



# Environmental Planning Commission

Agenda Number: 1  
Project #: PR-2023-009356  
Case #: SI-2023-01631  
Orig. Hearing Date: November 16, 2023  
Contd. Hearing Date: January 18, 2024

## Supplemental Staff Report

<b>Agent</b>	Consensus Planning, LLC
<b>Applicant</b>	City of Albuquerque, Parks & Recreation Department, Open Space Division
<b>Request</b>	<b>Site Plan- EPC for an Extraordinary Facility</b>
<b>Legal Description</b>	Tract 5, Research Park Survey, Section 26 T10N R4E
<b>Location</b>	On Central Ave. NE (NM 333), located east of the City limits, in Carnuel, east of Carmella Dr. and south of I-40
<b>Size</b>	Approximately 63 acres
<b>Existing Zoning</b>	County A1

### Staff Recommendation

**APPROVAL of PR-2023-009356, SI-2023-01631, based on the Findings beginning on Page 7 and subject to the Conditions of Approval beginning on Page 17.**

**Planners  
Dustin Kiska, Planner  
Megan Jones, Senior Planner**

### Summary of Analysis

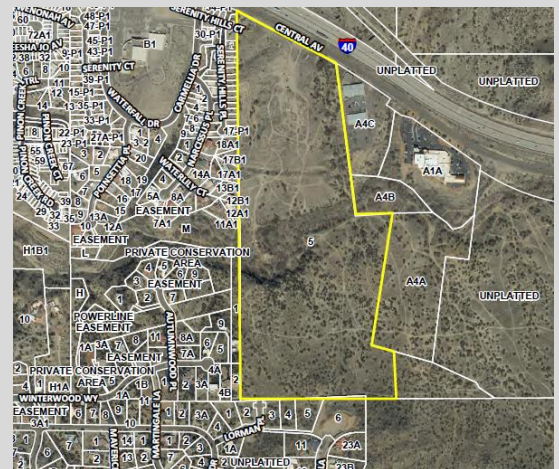
The request is for a Site Plan-EPC for an Extraordinary Facility for the Route 66 Trailhead, which was continued at the November 16, 2023 hearing. The request would facilitate development of a new trailhead, which includes improvements to the existing trail system, educational features, parking, picnic tables, benches, and a vault toilet.

The request is being heard because any Extraordinary Facility must be reviewed and decided pursuant to Subsection 14-16-6-6(I) Site Plan – EPC. Pursuant to IDO 14-16-1-4(C), the Extraordinary Facility shall be reviewed by the EPC because it is a City-owned property. The subject site is located in unincorporated Bernalillo County, a Rural Development Area and in the East Gateway CPA as designated in the ABC Comp Plan.

The affected neighborhood associations are the Supper Rock NA, the Four Hills Village NA, and the East Gateway Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified. A facilitated meeting was held on October 5, 2023. As of this writing, six letters of concern and two letters of support have been received (see page 3 for more info). The applicant held a meeting on the site on November 2, 2023 to discuss the project and mitigate concerns. An additional facilitated meeting was held on January 4, 2024 (see attached facilitated meeting notes).

Staff reviewed the proposed site plan and does not find any major instances of non-compliance. The applicant has adequately justified the request for a Site Plan-EPC pursuant to IDO 14-16-6-6(I)(3).

Staff recommends approval subject to conditions to ensure requirements are met and clarification is provided.



## **I. OVERVIEW**

### ***Request***

The request is for a Site Plan-EPC for an Extraordinary Facility at the Route 66 trailhead. The subject site is legally described as Tract 5, Research Park Survey, Section 26 T10N R4E located on Central Ave. NE, located east of the eastern City limits, in Carnuel, east of Carmella Dr. and south of I-40, containing approximately 63 acres (the “subject area”).

The subject site is a dedicated Major Public Open Space (MPOS) that is located in unincorporated Bernalillo County and owned by the City’s Open Space Division. It is located in a Rural Development Area and in the East Gateway CPA as designated in the ABC Comp Plan.

The proposed development is located on the northern 17 acres of the subject site known as the Route 66 Trailhead (the “subject site”). The request is being heard because any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(I) Site Plan – EPC.

