Domingo Baca Channel Improvements.

As referenced above, crossing structures will be constructed **in conjunction with development as required at the Development Review Board (DRB).** Diverting the runoff carried by the arroyo to the AMAFCA/Louisiana Dam will require coordination with both AMAFCA and City parks. A City park site will lie immediately west of the site on the west side of Wyoming Boulevard N.E. Final plans for the development of the park site are not available, however, it is anticipated a park will be developed on that site at a later date. Because of this, the diversion should be temporary in nature so as to allow maximum flexibility in the design and construction of the City Park Improvements. Pre-application meetings indicate that this is an acceptable concept to follow. It should be stressed that this diversion will require close coordination with both AMAFCA and City parks.

A Trainer Facility, or an extension of the channel outside of the Window, is proposed upstream from Barstow Street N.E. **as a future project(s).** In either case, coordination with the upstream property owners will be required. It is further proposed to place the channel within the Carmel Avenue alignment east of Barstow Street N.E. This is consistent with preliminary plans previously prepared and presented in conjunction with Vineyard Estates, Unit 4, which lies upstream of this site. This is also consistent with plans by the Albuquerque Public Schools for developing a middle school site at the northeast corner of Barstow Street N.E. and Carmel Avenue N.E. Once again, close coordination with the upstream property owners will be required for these future projects which are not part of this Sector Plan.

The design flow for the channel has been selected as 2,650 cfs as taken from the RTI Report. The Table from which Peak Discharges in the developed (future) conditions at critical locations has been reprinted as part of Figure 9. Figure 9 also includes Channel Hydraulics Calculations and an Analysis of Channel Freeboard. These calculations are presented in support of the typical channel section illustrated as part of Figure 9.

All figures appear in Chapter 4. Drainage Calculations for both the existing and developed conditions are found in Chapter 5. The Drainage Calculations have been prepared in accordance with the procedure for forty-acre and smaller basins set forth in the revision of Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, date January 1993. As shown by these calculations, proposed improvements will result in an increase in runoff. The increases are within the limits identified by the RTI Peak Discharge Rates. In view of this, the free discharge of runoff from this site is appropriate. As stated above, Basins A, B, and C will discharge to the North Domingo Baca Arroyo. Basins D, E, and F will discharge to the Paseo del Norte Corridor.

5. CLARIFICATION:

FIGURES 8 and 9, which appear at the back of the Sector Plan, illustrates concepts for the design of a public drainage channel between Wyoming Boulevard N.E. and Barstow Street N.E. Final alignment, grade, cross-section and material are subject to adjustment and/or modification with concurrence/approval of the governmental agencies having jurisdiction.

CITY of ALBUQUERQUE
TWELFTH COUNCIL

COUNCIL BILL NO.

R-19

ENACTMENT NO.

58-1996

SPONSORED BY:

Sam B. by request

RESOLUTION

ADOPTING THE WINDOW G SECTOR DEVELOPMENT PLAN AND ITS PLAN BOUNDARIES
AND ESTABLISHING R-T, O-1, C-2, SU-1 PRD (20 DU/AC), SU-1 FOR O-1
PERMISSIVE USES AND PLANT NURSERY ZONING .

WHEREAS, the City Council, the governing body of the City of
Albuquerque, has the authority to adopt sector development plans and
zoning; and

WHEREAS, the La Cueva Land Use Guide was adopted by the City
Council in 1986 to guide the development in a larger area which
contains this sector development plan; and

WHEREAS, the area contained in this plan was identified as Window
G for which a sector plan was recommended to address the difficulties
and opportunities associated with the development of the land; and

WHEREAS, the Window G Sector Development Plan is generally
consistent with the land use and development policies of the La Cueva
Land Use Guide; and

WHEREAS, the Environmental Planning Commission, in its advisory
role has held a public meeting to seek public input on this sector
development plan and recommends approval.

BE IT RESOLVED BY THE CITY COUNCIL, THE GOVERNING BODY OF THE CITY OF
ALBUQUERQUE:

Section 1. That the text and exhibits of the Window G Sector
Development Plan as attached here-to are hereby adopted including the
land uses.

Underscored Material - New
[Bracketed Material] - Deletion


Underscored Material - New
[Bracketed Material] - Deletion

1 PASSED AND ADOPTED THIS 6th DAY OF May, 1996
2 BY A VOTE OF: 7 FOR 1 AGAINST.


3 Yes: 7


4 No: Bregman

5 Excused: Griego

6
7 
8 Steve D. Gallegos, President
City Council

9
10 APPROVED THIS 7th DAY OF June, 1996

11
12 
13 Martin J. Chavez, Mayor
City of Albuquerque

14
15
16 ATTEST:
17 
18 City Clerk

19
20
21
22
23
24
25 RECEIVED
26 JUN 10 AM 11:08
27 ALBUQUERQUE CITY CLERK
28

29
30
31
32
33

96066546

CITY of ALBUQUERQUE
TWELFTH COUNCIL

7339

COUNCIL BILL NO. 0-6 ENACTMENT NO. 19-1996

SPONSORED BY: Sam Bregman, by request

ORDINANCE

ANNEXING 82.0 ACRES MORE OR LESS, LOCATED GENERALLY BETWEEN PASEO DEL NORTE AND ANAHEIM AVENUE NE AND BETWEEN WYOMING BOULEVARD NE AND BARSTOW STREET NE TO THE CITY OF ALBUQUERQUE; AMENDING THE ZONE MAP TO ESTABLISH R-T, O-1, C-2, SU-1 PRD (20 DU/AC), SU-1 FOR O-1 PERMISSIVE USES AND PLANT NURSERY ZONING.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. AREA PROPOSED FOR ANNEXATION. The owner of a majority of the area annexed hereby presented a properly signed petition to annex the following territory: 82.0 acres more or less, located generally between Paseo del Norte NE and Anaheim Avenue NE and between Wyoming Boulevard NE and Barstow Street NE and more particularly described as follows:

A. Lots 1-7 and 24-32 and portions of Lots 8, 9 and 23, Block 18; and portions of Lots 7, 9 and 9, Block 19; Tract 2, Unit 3, North Albuquerque Acres, as shown on said plat of subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931; and

B. Portions of Lots 23 and 24, Block 18; portions of Lots 8, 9 and 24 and Lots 10-23, Block 19; Tract 2, Unit 3, North Albuquerque Acres, as shown on said plat of subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931; and

C. Portions of Lots 7, 8, and 24 and Lots 1-6, and 25-32, Block 19; Lots 1-8 and 25-32, Block 20, Tract 2, Unit 3, North

Underscored Material - New
[Bracketed Material] - Deletion

1 Albuquerque Acres, as shown on said plat of subdivision filed in the
2 office of the County Clerk of Bernalillo County, New Mexico, on
3 September 10, 1931; and

4 D. Lots 9-10 and 23-24, Block 20, Tract 2, Unit 3, North
5 Albuquerque Acres, as shown on said plat of subdivision filed in the
6 office of the County Clerk of Bernalillo County, New Mexico, on
7 September 10, 1931; and

8 E. Lots 11-22, Block 20, Tract 2, Unit 3, North Albuquerque
9 Acres, as shown on said plat of subdivision filed in the office of the
10 County Clerk of Bernalillo County, New Mexico, on September 10, 1931;
11 and

12 F. All of the public right-of-way on Paseo del Norte Drive
13 NE adjoining the land described in subsection A of this section.

14 The above described territory is contiguous to the City of Albuquerque.

15 Section 2. ANNEXATION ACCEPTED. The petition and area specified
16 in Section 1 above are accepted and the above territory is hereby
17 annexed.

18 Section 3. ZONE MAP AMENDED. The zone map adopted by Article 7-14
19 R.O. 1974 is hereby amended as follows;

20 A. establishing SU-1 PRD (20 DU/AC), zoning for the area
21 described in subsection A. of Section 1 above.

22 B. establishing R-T zoning for the area described in
23 subsection B. of Section 1 above.

24 C. establishing C-2, zoning for the area described in
25 subsection C. of Section 1 above.

26 D. establishing O-1 zoning for the area described in
27 subsection D. of Section 1 above.

28 E. establishing SU-1 FOR O-1 PERMISSIVE USES AND PLANT
29 NURSERY zoning for the area described in subsection E of Section 1
30 above.

31 Section 4. SEVERABILITY CLAUSE. If any section, paragraph,
32 sentence clause, word or phase of this ordinance is for any reason held
33 to be invalid or unenforceable by any court of competent jurisdiction,

1 such decision shall not affect the validity of the remaining provisions
2 of this ordinance. The Council hereby declares that it would have
3 passed this ordinance and each section, paragraph, sentence, clause,
4 word or phrase thereof irrespective of any provision being declared
5 unconstitutional or otherwise invalid.

6 Section 5. EFFECTIVE DATE AND PUBLICATION. This ordinance shall
7 become effective five or more days after publication in full when a
8 copy of the ordinance and a plat of the territory hereby annexed is
9 filed in the office of the County Clerk.

Underscored Material - New

[Bracketed Material] - Deletion

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

PASSED AND ADOPTED THIS 6th DAY OF May, 1996

BY A VOTE OF: 8 FOR 1 AGAINST.

Yes: 8


No: Bregman


Steve D. Gallegos, President
City Council

APPROVED THIS 7th DAY OF June, 1996


Martin J. Chavez, Mayor
City of Albuquerque

ATTEST:


City Clerk

Underscored Material - New
[Bracketed Material] - Deletion

6 JUN 10 AM 11:10
RECEIVED
BUENOS AIRES CITY CLERK

Window G Sector Development Plan

**Adopted May 6, 1996
R-6 and O-19**

Prepared for:

Hoech Real Estate Corporation
6729 Academy Road NE, Suite B
Albuquerque, New Mexico 87109

Prepared by:

Consensus Planning, Inc.
718 Central Avenue SW
Albuquerque, New Mexico 87102

and

Jeff Mortensen & Associates
6010-B Midway Park Boulevard
Albuquerque, New Mexico 87109

Table of Contents

CHAPTER 1 - INTRODUCTION	1
Geographical Location	1
Precedent Plans	1
CHAPTER 2 - PLANNING FRAMEWORK	4
Comprehensive Plan	4
Subareas Master Plan Policies	8
Long Range Major Street Plan	9
Facility Plan for Arroyos	9
Trails and Bikeways Facility Plan	10
La Cueva High School Land Use Guide	10
Existing Zoning	11
Adjacent Zoning and Land Use	13
Physical Characteristics: Vegetation and Soils	13
Existing Platting and Ownership	15
Street Network	15
Utility Services	15
Public Facilities and Schools	16
CHAPTER 3 - PLAN PROPOSALS	17
Overall Development Scenario	17
Annexation	17
Land Uses	18
Residential	20
Special Use for Office and Plant Nursery	22
Shopping Center	22
Water Reservoir	23
Trail Character	23
Land Use Analysis	24
Proposed Zoning	25
Landscape Buffer	28
Development Schedule	28
Crime and Security	29
Population	29
Parks and Open Space	29
Transportation	30
Transportation Improvements	32
Air Quality	33
Water and Sanitary Sewer Utilities	33
Drainage Management	34
CHAPTER 4 - FIGURES	38

Exhibits, Tables, and Figures

Exhibit 1 - Site Vicinity	3
Exhibit 2 - Adjacent Zoning	12
Exhibit 3 - Soils	14
Exhibit 4 - Land Uses	19
Exhibit 5 - Proposed Zoning	27
Table 1 - Proposed Land Uses	20
Table 2 - Acreage of Developed Land by General Zoning Category	25
Table 3 - Proposed Zoning	25
Table 4 - Anticipated Population, Housing, and Employment Growth	29
Table 5 - Summary of Trip Generation Estimates	32
Figure 1 - Topographic and Floodplain Map	39
Figure 2 - Existing Water Facility	40
Figure 3 - Existing Sanitary Sewer Facilities	41
Figure 4 - Master Water Plan	42
Figure 5 - Master Sanitary Sewer Plan	43
Figure 6 - Existing Drainage Conditions	44
Figure 7 - Master Drainage Plan	45
Figure 8 - Preliminary Channelization Profile	46
Figure 9 - Drainage Channel Analysis	47

Window G Sector Development Plan North Albuquerque Acres

CHAPTER 1 - INTRODUCTION

Geographical Location

The Window G Sector Development Plan encompasses 82 acres of land in Albuquerque's far Northeast Heights in an area known as North Albuquerque Acres (Exhibit 1 - Site Vicinity). The Plan area is bordered by Wyoming Boulevard to the west, Paseo del Norte to the south, Barstow Street to the east, and Anaheim Avenue and the North Domingo Baca Arroyo to the north. The legal description of the property includes Lots 1 through 7, inclusive, and Lots 22 through 32, inclusive, Block 18; Lots 1 through 32, inclusive, Block 19 and Lots 1 through 32, inclusive, Block 20; North Albuquerque Acres, Tract 2. The relationship of these lots to dedicated rights-of-way, existing topography and existing floodplains are shown in Figure 1 - Topographic and Floodplain Map (Chapter 4). Chapter 4 contains all figures that pertain to water, sewer, and drainage.

The Plan area is currently outside of the existing City limits. Annexation of all 82 acres is requested along with this Sector Plan submittal. This request is consistent with the requirement for annexation that is contained in the adopted La Cueva High School Land Use Guide. Property within the Albuquerque City limits is currently to the immediate north and east of Window G, while property to the immediate south remains in Bernalillo County. It should be noted that the rights-of-way for Wyoming Boulevard and Paseo del Norte are within City limits.

Twenty-seven individual property owners own the 82 lots currently platted within Window G. Of the 82 acres within Window G, owners of 67 acres or 81% of the Window have agreed to participate in the Sector Development Plan and the annexation request. Mr. Donald G. Hoech, applicant, has an agency agreement with the 14 individual lot owners who own the 67 acres.

Precedent Plans

Several precedent plans exist that must be complied with by the Window G Sector Development Plan.

- The Window G Sector Development Plan area is within the boundaries of the Albuquerque/Bernalillo County Comprehensive Plan, a Rank 1 Plan that is the highest ranking City policy for development of the Albuquerque Metropolitan Area. All lower ranking plans must be consistent with the Comprehensive Plan.
- The area is also within the boundaries of the Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres, a Rank 2 plan. This Plan divides land in North Albuquerque Acres into independent development areas based on a logical sequence in which these areas may be developed for urban purposes.
- The Long Range Major Street Plan of the Middle Rio Grande Council of Governments (MRGCOG) is another Rank 2 plan geared toward transportation policy, while the Facility Plan for Arroyos is a Rank 2 Plan that focuses on the use and function of arroyos in the Albuquerque area. A similar Rank 2 Plan is the Trails and Bikeways Facility Plan, which outlines the future non-vehicular trail network in the Albuquerque area.
- The La Cueva High School Land Use Guide is the primary planning document that addresses the obsolete and environmentally insensitive platting which has been present in the area since the 1930's. This planning document guides the future development of North Albuquerque Acres, but does not establish zoning for lands within its planning area. The La Cueva Guide requires separate sector plans to be prepared for the individual "windows" within North Albuquerque Acres. It contains a preferred scenario, Concept Three, for land uses which has generally been followed in the Window G Sector Development Plan.

CHAPTER 2 - PLANNING FRAMEWORK

Comprehensive Plan (Rank 1)

Developing Urban is the designation intended for areas of the City that are in the process of developing but have not reached ultimate build-out. A full range of services will be extended to these areas in an orderly manner according to City of Albuquerque utility policies. The emphasis in Developing Urban areas is on planning for large areas or sectors in order to provide varieties of housing types and other land uses along with appropriate open space. A sector development plan is considered to be the primary tool to accomplish Comprehensive Plan goals in the Developing Urban Areas.

The following goals and policies from the 1988 Albuquerque/Bernalillo County Comprehensive Plan are met through the Window G Sector Development Plan.

DEVELOPING URBAN AREA GOALS

- ▶ Create a quality urban environment which perpetuates the tradition of the identifiable, individual, but integrated communities within the metropolitan area.
- ▶ Offer variety and maximum choice in housing, transportation, work areas, and lifestyles while creating a visually pleasing built environment.

DEVELOPING URBAN AREA POLICIES

- ▶ Policy B: Developing Urban areas shall be subject to special requirements for low-density holding zones to allow for sector planning, special design treatments, and phasing of infrastructure in keeping with capital improvements priorities.
- ▶ 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.
- ▶ Policy F: Clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged.
- ▶ Policy G: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

- ▶ **Policy H:** Higher density housing is most appropriate in the following situations:
 - In areas where it is compatible with existing area land uses and where adequate infrastructure will be available.
 - In areas with excellent access to the major street network.
 - In areas where a transition is needed between single-family homes and more intensive development.
- ▶ **Policy I:** Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- ▶ **Policy J:** Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
 - In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
 - In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- ▶ **Policy K:** Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic.
- ▶ **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.
- ▶ **Policy M:** Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.
- ▶ **Policy N:** Areas prematurely subdivided and having problems with multiple ownership, platting, inadequate right-of-way, or drainage should be reassembled or sector planned before annexation and service extension is assured.

ENVIRONMENTAL GOAL: AIR QUALITY

- ▶ Improve air quality to safeguard public health and enhance the quality of life.

ENVIRONMENTAL POLICIES: AIR QUALITY

- ▶ Policy B: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment, and services.
- ▶ Policy C: Traffic engineering techniques shall be improved to permit achievement and maintenance of smooth traffic flow at steady, moderate speeds.
- ▶ Policy D: Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.
- ▶ Policy I: Air quality considerations shall be integrated into zoning and land use decisions to prevent new air quality/land use conflicts.

ENVIRONMENTAL GOAL: WATER QUALITY

- ▶ Maintain a dependable, quality supply of water for the urbanized area's needs.

ENVIRONMENTAL POLICIES: WATER QUALITY

- ▶ Policy A: Minimize the potential for contaminants to enter the community water supply.
- ▶ Policy E: Provide greater emphasis on a total systems approach to water as a valuable resource.

TRANSPORTATION AND TRANSIT GOALS

- ▶ Provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel.
- ▶ Provide sufficient roadway capacity to meet mobility and access needs.

TRANSPORTATION AND TRANSIT POLICIES

- ▶ Policy B: Compatible mixing and convenient placement of residential, commercial, manufacturing, and public service related land uses shall be encouraged where desirable and appropriate to lessen the need for intra-city motorized travel.
- ▶ Policy D: Arterial street service levels shall not be allowed to deteriorate as a consequence of land use changes.
- ▶ Policy I: A metropolitan area-wide bicycle and trail network shall be constructed and promoted.
- ▶ Policy J: Street and highway projects shall include paralleling paths and crossings for bicycles, pedestrians, and equestrians where appropriate.
- ▶ Policy M: In the newly developing areas, a portion of the street system should focus on arterial roadways upon which vehicles encounter few stops.

HOUSING GOAL

- ▶ Increase the supply of affordable housing

HOUSING POLICIES

- ▶ Policy A: The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.
- ▶ Policy B: Quality and innovation in new housing design and construction shall be promoted.
- ▶ Policy D: Availability of a wide distribution of decent housing for all persons regardless of race, color, religion, sex, national origin, ancestry, or handicapped status shall be assured.

ECONOMIC DEVELOPMENT GOAL

- ▶ Achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

ECONOMIC DEVELOPMENT POLICIES

- Policy A: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The Window G Sector Development Plan is consistent with policies articulated in the Comprehensive Plan for Developing Urban Areas. Most importantly, North Albuquerque Acres has obsolete and environmentally insensitive platting that the Window G Sector Development Plan seeks to remedy.

A range of urban land uses are proposed, the Plan area is contiguous to existing or programmed urban facilities and services, and the proposed residential land uses will offer a variety and maximum choice in housing. The supply of affordable and diverse housing will also be increased. Proposed higher density housing will have adequate infrastructure, access to the major street network, and will transition between single-family homes and commercial/shopping center development. The proposed shopping center and commercial development will be located at the intersection of a principal arterial and limited access arterial (Wyoming and Paseo del Norte) and along a limited access arterial (Paseo del Norte).

Annexation and rezoning will preclude individual wells from being used and will necessitate hook-ups to the City water and sewer system. Groundwater quality will be assured.

Air quality, circulation, and transportation issues are addressed through the proposed mixed land uses which will provide commercial and shopping center services and facilities close to existing neighborhoods. Bicycling and walking from residential areas to these nearby commercial areas will be facilitated by site design and connections via the proposed North Domingo Baca Arroyo Trail.

Subareas Master Plan Policies (Rank 2)

The Subareas Master Plan for the Developing Urban Area of North Albuquerque Acres divides the undeveloped portions of North Albuquerque Acres into independent development areas, suggests the logical sequence in which public improvements and facilities are to be provided, and establishes performance requirements for development. The following are guidelines from this document that pertain to Window G.

- A quality urban environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas, and lifestyles, while creating

visually pleasing architecture, landscaping, and vistas to enhance the appearance of the community.

- Minimize transportation requirements through efficient placement of employment and services convenient to people, and to provide a balanced circulation system through encouragement of bicycling, walking, and use of buses as an alternative to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The Window G Sector Development Plan is consistent with the Sub Areas Master Plan through its proposed land uses which will contribute to an identifiable community with a variety and choice in housing and work areas. Employment and services will be convenient to residential development within Window G and the surrounding areas.

Long Range Major Street Plan (Rank 2)

The Long Range Major Street Plan identifies Paseo del Norte as a limited access facility, Wyoming Boulevard as a principal arterial, and Barstow Street as a collector street. These designations and the proposed Window G land uses and zoning are complementary for the Plan area and the immediate vicinity.

Facility Plan for Arroyos (Rank 2)

The Facility Plan for Arroyos provides policies and design guidelines relative to implementing the Comprehensive Plan goal of creating a multi-purpose network of recreational trails and open space along the arroyos.

The plan designates the North Domingo Baca Arroyo as a Major Open Space link and provides guidelines for suitable arroyo improvements. Consistent with the Trails and Bikeways Facility Plan, pedestrian and bicycle paths shall be provided along drainage channels of Major Open Space Links.

The Window G Sector Development Plan is consistent with the Facility Plan for Arroyos through maintaining the North Domingo Baca Arroyo as an open space link.

Trails and Bikeways Facility Plan (Rank 2)

The Trails and Bikeways Facility Plan contains two secondary trail proposals adjacent to or within the Window G boundaries. The first proposal is identified as T 302 along Wyoming Boulevard from Elena Drive to the north to Paseo del Norte to the south. The second trail proposal is identified as T 303 which would run along the North Domingo Baca Arroyo from the North Baca Dam to the east to Louisiana Boulevard to the west where a future park facility will be constructed. Secondary trails are defined in the Trails and Bikeways Facility Plan as supplementing, and in some cases, providing access to the primary system. They are intended to separate recreational users from commuter cyclists if right-of-way is available and can be either hard or soft surfaced.

Transportation and circulation for the Window G Sector Development Plan area will be enhanced with the completion of these trail facilities. These facilities will also promote Comprehensive Plan goals and policies directed at reduced air emissions, transportation diversification, community-building, and pedestrian accessibility.

La Cueva High School Land Use Guide (Rank 3)

The La Cueva High School Land Use Guide was prepared in the mid-1980's in response to increasing amounts of development, including the construction of La Cueva High School, that have been taking place in North Albuquerque Acres. It has been adopted by the City of Albuquerque and is considered as a policy guide for future development in the area. Three development concepts were proposed:

1. Concept One: Quality Rural Neighborhood
2. Concept Two: Maximum Development with Minimum Replatting
3. Concept Three: Optimized Land Utilization

Concept Three is the preferred concept in the Land Use Guide for several reasons. First, the citizen participation process in preparing the Land Use Guide clearly demonstrated that replatting was desired and that Concept Three is preferred from planning perspective and public fiscal responsibility perspectives. Second, it most closely fulfills the intent of the Comprehensive Plan for this area through mixed land uses and the joint use of needed drainage facilities with recreational and public amenities. And third, the urban amenities and subdivision layout would make the area marketable and attractive.

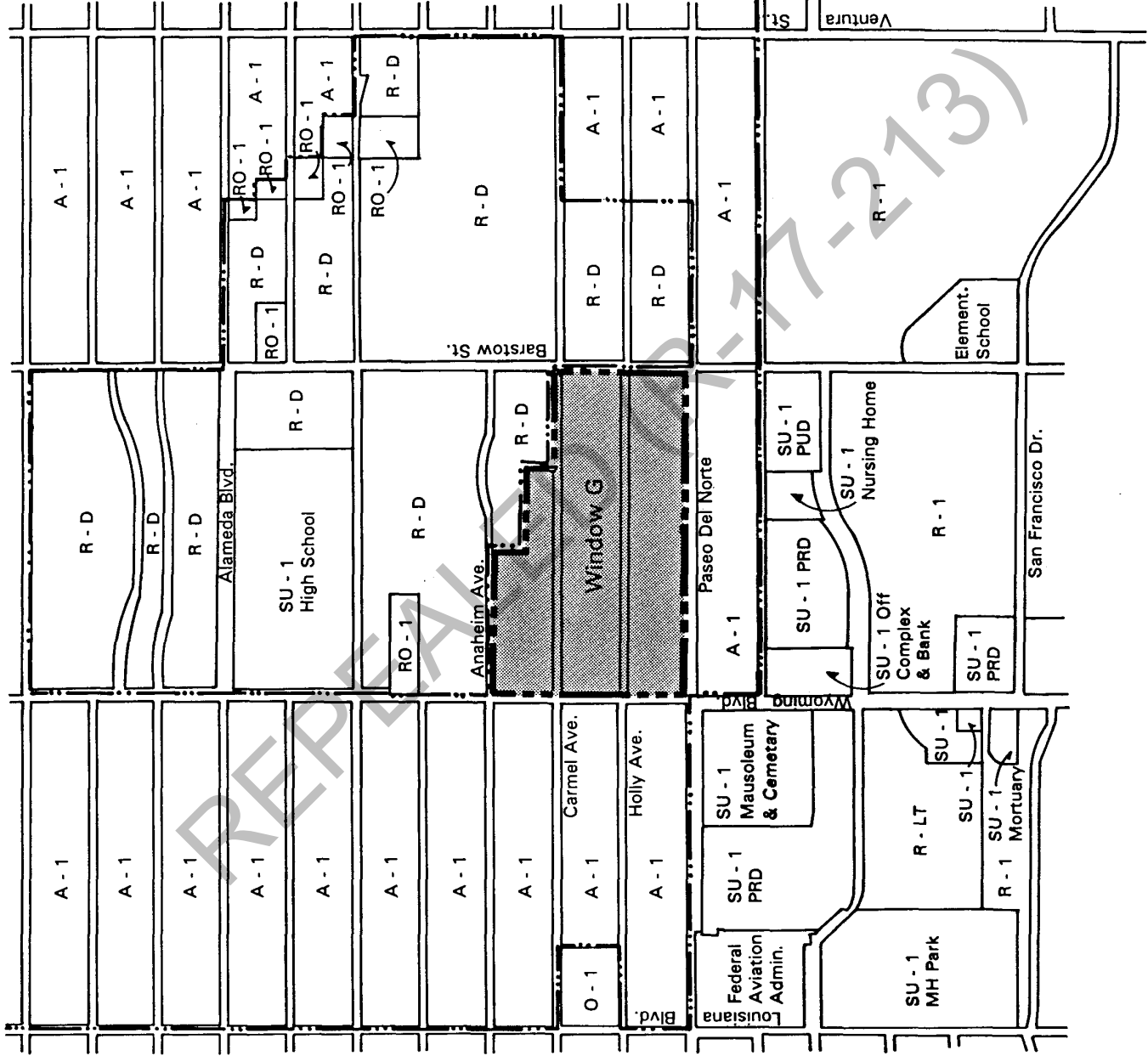
The following features of the La Cueva Land Use Guide are pertinent to the Window G Sector Development Plan:

- The existing subdivision of North Albuquerque Acres is obsolete and disregards the natural topography, drainage, transportation facilities, utilities, and other design needs as set forth in several elements of the Comprehensive Plan, the Comprehensive Zoning Ordinance, and Subdivision Ordinance, and other adopted land use policies.
- The La Cueva High School Land Use Guide did not establish zoning. Zoning has remained County A-1 until sector development plans are approved. Annexation requests within the boundary of the Land Use Guide shall be accompanied by a Sector Development Plan and shall follow the intent of the Guide.
- The North Domingo Baca Arroyo system would be designated an open space link. The North Domingo Baca Arroyo is the northern boundary of the Window G Plan area and will provide open space benefits to the area.
- A transportation network analysis shows that the transportation network proposed in the Long Range Major Street Plan would handle the traffic generation from the recommended land use. The Trails and Bikeways Facility Plan identified potential location for bicycle facilities along the west and north boundaries of the Window G Sector Development Plan area.
- Vacation of grid line right-of-way is encouraged where possible.

Concept Three recommends a shopping center, multiple family dwelling units, the existing water reservoir, and an office park for the area identified as Window G. The Window G Sector Development Plan generally follows these recommendations. The Sector Plan's proposed land uses are shown on page 19. Replatting will occur, annexation is requested as part of the sector planning process, the North Domingo Baca arroyo will provide an open space link to a future park facility to the west as well as a buffer to residential areas to the north, and proposed facilities in the Trails and Bikeways Facility Plan will complement and enhance Window G development. Vacation of the grid right-of-way on Holly Avenue will also occur through realignment of this internal road. Finally, City staff findings from the level of detail and boundary approval also directed Concept Three to be the guiding concept in developing land uses for the Window G Sector Development Plan.

Existing Zoning

The existing zoning in Window G is County A-1, which allows one-acre lots, and a full range of agricultural uses. A map of existing zoning in the area has been included as Exhibit 2 - Adjacent Zoning.



Municipal Boundary



Window G
Adjacent Zoning

Adjacent Zoning and Land Use

North	Residential land zoned R-D. The Carrington Estates subdivision is located north of Window G. A child care facility is located at the southwestern corner of this residential development at the corner of Wyoming Boulevard and Anaheim Avenue. Nor Este Manor and Vineyard Estates are north and northeast of the Carrington subdivision. A branch of the North Domingo Baca Arroyo and Anaheim Avenue are immediately north of Window G between the site and the nearest developed subdivision.
South	Vacant land zoned County A-1 and City land zoned SU-1 for Mausoleum and Cemetery. A mausoleum and cemetery are located at the southwestern corner of Wyoming Boulevard and Paseo del Norte.
East	First Church of the Nazarene. This property and the parcel immediately north to Carmel Avenue is zoned R-D.
West	Sierra Vista Bible Church and vacant land zoned County A-1.

The City's municipal limits are contiguous to Window G to the north and east.

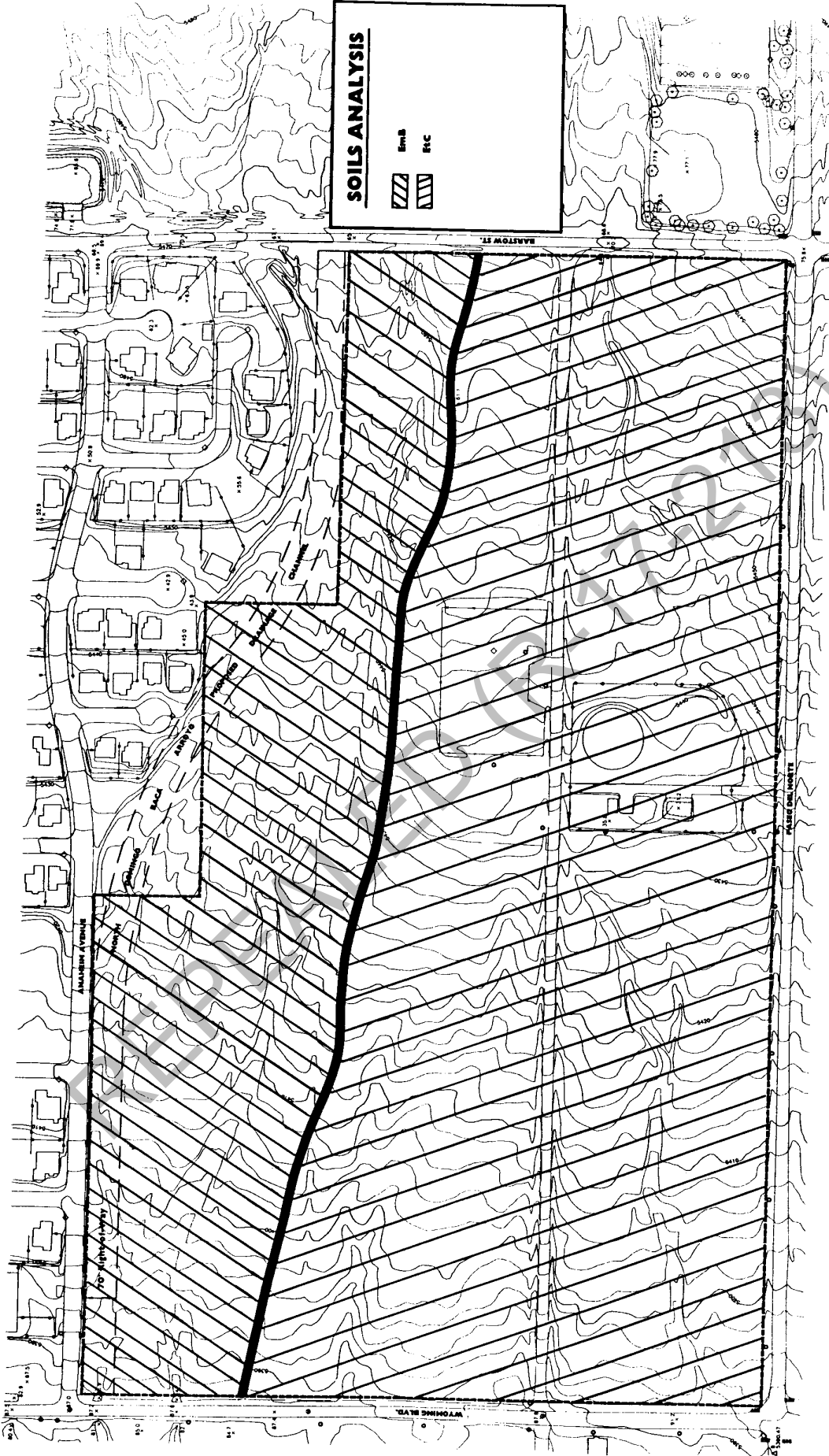
Physical Characteristics: Vegetation and Soils

Two soil types are found within the boundaries of Window G (Exhibit 3- Soils), both of which belong to the Embudo series. This series consists of deep, well drained soils that formed in alluvium derived from decomposed, coarse granitic rocks on old alluvial fans. The first is Embudo gravelly fine sandy loam, found on 0-5 percent slopes. Runoff is medium and the hazard of water erosion is moderate. It is subject to periodic flooding.

The second is Embudo Tijeras complex, found on 0-9 percent slopes. This soil type is in drainage ways and depressions. Runoff is medium and the hazard of water erosion is moderate.

The native vegetation for the entire Embudo series is principally mesa dropseed, blue grama, black grama, and some cholla cactus.

Both of these soil types are suitable for community development.



SOILS ANALYSIS

- EmB
- R+C



JMM
ENGINEERING & ARCHITECTURE, INC.
1000 WYOMING BLVD., SUITE 200
BIRMINGHAM, AL 35203-4400
205.975.1100



WINDOW G SECTOR PLAN CONCEPTUAL LAND USE PLAN

Prepared for:
HOECH REALTY, INC.



Prepared by:
CONSENSUS PLANNING, INC.
814
ZEPHYR DESIGN, INC.

Existing Platting and Ownership

Twenty-seven individual property owners own the 82 lots currently platted within Window G. Of the 82 acres within Window G, owners of 67 acres or 81% of the Window have agreed to participate in the Sector Development Plan and the annexation request. Mr. Donald G. Hoech, applicant, has an agency agreement with the 14 individual lot owners who own the 67 acres.

Street Network

The Window G Plan area is well served by the surrounding street network. Window G is bordered to the south by Paseo del Norte which is designated by the Long Range Major Street Plan as a limited access arterial facility. Currently, Paseo del Norte is a two lane facility with a dirt shoulder. Its designation as a limited access facility has resulted in the preparation of plans to widen its right-of-way to 164 feet and design a six-lane divided facility between Interstate 25 and Tramway. Access onto Paseo del Norte from Window G will be limited to the intersections of Wyoming Boulevard and Barstow Street. A service road between Barstow and the City reservoir site to the west may be included on the north side of Paseo del Norte to provide access to landlocked lots.

To the east is Barstow Street, which has been designated a collector street to service the residential areas of North Albuquerque Acres. It has a right-of-way of 86 feet. Wyoming Boulevard is the western boundary of the Sector Plan area and is designated as a principal arterial with a 156 foot right-of-way.

Utility Services

The site lies within water zone 4 E-R. The zone boundary between 4 E-R and the upper zone, 5E, is the centerline of Barstow Street. As shown by Figure 2, an existing 10" PVC line is available within Wyoming Boulevard N.E. A top of zone 12" waterline lies along the west edge of Barstow Street. Both of these lines were constructed as part of the initial development of La Cueva High School (City Project No. 2215). An 8" waterline lies within Anaheim Avenue. This line was constructed as part of the Nor Este Manor Development. An existing 10" line bounds the site on the south within the Paseo del Norte right-of-way. In view of this information, it is apparent that looped lines surround the site.

Window G is served by a 21" sanitary sewer line located within Wyoming Boulevard. This line drains from north to south to Paseo del Norte. This line was constructed as part of the La Cueva High School project (City Project No. 2215). A 10" line was installed along the north edge of Window G within Anaheim

Avenue. This line was constructed as part of the Nor Este Manor Development. Flows from Vineyard Estates, Units 1 and 3, have been diverted into this line. An undeveloped potential service area lies to the immediate east of Window G. Aside from the 21" line lies within Wyoming Boulevard, there are no other sanitary sewer lines located within Window G. Figure 3 shows the relationship of the existing facilities to the Window G boundary.

Natural gas, underground electric, cable TV, and telephone services are all available within the streets which surround Window G. Overhead electric is also available along Wyoming Boulevard and Paseo del Norte.

Public Facilities and Schools

Dennis Chavez Elementary School serves the Sector Plan area and is located one-half mile south of Paseo del Norte on Barstow Street. Madison Middle School at Comanche and Moon, and La Cueva High School about one-half mile north of the Plan area, will also serve residential development in Window G.

The current Schools Facilities Master Plan includes one new elementary school for the far northeast heights at the present time. A new mid-school is also included in APS' master plan that should be under construction beginning in 1996.

CHAPTER 3 - PLAN PROPOSALS

Overall Development Scenario

The La Cueva High School Land Use Guide considered three development concepts for the Developing Urban area of North Albuquerque Acres. Concept Three was selected for its urban characteristic and optimized land utilization. This concept proposed mixed land uses which would be developed in platting patterns that respond to drainage and arroyos, contours, curvilinear major streets, and open space. The residential uses would consist of a mix of types and densities. Commercial and office uses would be located within easy walking distance of all residences and adjacent to arterial and collector streets. Concept Three also increased the recommended acreage of planned unit development, multiple family residential, office park, and commercial uses over the other two concepts.

The Window G Sector Development Plan will represent a neighborhood with its south boundary as a limited access arterial, its north boundary as a channelized drainage feature, its western boundary as a principal arterial, and its eastern boundary as a collector street. Concept Three delineated shopping center, office, and multi-family uses as the major land uses within Window G because of the window's proximity to Wyoming Boulevard and Paseo del Norte. Over half of Window G (± 40 acres) is shown as multi-family in La Cueva Concept Three.

The Window G Sector Development plan is generally consistent with the La Cueva Land Use Guide Concept Three; commercial, shopping center, and multi-family uses are all included. However, the amount of proposed multi-family development has been reduced by about half - from over 40 acres in the La Cueva Guide to 17 acres in the Window G plan. Additionally, some higher density single-family residential has been added to the Window G plan.

Replatting of the existing one-acre lots to create bulk parcels or new subdivisions, and dedication of needed public rights-of-way, will be necessary before development occurs within any of the zoning parcels within Window G. Replatting will not be required at the time of this sector plan, but will be required on a large parcel basis (following zone boundaries) prior to development within each zone. The only exception to this is for the plant nursery where a four-acre parcel has already been created separate from the adjacent 7.5 acre office parcel.

Annexation

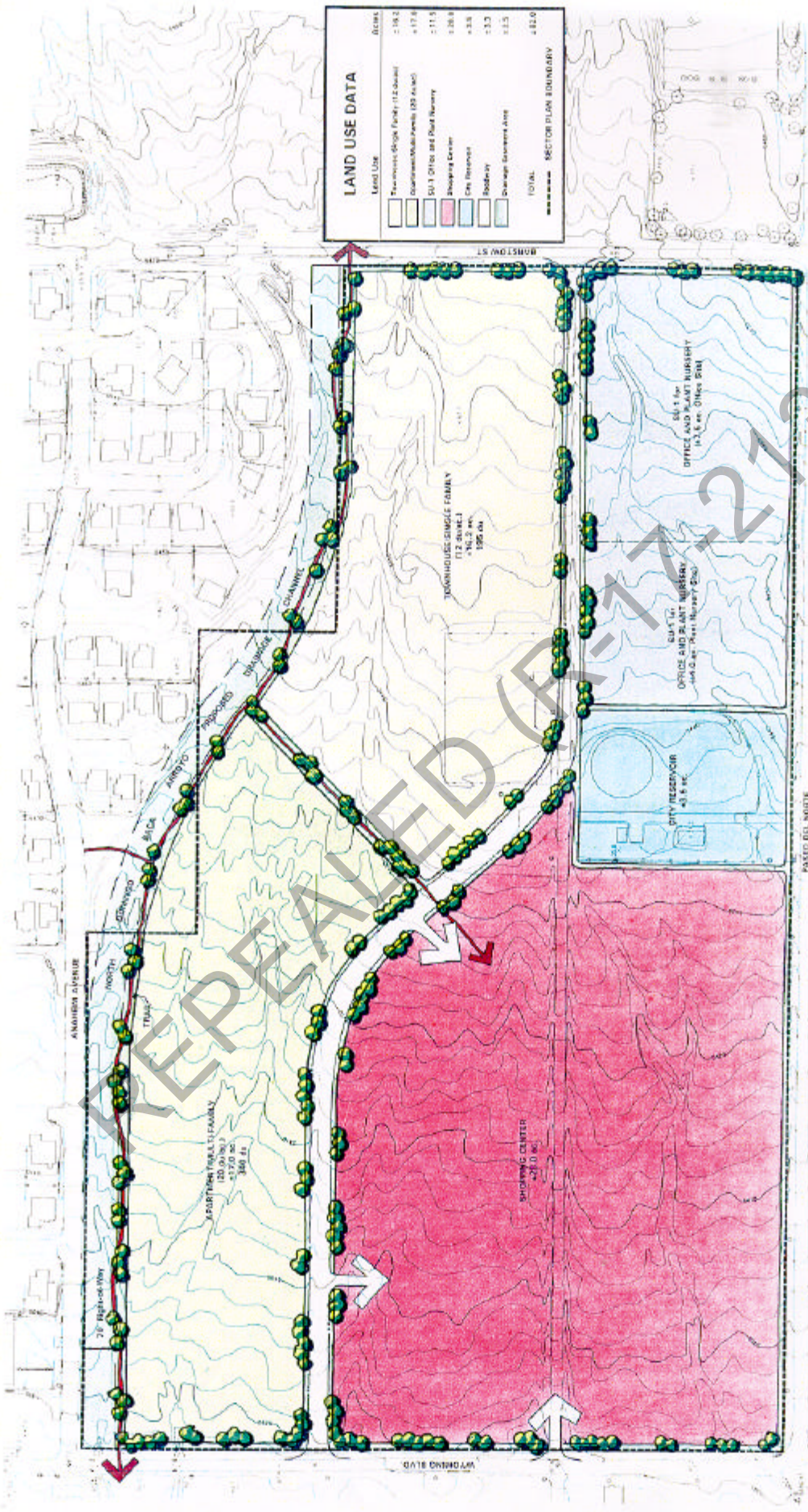
Annexation is a proper and important tool for facilitating sound urban development. Areas designated in the Comprehensive Plan as Developing Urban are particularly appropriate for the range of urban services which the City can

provide, and annexation of such areas is desired and encouraged. Window G is contiguous to the City limits and has provision for convenient street access to the City. It also has reasonable boundaries so that providers of public services can determine where the City boundary is located so that public services can be delivered under appropriate service extension policies at reasonable cost to the City. The applicant will comply with City policy regarding dedication of roads and work with the City on the timing of capital expenditures.

Land Uses

The Window G Sector Development Plan proposes mixed land uses that include multi-family and single family residential, shopping center, and office and plant nursery uses (Exhibit 4 - Land Uses). These land uses are intended to be compatible with and complementary to the surrounding neighborhoods by providing diversity of quality housing, offering a variety of commercial services, and establishing a shopping center to serve all residents of North Albuquerque Acres. Several factors support the appropriateness of the proposed land uses:

- Proximity to major transportation facilities such as Wyoming Boulevard and Paseo del Norte are conducive to higher density residential, shopping center, and commercial land uses.
- The market demands for a variety in housing and Comprehensive Plan policies discouraging sprawl necessitate single family townhome (12 du/ac) and multi-family apartments (20 du/ac) at higher densities than existing subdivisions to the north, particularly in the northeast quadrant of the City.
- Multi-family density has been lowered from 24 du/ac to 20 du/ac and site plan review has been imposed in response to neighborhood concerns over density and design of apartment projects.
- The mixed-land uses adhere to Comprehensive Plan policies and Developing Urban policies regarding air quality protection, high density housing, provision of utilities, land uses near arterial streets, and open space.
- Consistency with the preferred concept in the La Cueva Land Use Guide is achieved through the inclusion of higher density residential, shopping center, and commercial land uses.
- The multi-family land use is an important transition between the shopping center at the corner of Paseo del Norte and Wyoming and the single-family residential uses to the north. The right-of-way of Anaheim Avenue, the 70-foot wide drainage channel, and the setback requirements of the apartment



WINDOW G SECTOR PLAN **CONCEPTUAL LAND USE PLAN**

PREPARED BY
HOECH REALTY, INC.
 September 1990

DESIGNED BY
CONSENSUS PLANNING, INC.
 and
ZEPHYR DESIGN, INC.

site will ensure that the apartments will be more than 130 feet away from the nearest single-family lot line.

- Window G is within a Planning Information Area (PIA 13) that has significantly lower percentages of land zoned for multi-family and commercial uses, despite it having the most acreage among two other comparable Northeast Heights PIAs. Table 2 reflects this shortage and supports the justification for additional multi-family and commercial land uses in the Window G area, as outlined in Concept Three of the La Cueva Land Use Guide.

Table 1 shows the breakdown of proposed land uses in the Window G Sector Development Plan.

Table 1 - Proposed Land Uses in Window G

Land Use	Acreage	Density	Total
Single-family Residential	16.2	12 du/ac	195 units
Multi-family Residential	17.0	20 du/ac	340 units
Plant Nursery	4.0	.25 FAR	N/A
Office	7.5	.25 FAR	N/A
Shopping Center	28.0	.25 FAR	N/A
City of Albuquerque Water Tank	3.5	N/A	N/A
Drainage easement and road ROW	5.8	N/A	N/A
TOTALS	82.0	N/A	535 units

Residential

Just over 33 acres of residential land uses are proposed in the Window G Sector Development Plan. Approximately half of this acreage will be townhouse/single family residential uses (12 du/ac.) in the northeast portion of the Plan area. The other half of the residential acreage will be multi-family housing at a higher density (maximum of 20 du/ac.) that will be located along Wyoming Boulevard in the northwest portion of the Plan area. The total number of multi-family units has

been reduced from an initial 24 du/ac. to 20 du/ac. in response to neighborhood concerns over density and design of apartment projects. Traditional R-3 zoning would have allowed up to 30 du/ac. without additional site plan review, but the owners have instead requested the lower 20 du/ac. limit along with site plan review requirements.

Locating multi-family apartments in this location is consistent with the La Cueva Land Use Guide Concept Three and the Developing Urban area policy in the Comprehensive Plan that states that "Higher density housing is most appropriate...in areas where a transition is needed between single-family homes and more intensive development." These apartments will be similar to the quality apartment developments located along Academy Boulevard and will buffer the Carrington Estates neighborhood to the north from the proposed commercial shopping center proposed for the southwest portion of the Plan area at Wyoming Boulevard and Paseo del Norte. It is important to note that the apartment acreage has been reduced by more than half from what was originally proposed in La Cueva Guide Concept Three.

The total maximum number of dwelling units for the Window G Sector Development Plan shall be 535 units; a maximum of 340 units of multi-family and 195 units of single-family. Two primary housing types are planned for the Plan area.

A site development plan shall be required for all residential development if the parcel is developed at a net density of greater than six dwelling units per acre. If the proposed residential development is equal to or below a net density of six dwelling units per acre, then a subdivision plat shall be required. In either case, additional public review will occur.

A pedestrian connection between the multi-family and the single family sites to the Nor Este neighborhood and to the shopping center will be required. A pedestrian bridge across the North Domingo Baca Arroyo will be necessary to achieve this connection, and will be funded by the City of Albuquerque. This facility will help promote and implement air quality, village, and pedestrian-oriented goals and policies stated in the Comprehensive Plan and in the La Cueva Land Use Guide.

An amenity for both the multi-family and single family/townhome residential developments that should be promoted is the North Domingo Baca Arroyo, which is adjacent to these land uses. Therefore, fence treatment and apartment design are important issues in how the drainage channel is integrated with the residential development. For the multi-family apartment development, sensitive massing and architectural techniques will be required so that the development does not have a blank wall or large block face backing onto the arroyo. Varied setbacks will also be required in order to complement a meandering trail and help achieve the

purpose behind sensitive massing. Tubular metal (wrought iron) and masonry pilaster fence design will be required along the length of the arroyo within the Plan area in order to achieve a sense of openness and integration along the border with the drainage channel.

Special Use for Office and Plant Nursery

Nearly 12 acres of office and plant nursery land in the southeast portion of the Plan area at the intersection of Paseo del Norte and Barstow Street are proposed. The only land uses allowed under this special use designation are permissive and conditional uses under O-1 and a plant nursery. Professional services offices, day care providers, and other typical O-1 uses which are compatible near residential uses are encouraged at this location.

Shopping Center

Twenty-eight acres of shopping center in the southwest portion of the Plan area at the intersection of Wyoming Boulevard and Paseo del Norte are proposed as part of the Window G Sector Development Plan. The size of this parcel is conducive to a large grocery or retail anchor store, with smaller pad sites also available. The acreage required for a shopping center of this type is consistent with other similar shopping centers in the northeast quadrant, such as Sycamore Plaza at Wyoming and Academy and the Far North Shopping Center at Academy and San Mateo. Examples of land uses may include, but are not limited to:

- Grocery Store
- Restaurants
- Large Retail Anchor

A floor area ratio (FAR) assumption of .25 has been used for the shopping center, office, and plant nursery land uses, which together will comprise 48% of the land use acreage within Window G.

The main shopping center buildings and all pad sites must be architecturally integrated with a consistent architectural style, including related building finishes and colors, in order to create a village atmosphere. Pad site structures must conform to the architectural style of the main anchor buildings to achieve a unified design theme. Additionally, all sides of the main building must be aesthetically pleasing with screened equipment and no blank walls in order to enhance the appearance of the shopping center from all directions. This requirement is critical due to the frontage of the shopping center on Paseo del Norte, Wyoming, and Holly.

Appropriate signage is an important element to ensure the architectural integrity and cohesiveness of the shopping center. Signage should not comprise more than 6% of the surface that it is applied to for building-mounted signs. No exposed neon wrapping around the exterior of the buildings will be allowed. Channelized lettering will also be required for all signs.

Residents of North Albuquerque Acres must currently drive several miles south for basic commercial services since the only commercially zoned land in the immediate area is a cemetery/mausoleum at the southwest corner of Wyoming and Paseo del Norte. The proposed commercial and shopping center development in Window G will serve the areas of North Albuquerque Acres north, east, and west of La Cueva High School that will develop in the near future, as well as the existing residential areas to the north and south.

Accessing commercial services will be facilitated by the construction of a pedestrian bridge across the North Domingo Baca Arroyo by the City of Albuquerque that will connect residential neighborhoods north of the Plan area with Window G. Pedestrian access will be provided between the multi-family and the single family residential sites, which also will connect to the arroyo bridge and the shopping center, in order to allow access through Window G to the shopping center.

At the time that a park and ride lot is established by the City at the shopping center site at Wyoming and Paseo del Norte, 30 parking spaces within the shopping center parking lot will be designated for joint-use.

Water Reservoir

The City of Albuquerque has a 3.5 acre water reservoir tank on Paseo del Norte, roughly halfway between Wyoming Boulevard and Barstow Street. This facility is anticipated to remain since it serves the North Albuquerque Acres area. However, O-1 zoning is requested for this site since it is an appropriate zone category and land use in the event that the facility is removed.

The approved Facilities Plan for Reservoir Siting calls for the implementation of design guidelines for all City reservoir sites. Decorative fencing, extensive landscaping, and environmental paint colors will be required for the City reservoir site per the specifications of the Facilities Plan.

Trail Character

One of the most important features of the Window G Sector Plan is the proposed trail that will go east-west along the south side of the North Domingo Baca Arroyo. This trail will link future park facilities that are planned to the west and east by the Parks and General Services Department, in conjunction with AMAFCA and

Albuquerque Public Schools, respectively. The trail will be constructed by developers and maintained by the City of Albuquerque per a licensing agreement with AMAFCA.

The trail shall meander along the drainage channel and complement the on-site open space that will be required as part of the single family and multi-family residential developments. No solid block wall fences will be allowed between the trail and the residential development, but rather a tubular metal (wrought iron) and masonry pilaster fence will be required in order to help achieve a sense of openness. Residential developers are strongly encouraged to place as much open space as possible along the trail in order to achieve a park-like corridor and provide buffering to the residential area to the north. The trail areas should be viewed as the primary location for satisfying the off-site open space dedication requirements associated with high-density residential development. The arroyo trail(s) will be located within an open space buffer along the south side of the North Domingo Baca arroyo, which is a minimum of 30 feet wide. It is envisioned that the trail will require both a hard and soft surface to accommodate pedestrians, bicyclists, and equestrians. The equestrian trail may be accommodated in the bottom of the arroyo if the arroyo has a soft bottom after channelization.

A pedestrian bridge will also link the Nor Este neighborhood to the north with this trail (Exhibit 4). This bridge will be constructed and maintained by the City of Albuquerque. An additional link to the east of this crossing to the shopping center within Window G will be constructed between the multi-family and single family/townhome developments. Construction of this pedestrian link will be by the developers and maintenance will be provided by the City after dedication. This link will also allow pedestrian access to the shopping center by future residents of Window G and current residents of the Nor Este neighborhood. The residential developers will also be encouraged to apply their open space requirement to this pedestrian link.

Land Use Analysis

Window G is within Planning Information Area (PIA 13) that has significantly lower percentages of land zoned for multi-family and commercial uses, despite it having the most acreage among two other comparable Northeast Heights PIAs. Table 2 reflects this shortage and supports the justification for additional multi-family and commercial land uses in the Window G area, as outlined in Concept Three of the La Cueva Land Use Guide.

Table 2 - Acreage of Developed Land by General Zoning Category and PIA in the Northeast Heights

	PIA 13	% of Total	PIA 4	% of Total	PIA 14	% of Total
Single Family	3,428	35.44%	1,881	42.96%	4,371	60.78%
Multi-Family	227	2.34%	231	5.28%	424	5.89%
Commercial	168	1.74%	894	20.43%	512	7.12%

Source: Albuquerque Geographic Information Systems, 1995 Note: Other zoning categories such as industrial, public institutions, etc. are not shown. Window G is contained within PIA 13. PIA 4 and PIA 14 are the two closest PIA's in the Northeast Heights to PIA 13.

Proposed Zoning

The following table summarizes the proposed zoning categories that shall be utilized for all property within the Window G Sector Development Plan. The locations for the proposed zoning are in Exhibit 5 (Proposed Zoning).

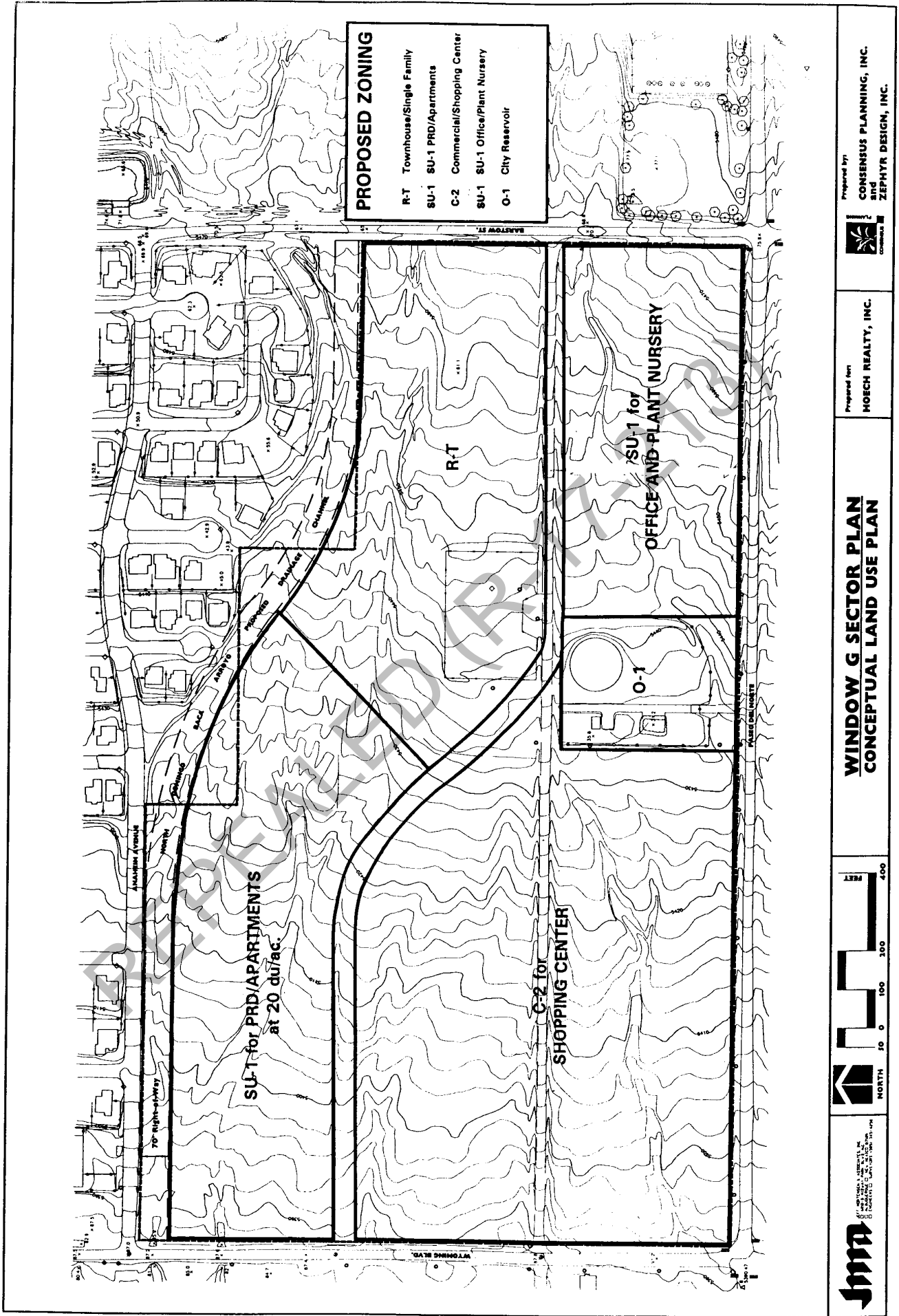
Table 3 - Proposed Zoning for Window G Sector Development Plan

Land Use	Proposed Zoning	Maximum Dwelling Units or Floor Area Ratio	Acreage	% of Total
Single-family Residential	R-T	195 units (12 du/ac.)	16.2	19.8
Multi-family Residential	SU-1 for PRD/Apt.	340 units (20 du/ac.)	17.0	20.7
Plant Nursery	SU-1 for Office and Plant Nursery	.25 FAR	4.0	4.9
Office	SU-1 for Office and Plant Nursery	.25 FAR	7.5	9.2

Shopping Center	C-2	.25 FAR	28.0	34.1
City of Albuquerque Water Reservoir	O-1	N/A	3.5	4.3
Drainage easement and road ROW	N/A	N/A	5.8	7.0
TOTALS		535 units	82.0	100

The R-T residential zone provides suitable sites for houses and townhouses in Developing Urban areas. SU-1 for PRD/Apartments allows higher densities and requires site development plan review to ensure compatibility with adjacent zoning and land uses. A density maximum of 20 du/ac. has been established for the apartment site, only two-thirds of the typical 30 du/ac. density allowable under standard R-3 apartment zoning. The proposed SU-1 for PRD parcel is adjacent to Wyoming Boulevard and the proposed shopping center site. It also provides a needed transition between the shopping center to the south and the existing single family subdivisions to the north.

The O-1 zone is proposed for the 3.5 acre water reservoir parcel. City Planning Department staff have not indicated a zoning preference for this parcel, so O-1 was selected since it is compatible with the requested and adjacent SU-1 for Office and Plant Nursery zoning if the reservoir use is ever discontinued. This special use zoning for office and plant nursery is well-suited for Window G as per the La Cueva Land Use Guide because of its proximity to Paseo del Norte and Wyoming Boulevard. It also recognizes the pre-existing condition of a real estate transaction that is geared toward developing a plant nursery next to the water reservoir.



PROPOSED ZONING

- R-T Townhouse/Single Family
- SU-1 SU-1 PRD/Apartments
- C-2 Commercial/Shopping Center
- SU-1 SU-1 Office/Plant Nursery
- O-1 City Reservoir



CONSISTENT WITH THE
2010 HANCOCK COUNTY ZONING ORDINANCE



**WINDOW G SECTOR PLAN
CONCEPTUAL LAND USE PLAN**

Prepared for:
HOECH REALTY, INC.



Prepared by:
**CONSENSUS PLANNING, INC.
and
ZEPHYR DESIGN, INC.**

Landscape Buffer

The boundary between different land uses or a change in density has the potential for conflict, such as lighting, noise, and sight impacts. These and other adverse impacts can be mitigated through landscape and setback buffering. The developer of the commercial parcels and the multi-family site will have to comply with the setback and landscape buffering requirements of the City Zoning Code. Additionally, the 70 foot wide drainage channel and full right-of-way of Anaheim Avenue will separate the subdivision to the north from the multi-family residential area within Window G.

Pursuant to Section 14-16-3-10 of the Comprehensive City Zoning Code, the following conditions apply to buffer landscaping required for non-residential zones in the Window G Sector Development Plan area.

1. Where a nonresidential zone is developed for a non-residential purpose and the site abuts a residential zone, special buffer landscaping is required to be provided by the non-- developer. The standard buffer landscaping shall be a landscaping strip at least ten feet wide where located along the residential/non-residential boundary.
2. The buffer landscaping shall consist primarily of trees, which shall be at least eight feet high at time of plating and capable of reaching a height at maturity of at least 25 feet. Spacing of the trees shall be equal to 75% of the mature canopy diameter of the trees.
3. Where parking or vehicle circulation areas are adjacent to the landscaping strip, a minimum six foot high opaque wall or fence shall also be required to visually screen the parking lot or circulation area from the adjacent residential zone; chain link fence with slats shall not constitute acceptable screening.

Development Schedule

No developer has been identified yet for the Window G properties. It is expected that the property owners will sell or joint venture with others in order to develop the property once zoning has been approved. All parcels in Window G will have to submit additional plans (subdivisions or site plans) to the City for approval prior to development.

Crime and Security

The crime and security concerns of the Nor Este neighborhood are acknowledged, and the Sector Plan encourages that the Albuquerque Police Department's plans for a future police substation in the area be developed as soon as possible, or at least parallel to development within Window G.

Population

Population, housing, and employment projections for the immediate vicinity have been estimated by the Middle Rio Grande Council of Governments (MRGCOG) as part of their District 3 projections for Bernalillo, Sandoval, Valencia, and Torrance Counties. The MRGCOG has divided this entire area into Data Analysis SubZones (DASZ). Window G is within DASZ 7211, which covers 419 acres and is bordered by Paseo del Norte to the south, Wyoming Boulevard to the west, Ventura Road to the east, and Alameda Boulevard to the north. Window G comprises just under 20% of all the land within DASZ 7211.

Table 4 shows the growth anticipated for the Window G vicinity from 1990 through 2015 for population, dwelling units, and employment.

Table 4 - Anticipated Population, Housing, and Employment Growth for DASZ 7211

Year	Population	Dwelling Units	Jobs
1990	46	19	168
2005	2,193	944	482
2015	2,588	1,125	605

Source: Middle Rio Grande Council of Governments

Parks and Open Space

The Park Dedication and Development Ordinance sets dedication requirements of 170 square feet per single-family unit and 85 square feet per multi-family unit. Either a park dedication of 1.4 acres or a cash in-lieu payment is required for the Window G Sector Development Plan residential land use. The requirement is based on an assumption of a maximum of 195 single-family units and 340 multi-family units. The actual number of units proposed will be determined at the time of subdivision. The subdivision developer will comply with the park dedication

policy by providing a cash payment, in lieu of dedication of land, of an amount equal to the value of the land. This is due to Window G's close proximity to other planned parks in the vicinity, including the proposed City park near Louisiana Boulevard that will be linked with Window G by a trail along the North Domingo Baca arroyo.

Section 14-16-3-8 of the City Zoning Code, Open Space Regulations, states that under the RT zone category, each dwelling unit must have 750 square feet of usable open space. SU-1 for PRD requirements include 2,400 or more square feet of open space per dwelling. Of the total 2,400 square feet, the following minimum amounts shall be usable open space: 200 square feet of usable, on-site open space for each one bedroom unit, 250 square feet for each two bedroom unit, and 300 square feet for each dwelling unit containing three or more bedrooms.

The minimum Open Space requirement for this sector plan area is 2,400 square feet per unit in the SU-1 for PRD zone and 750 square feet per unit in the RT zone, which can be met onsite or alternatively, offsite within the Plan area. Final determination of onsite and offsite open space locations and amounts will be made at the time of site plan submittal according to the proposed densities.

Transportation

The Window G Sector Development Plan is consistent with the Long Range Major Street Plan and the Trails and Bikeways Facility Plan.

Paseo del Norte east of Interstate 25 is the principal arterial facility intended to serve development in Window G. It is classified as a limited access arterial with a future 164 foot right-of-way, and plans are currently being prepared to widen this facility. Wyoming Boulevard is a principal arterial with a required 156 foot right-of-way. Barstow Street is a collector requiring 86 feet of right-of-way and access will also be restricted once Paseo del Norte is reconstructed.

Paseo del Norte, located to the south of Window G, will be widened jointly by the City of Albuquerque and Bernalillo County. Wyoming Boulevard will be largely developed by private developers. As Window G develops, this roadway will be constructed with half-width paving. The half-width paving will consist of the northbound lanes of this principal arterial. The east curblane and the east side of the median curb will define the limits of the half-width paving. The paving section will be determined consistent with that already constructed along the La Cueva High School frontage (City Project No. 2215). The road sections set forth in those plans will be adapted to this segment of roadway. The same applies to Barstow Street, which will be 66' face-to-face within an 86' right-of-way width.

Improvements to Paseo del Norte will make the area more accessible and confirm the suitability of the proposed land uses within the Plan area. The Window G Plan area will be divided roughly in half by Holly Avenue, a proposed collector street whose re-alignment will be curvilinear rather than straight. This realignment of the roadway is consistent with La Cueva Concept Three and other Comprehensive Plan policies.

The Carmel/Holly realignment will conform with current DPM standards. It is proposed to construct a 40' face-to-face collector street within a 60' width right-of-way. The construction of this roadway will be triggered by the actual development within this Window. Likewise, the design and construction of internal (residential) streets will be defined as a function of the specific plans for the major land use categories. Those layouts and configurations will be addressed at time of subdivision or site plan. The single family/townhome development will not be allowed direct driveway access onto Holly, although local residential street connection is allowed.

The Trails and Bikeways Facility Plan has identified two trail facilities along the boundaries of the Window G Sector Development Plan. The first is T 302 located along Wyoming Boulevard from Elena Drive to the north to Paseo del Norte to the south. The second trail proposal is identified as T 303 which would run along the North Domingo Baca Arroyo from the North Baca Dam to the east to Louisiana Boulevard to the west where a future park facility will be constructed.

Table 5 represents the Trip Generation Estimates for the proposed major land use categories. It is noted that a complete traffic analysis will be required if any part of this Window, or any of these major land use areas, proceeds to development and exceeds the current threshold numbers. The development of the majority of the shopping center site and the other commercial site are dependent upon the widening of Paseo del Norte along the southern edge of the Window. Prior to the widening of Paseo del Norte, only the northern portion of the shopping center site (which lies to the north of the current Holly Avenue alignment) can reasonably develop. All parcels within Window G are required to submit site plans or subdivision plats for City approval prior to development due to their size or zoning. Therefore, the City will have an additional opportunity for more detailed traffic analysis (if warranted) when an actual development is being proposed.

Table 5 - Summary of Trip Generation Estimates

Land Use	Area (acres)	Density	Units	AM Peak Hour Trips	PM Peak Hour Trips
Apartments	± 17	20 du/ac.	340 dus	29 incoming 141 outgoing 170 total	135 incoming 64 outgoing 199 total
Single-Family	± 16.2	12 du/ac.	195 dus	37 incoming 107 outgoing 144 total	128 incoming 69 outgoing 197 total
Shopping Center	± 28	.25 FAR	300,000 gross leasable sq. ft.	195 incoming 115 outgoing 310 total	661 incoming 661 outgoing 1321 total
Commercial	± 11.5	.25 FAR	125,000 gross leasable sq. ft.		300 incoming 300 outgoing 600 total

Transportation Improvements

The following transportation improvements will be necessary:

- A Traffic Impact Study (TIS) will be completed prior to submittal of any development within the Plan area, with the exception of the single family/townhome parcel under the following condition:
 - If the single family/townhome site develops with detached units at less than 150 units total, then the TIS will be deferred.
- Implementation of required off-site mitigation improvements, as identified in a TIS and negotiated with the City, must be committed to and provided for prior to any subdivision or site plan approval by DRB or EPC, subject to procedural changes which may occur as a result of adoption of an impact fee ordinance, which may govern how traffic improvements are paid for in the future.
- Location and design of access points onto Wyoming and Barstow will be coordinated with the improved Paseo del Norte intersections with Wyoming and Barstow at the time of site planning.

- Replatting into bulk parcels or subdivisions within the new zone boundaries and dedication of required rights-of-way will occur prior to development occurring within that portion of Window G. The only exception to this is for the plant nursery where a four acre parcel has already been created separate from the adjacent 7.5 acre office parcel.
- Construction of street improvements along adjacent streets will be required with the development of that portion of the site adjacent to and required to be serviced by the street in accordance with City ordinances governing street construction, or as identified and negotiated through a TIS.
- The proposed access to the adjacent major roadways must be configured to minimize direct impacts to the street system at the time of site planning.

Air Quality

Per discussion with the Environmental Health Department, an Air Quality Impact Analysis (AQIA) is not necessary for the adoption of the Sector Development Plan and the establishment of zoning. An AQIA, which is dependent upon the completion of a Traffic Impact Study (TIS), will be required when site development plans are proposed for the shopping center and the commercial parcels. The two residential parcels will be allowed to go through the site development plan review process without an AQIA if residential development proposals precede site development plans for the shopping center and commercial parcels.

Since both the City of Albuquerque and Bernalillo County are currently non-attainment areas for Carbon Monoxide (CO) under the Clean Air Act, it is encouraged that gas-fired fireplaces rather than wood-burning fireplaces and stoves be installed in the residential units in order to contribute to improved air quality. Site design which promotes good internal and external circulation patterns for pedestrians, bicycles, and autos will also be encouraged in order to contribute to improved air quality. These designs should include non-vehicular linkages between Paseo del Norte and the planned trail along the North Domingo Baca Arroyo.

Water and Sanitary Sewer Utilities

Figure 4 shows the proposed Master Water Plan for Window G. The proposed Master Water Plan consists of the construction of a 10" waterline connecting between the existing 10" waterline within Wyoming Boulevard and the existing

12" waterline within Barstow Street. This line will lie within the Carmel/Holly Realignment Corridor. Extension to the east beyond Barstow Street is not applicable as the center of Barstow Street represents a pressure zone boundary. The commercial areas will take service from this new 10" line as well as the existing lines within the adjacent streets. Larger commercial developments may require the internal looping of onsite lines to provide adequate fire protection. The specifics of that looping will be addressed at the time of site plan approval.

The residential areas will take service from the new 10" line to be located within the Carmel/Holly Realignment Corridor. Requirements for onsite public lines will be determined at the time of subdivision.

Figure 5 is the Master Sanitary Sewer Plan. This plan relies upon the existing 21" line that lies within Wyoming Boulevard. A 10" sanitary sewer line is proposed within the Carmel/Holly Realignment Corridor. This line will extend from Wyoming Boulevard east to Barstow Street. The line has been sized to allow for its extension east past Barstow Street similar to the 10" line, which lies north within Anaheim Avenue. That line was sized to receive the drainage from the Vineyard Estates phases which currently discharge to that line. This proposed plan is consistent with that previously established concept and development scenario.

The 10" line within the Carmel/Holly Realignment Corridor will provide service to the residential areas shown in the Land Use Plan. The commercial area which lies to the east of the existing City Reservoir Site will also take service from this 10" line. The shopping center site can take service from the 10" line, however more than likely will take service from an existing manhole located on the existing 21" line within Wyoming Boulevard. That manhole is located at the existing intersection of Wyoming Boulevard and Holly.

A request for a letter of water and sewer availability has been submitted to the City of Albuquerque and is expected to be received prior to the public hearing on this Sector Development Plan.

Drainage Management

Figure 6 shows the existing drainage conditions for Window G. As shown by this Figure, two (2) 100-year designated flood zones impact the plan area. The North Domingo Baca Arroyo enters at the northeast corner and is characterized by an AO (Depth 1) Zone. The existing offsite flow entering this flood zone from upstream is 360 cfs. The existing flow downstream at the Wyoming Boulevard crossing is 540 cfs. This hydrology was obtained from the North and South Domingo Baca Arroyos and Paseo del Norte Corridor Drainage Management Plan prepared for AMAFCA by Resource Technology, Inc., December 1991.

A tributary of the North Domingo Baca Arroyo lies along the south edge of Window G. This tributary enters with 266 cfs at Barstow Street and exits with 371 cfs at the intersection of Wyoming Boulevard and Paseo del Norte. The floodplain associated with these flows is also an AO (Depth 1) Zone, as determined from Panel 10 of 50 of the National Flood Insurance Programs, Flood Insurance Rate Map for the City of Albuquerque dated October 14, 1983. The hydrology for the existing condition was taken from the above referenced Resource Technology, Inc. (RTI) Report. The RTI report also identifies that the runoff from this south tributary shall be diverted to the Paseo del Norte Corridor. All runoff generated north of the existing Holly Avenue alignment shall drain to the North Domingo Baca Arroyo. All runoff generated to the south of Holly Avenue will be diverted to the Paseo del Norte Corridor.

Figure 7 shows the proposed drainage improvements, in conceptual form, within Window G. Runoff associated with the North Domingo Baca Arroyo will be carried through the north portion of the planned area within a concrete-lined or soil cement public drainage channel. The channel will be constructed by the developers according to AMAFCA standards, and AMAFCA will then assume maintenance responsibilities. AMAFCA may choose to participate in the cost of channel construction, but is not required to do so. A preliminary profile of this channel is shown on Figure 8. A typical channel section is shown on Figure 9. It is proposed that this channel will meet current City AMAFCA Standards. Runoff contained within the existing 48" storm drain within Anaheim Avenue will be discharged directly into this channel. This will eliminate a portion of the runoff which currently enters an existing pond which lies outside of the window and north of the planned area. This small diversion will eliminate the presence of a public storm drain on private property. This will make the system more accessible to the City and/or AMAFCA.

It is also proposed to connect the discharge from the Vineyard Estates Detention Pond into the channel just west of its connection at Barstow Street. That storm drain currently discharges to the arroyo.

Crossing structures at both Wyoming Boulevard and Barstow Street and between Window G and the Nor Este Manor subdivision will be constructed by the City. It is standard City policy to construct all arroyo crossing structures. The channel between those structures will be developer sponsored as indicated by the RTI report, and as further indicated by AMAFCA during pre-application meetings.

Runoff generated by the two residential areas, Basin A and Basin B, will be discharged directly to the proposed drainage channel. At this time, it is anticipated that surface flows will be introduced via side inlets. Runoff generated by the northerly portion of the shopping center site, Basin C, will be discharged at its northwest corner. A public storm drain system is proposed within Wyoming

Boulevard to accept this runoff and convey same to the improved arroyo. Runoff generated by Basins D, E, and F, which lie south of the Holly Avenue divide, will discharge to the Paseo del Norte Corridor. In view of this, the development of those basins will be dependent upon the construction of the Paseo del Norte Improvements. The Basins A, B, and C are dependent upon the construction of the North Domingo Baca Channel improvements.

As referenced above, crossing structures will be constructed by the City. Diverting the runoff carried by the arroyo to the AMAFCA/Louisiana Dam will require coordination with both AMAFCA and City parks. A City park site will lie immediately west of the site on the west side of Wyoming Boulevard. Final plans for the development of the park site are not available, however, it is anticipated a park will be developed on that site at a later date. Because of this, the diversion should be temporary in nature so as to allow maximum flexibility in the design and construction of the City Park improvements. Pre-application meetings indicate that this is an acceptable concept to follow. It should be stressed that this diversion will require close coordination with both AMAFCA and City parks.

A Trainer Facility, or an extension of the channel outside of the Window, is proposed upstream from Barstow Street. In either case, coordination with the upstream property owners will be required. It is further proposed to place the channel within the Carmel Avenue alignment east of Barstow Street. This is consistent with preliminary plans previously prepared and presented in conjunction with Vineyard Estates, Unit 4, which lies upstream of this site. This is also consistent with plans in process by the Albuquerque Public Schools for developing a middle school site at the northeast corner of Barstow Street and Carmel Avenue. Once again, close coordination with the upstream property owners will be required.

The design flow for the channel has been selected as 2,650 cfs, as taken from the RTI Report. The Table from which Peak Discharges in the developed (future) conditions at critical locations has been reprinted as part of Figure 9. Figure 9 also includes Channel Hydraulics Calculations and an Analysis of Channel Freeboard. These calculations are presented in support of the typical channel section illustrated as part of Figure 9.

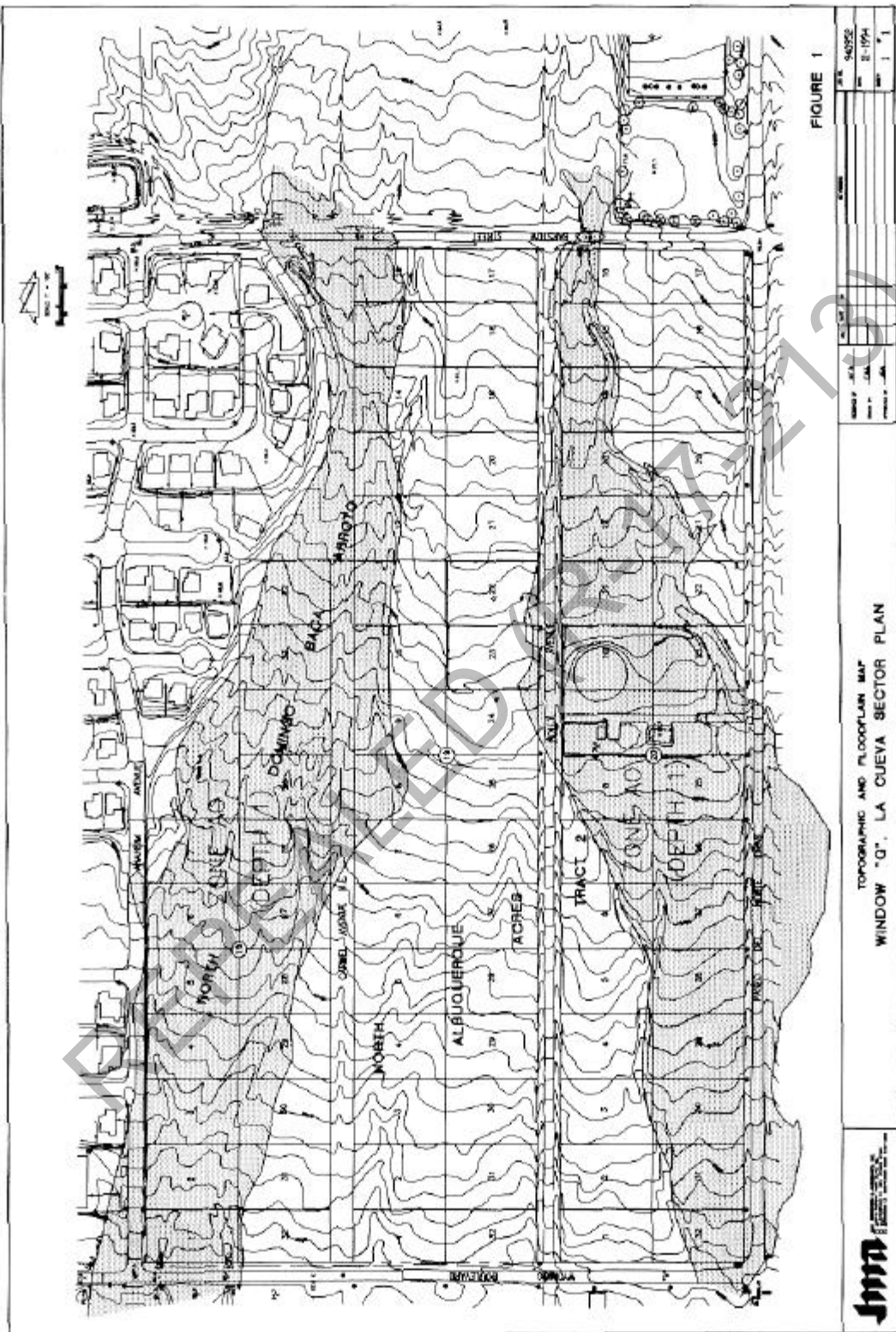
All figures appear in Chapter 4. Drainage Calculations have been prepared in accordance with the procedure for forty-acre and smaller basins set forth in the revision of Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, date January 1993. As shown by these calculations, proposed improvements will result in an increase in runoff. The increases are within the limits identified by the RTI Peak Discharge Rates. In view of this, the free discharge of runoff from this site is appropriate. As stated above, Basins A, B,

and C will discharge to the North Domingo Baca Arroyo. Basins D, E, and F will discharge to the Paseo del Norte Corridor.

REPEALED (R-17-213)

CHAPTER 4 - FIGURES

REPEALED (R-17-213)



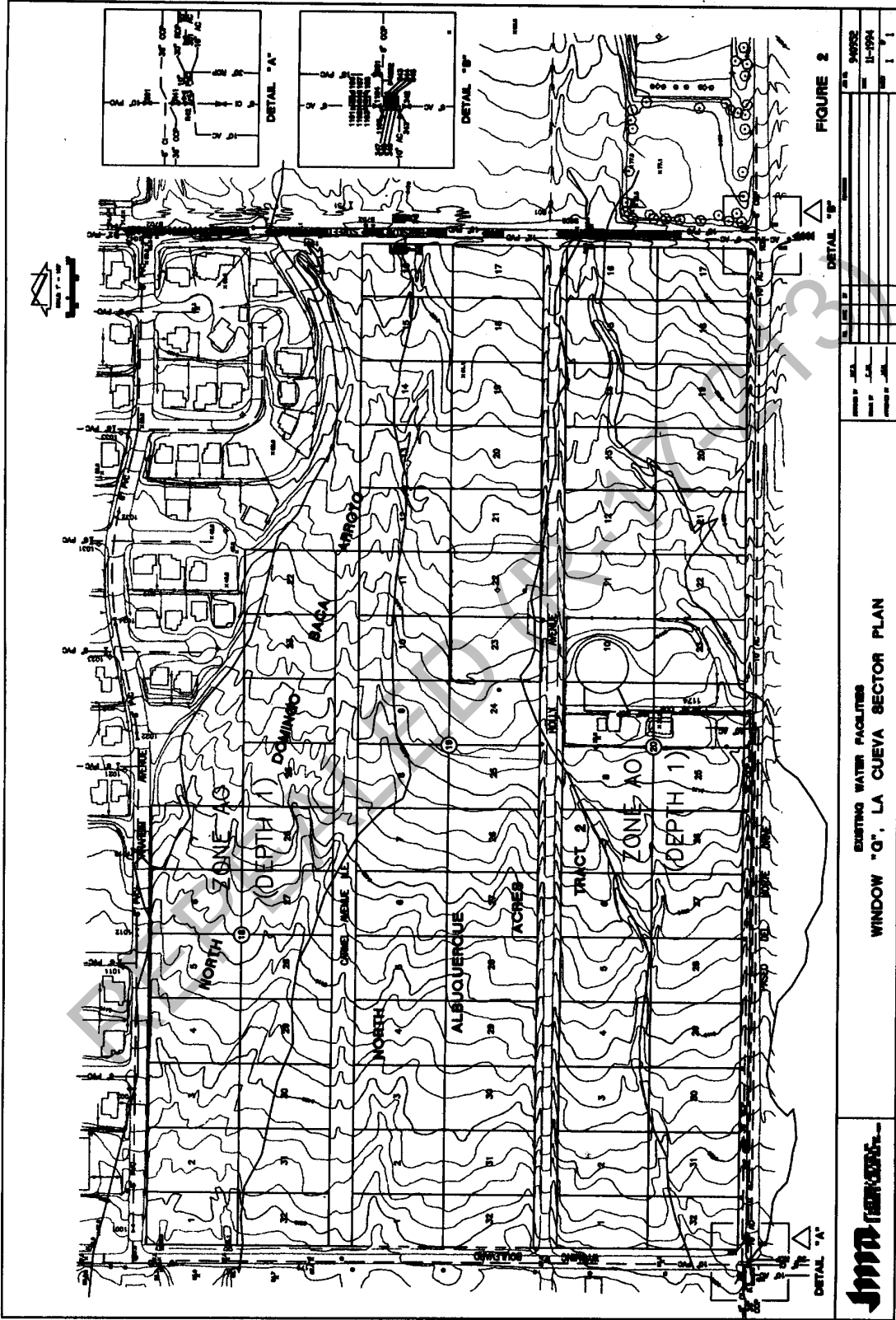
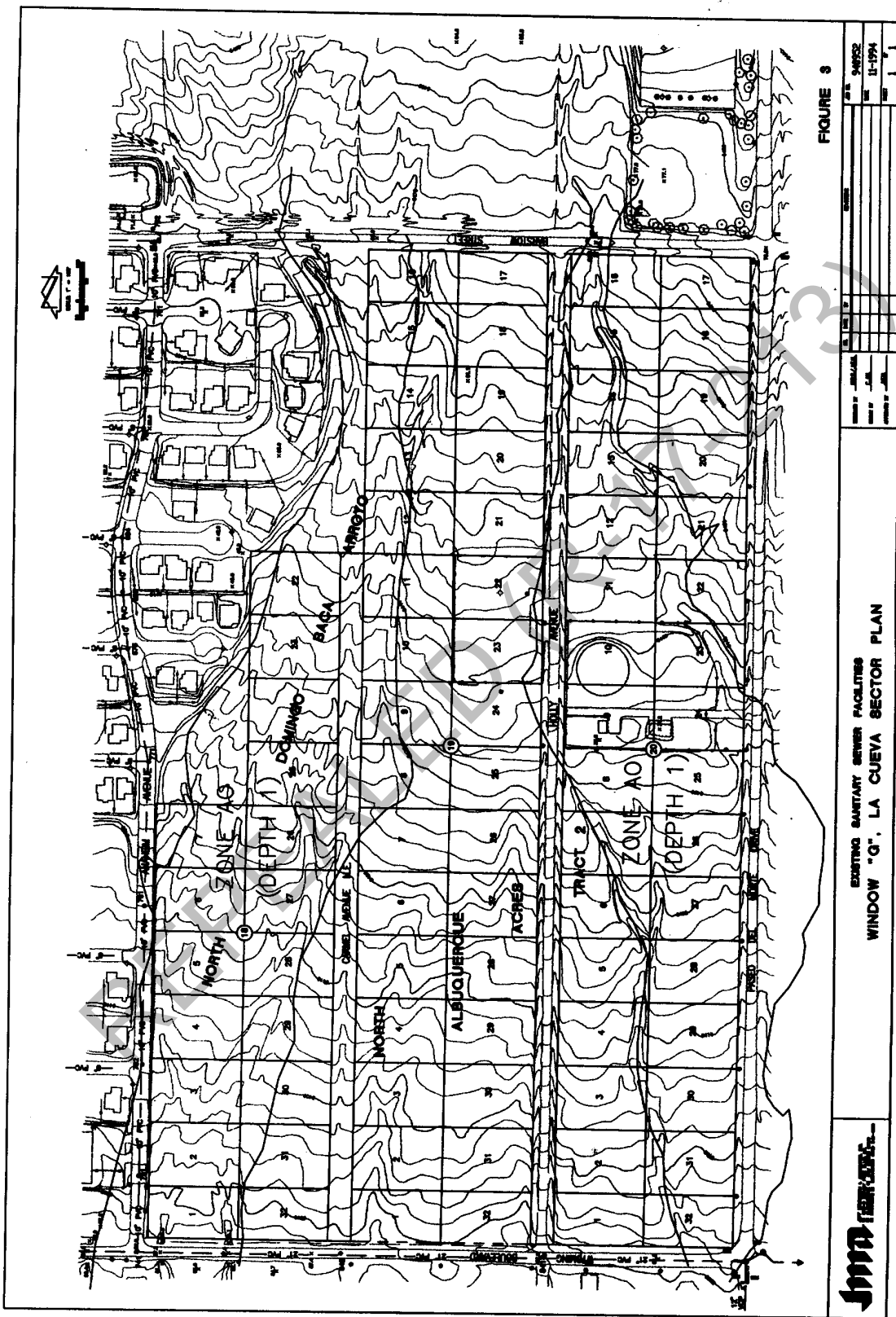


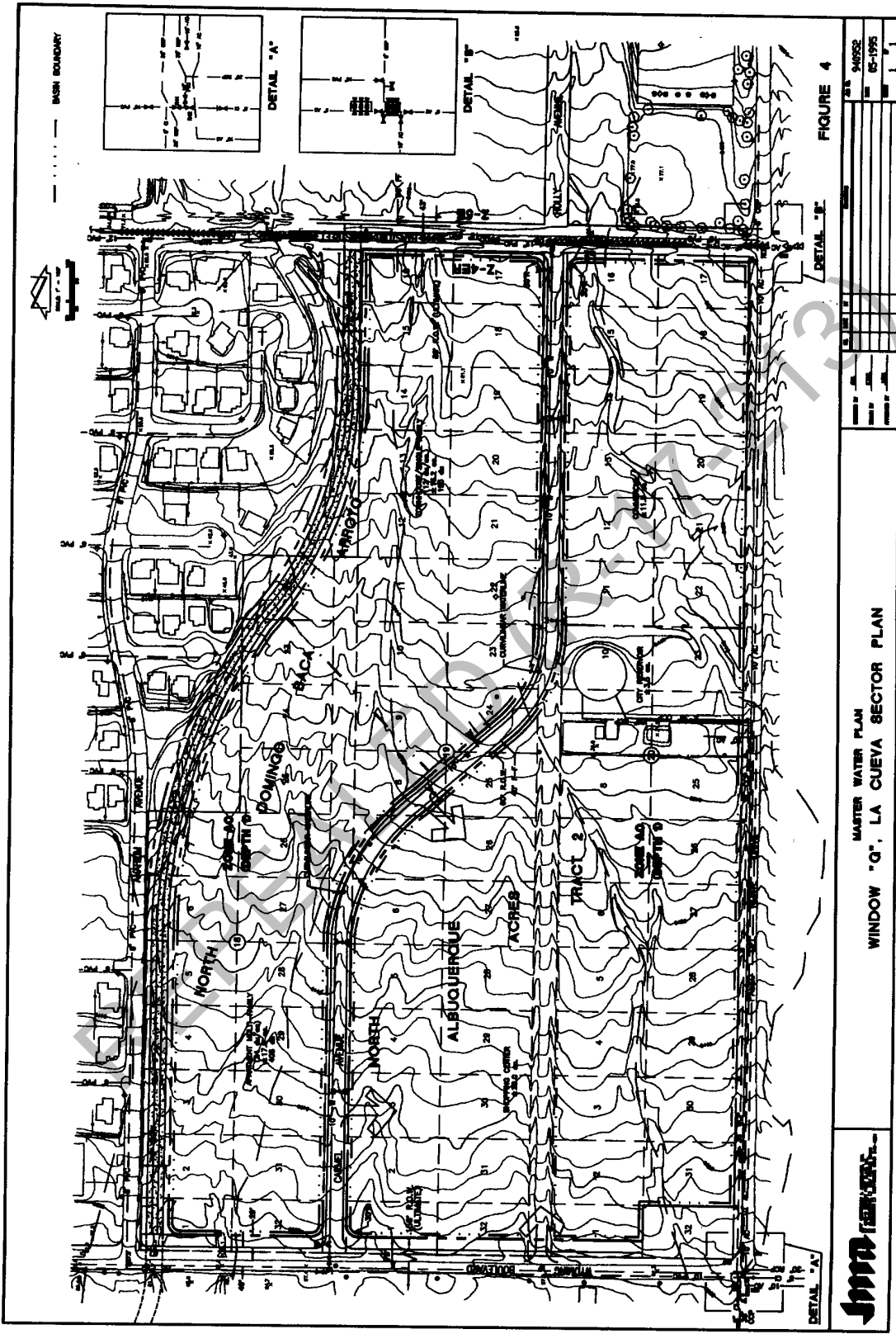
FIGURE 2

DATE	11-1994
BY	34552
CHECKED BY	
APPROVED BY	
DESIGNED BY	
DRAWN BY	
SCALE	1" = 1'

EXISTING WATER FACILITIES
WINDOW "G", LA CUEVA SECTOR PLAN







1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

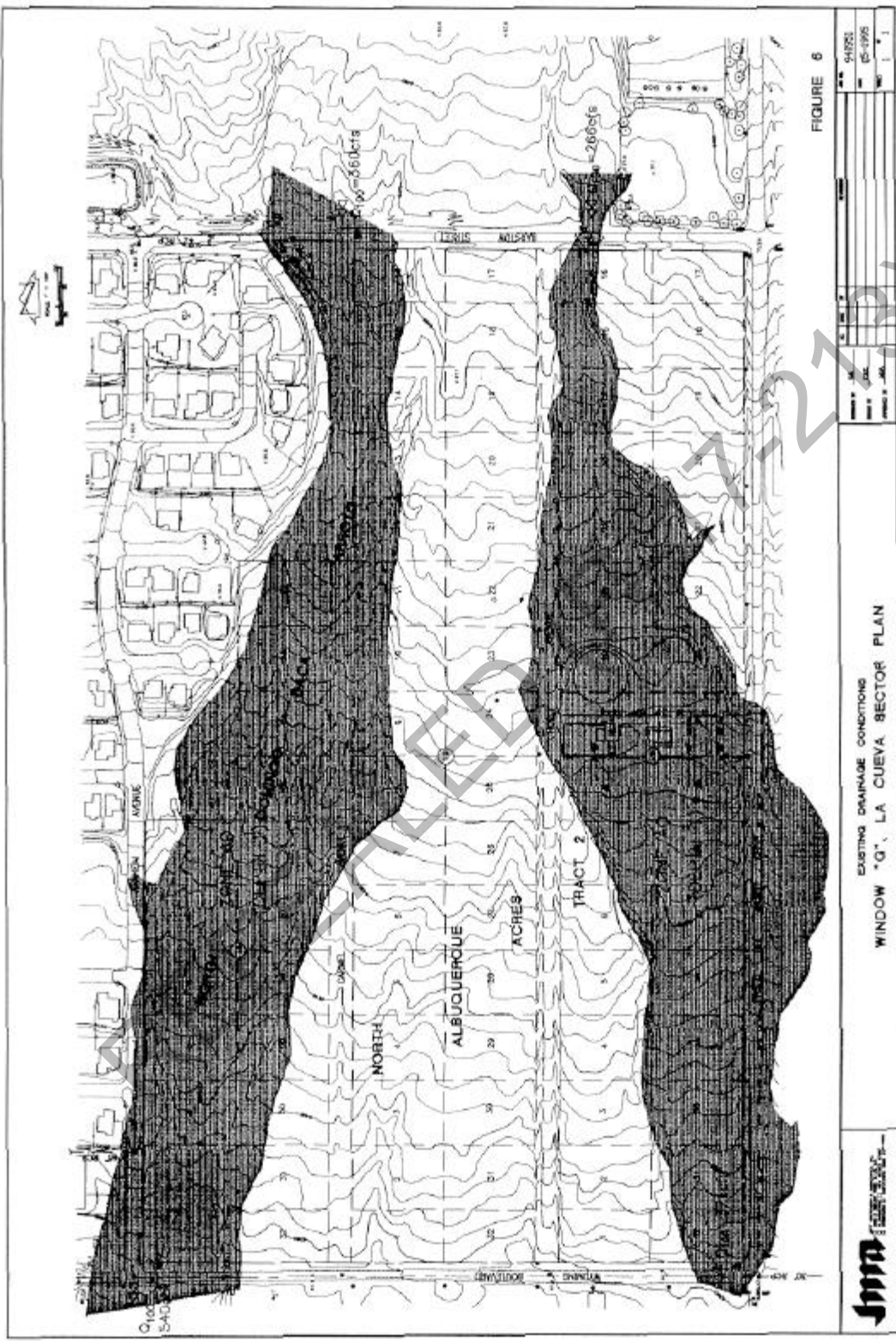
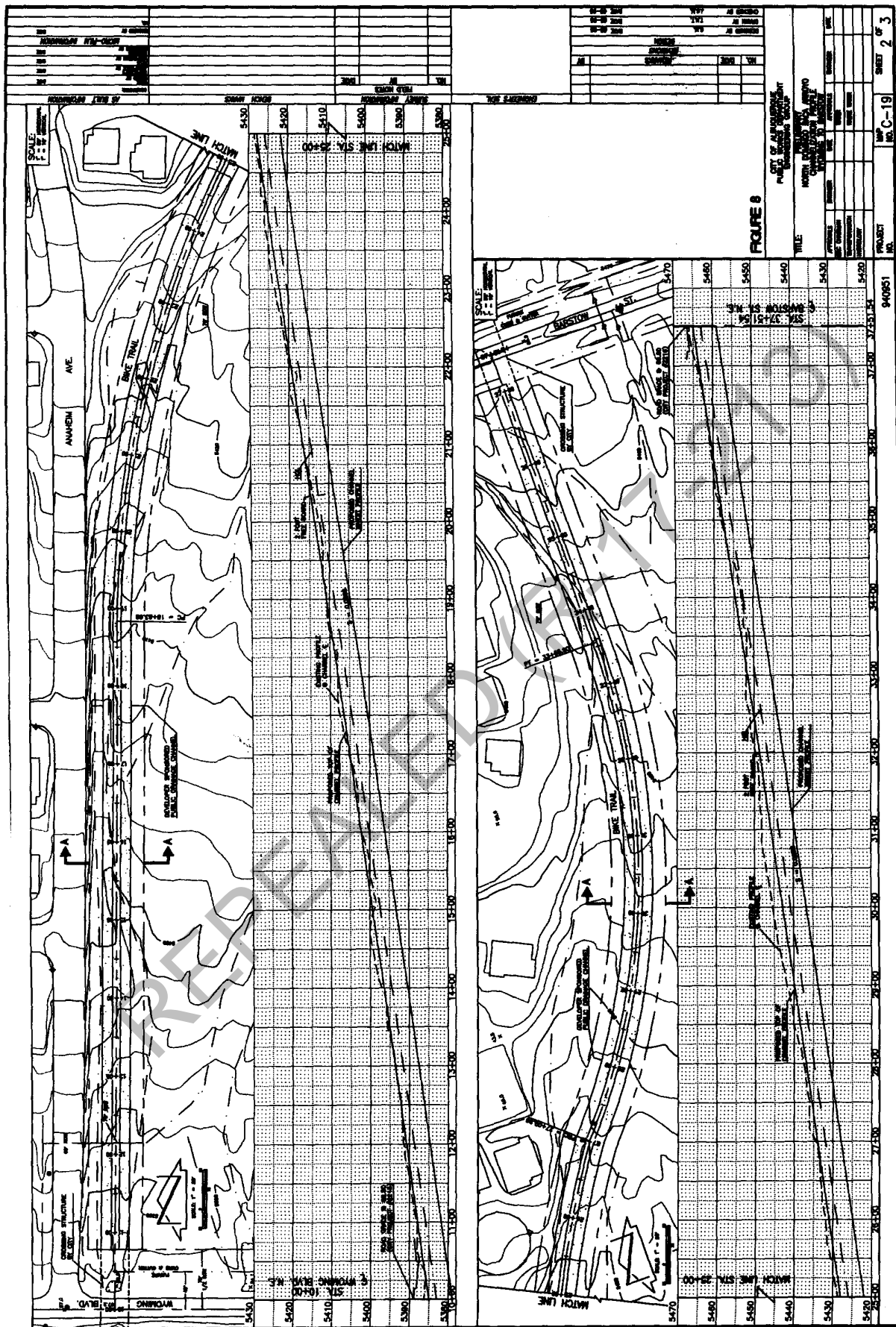
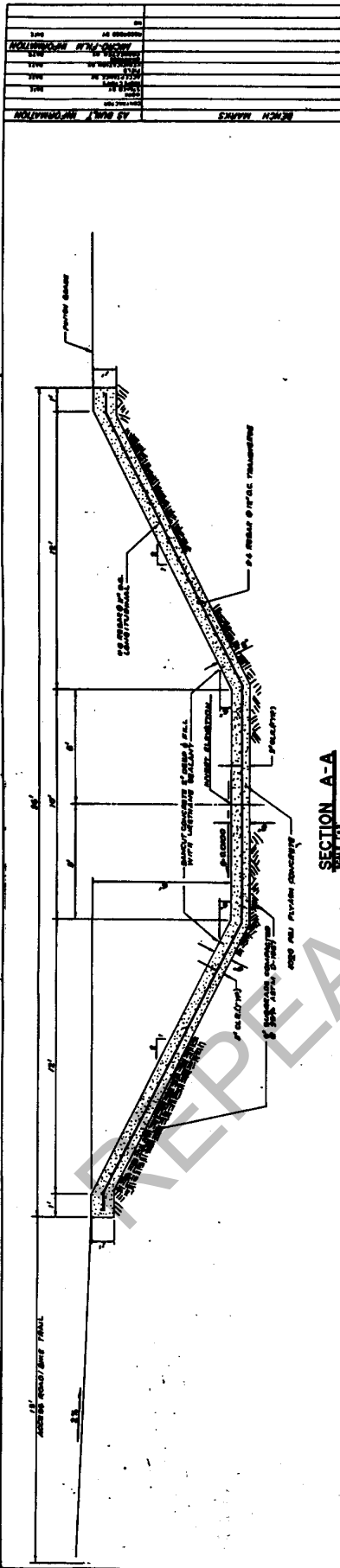


FIGURE 6

	EXISTING DRAINAGE CONDITIONS WINDOW "G", LA CUEVA SECTOR PLAN	940221 05-1995
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1
1:1	1:1	1:1





Trapezoidal Channel Analysis & Design
Open Channel - Uniform flow

Worksheet Name: CONCRETE CHANNEL

Comment: CHANNELIZED NORTH DOMINGO BACA ARROYO

Solve For Depth

Given Input Data:

Bottom Width.....	10.00 ft
Left Side Slope..	2.00:1 (H:V)
Right Side Slope.	2.00:1 (H:V)
Manning's n.....	0.013
Channel Slope.....	0.0288 ft/ft
Discharge.....	2650.00 cfs

Computed Results:

Depth.....	4.02 ft
Velocity.....	36.59 fps
Flow Area.....	72.43 sq
Flow Top Width.....	26.07 ft
Wetted Perimeter.....	27.96 ft
Critical Depth.....	8.03 ft
Critical Slope.....	0.0016 ft/ft
Froude Number.....	3.87 (flow is supercritical)

TABLE 8-10
NORTH OCEANIC BACA ARROYO
100-YR PEAK DISCHARGE SUMMARY

LOCATION	EXISTING CONDITION	FUTURE CONDITION IMPROVEMENTS (100-YR sp. etc)	FUTURE CONDITION COMBINATION 100-YR sp. etc)	POTENTIAL COMBINATION 100-YR sp. etc)
U.S.A.S. San Jose	800	5,430	5,430	5,430
U.S.A.S. San Jose	1,400	180	180	180
Managua	180	300	300	300
Managua	520	790	1,880	11,000(3)
Managua	300	1,900	8,020	310
Managua	540	1750	12,500	12,000(4)
Managua	840	1940	2110	340
Managua	300	3140	370	400(13)
Managua	630	1140	430	840
Managua	300	2810	360	80
Managua	1000	3330	800	790

(a) Diverted to Passes de l'Orte Concrete Channel.

GENERAL PERSONAL CALCULATIONS

Per C.O.A. D.P.M. 22.3.4.b (case 2)

$V_n = 36.6 \text{ fps} > 35.0 \text{ fps}$
 $Q = 2,650 \text{ cfs} > 100 \text{ cfs}$
 $P = 0.7(2.0 + 0.025 \text{ Vd}^{1/2}) = 1.46 \text{ ft}$
 Use minimum freeboard of 2.0 ft
 $d = 4.02 \text{ ft} + 2.0 \text{ ft} = 6.02 \text{ ft}$

Check if specific energy is equal to or less than 1.2 of the specific energy at critical depth:

 $\gamma = 0.03 \text{ eV}$
$$Y_1 = 0.03 \text{ ft}$$
$$\bar{A}_1 = (10)(8.03) + (2)(8.03)(8.03) = 209.3 \text{ lb}$$

9 - 10 - 11/12 - 13 1991

100-44388-100

Postwar and contemporary history

Use channel depth = 6 feet



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DRAINAGE CHANNEL ANALYSIS

WINDOW '81

[illegible]

940951

MAP NO. C-19

3
1361