The proposed site plan will improve the existing trail system by providing a more formalized network of ADA compliant paths, a picnic area, vehicular and equestrian parking, and a vault toilet. Other features will include wayfinding and educational kiosk signage, to illustrate the history and natural features the site seeks to preserve while allowing the user to experience the area’s existing habitat.

Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

The request was first heard at the November 16, 2023 EPC hearing and was continued to the January 18, 2024 EPC hearing. The continuance was offered to give the applicant time for more public outreach and input due to the adjacent neighborhoods concerns and opposition to the request that were heard during the hearing. A facilitated meeting was held on January 4, 2024. See page 4-5 below for more information.

### ***Surrounding zoning, plan designations, and land uses; EPC Role; Context; History; Transportation System; Comprehensive Plan Corridor Designation; Trails/Bikeways; Transit; Public Facilities/Community Services***

» See p. 9-11 of the original Staff report.

## **II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES**

### ***Integrated Development Ordinance (IDO)***

» See p. 11-12 of the original Staff report.

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank I)***

» See p. 12-18 of the original Staff report.

### ***1999 Major Public Open Space Facility Plan (Rank II)***

» See p. 18-21 of the original Staff report.

***Tijeras Arroyo Bio-Zone and Resource Management Plan (Rank II Facility Plan-2014)***

» See p. 21 of the original Staff report.

***Integrated Development Ordinance (IDO) 14-16-6-7(G)(3)-Review and Decision Criteria for Zone Map Amendments***

» See p. 22- of the original Staff report.

***III. SITE PLAN – EPC***

» See p. 24-28 of the original Staff report.

***IV. AGENCY & NEIGHBORHOOD CONCERNS***

***Reviewing Agencies***

» See p. 28 of the original Staff report.

***Neighborhood/Public***

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the Supper Rock Neighborhood Association (NA), the Four Hills Village NA, and the East Gateway Coalition which were notified as required. Property owners within 100 feet of the subject site were also notified, as required (see attachments). Additional adjacent neighbors were invited to a Facilitated Meeting that were outside the required boundary lines.

**Facilitated Meeting**

A facilitated meeting was held on August 23, 2023. The applicant presented the proposed development to the three NA's in attendance and there was general support of the project by attendees, though a few questions were raised regarding the public process for developing the current plans with the Tijeras Cultural Corridor Plan. There was one community member concerned about the smell from equestrian use on site, which is the responsibility of the equestrians to clean up in the parking lot area. Coalition representatives would like to be updated about the project moving forward and be including in the planning process prior to EPC submittal.

***Support***

Two letters of support were received. The Four Hills Village Association states that the project will be a great addition to the area and the Singing Arrow Neighborhood Association claims that the proposed development preserves and improves elements of the Tijeras Creek Cultural Corridor, the Tijeras Arroyo Biological Zone and other contiguous areas.

***Opposition/Concerns***

After the facilitated meeting, the applicant received six letters expressing concerns about the proposed development from neighboring property owners (See attached letters). Three of the property owners

live on Serenity Hills Place SE, which abuts the subject site. These property owners claimed they were not notified of the facilitated meeting about the project since their properties are not within the boundaries of a recognized neighborhood association. The applicant provided evidence that the property owners were notified of the proposed Site Plan-EPC in their October 5, 2023 application submittal. The neighboring property owners were not notified of the facilitated meeting, because they are outside of the boundaries of a recognized NA.

The adjacent neighbors are concerned about the safety of their homes abutting the proposed development. Major Concerns raised include the potential of the facility to attract homeless activity, more traffic and crime to the area, the location of trash bins, a parking lot, and vault toilet near their homes. One property owner claimed that the open space site has been over-run by homeless camps several times. Further concerns were raised about the disturbance of the natural landscape on the existing open space area that is currently utilized for hiking. The property owner located at 14800 Central Ave. is concerned about the development bringing more traffic and crime to an area that is under-policed.

On November 2, 2023 the applicant held a meeting with concerned community members at the subject site to discuss the request and mitigate concerns (See attached meeting notes provided by the applicant). Open space presented on the history of the site and the latest land grant acquisitions within the Tijeras Creek Cultural Corridor and Consensus Planning presented the design plans of the trailhead. Individuals expressed concern about the following issues specific to the site design elements such as fencing, shade structures, and specifically the location of the vault toilet near their properties, as well as operations of the proposed facility such as security and surveillance patrol. One major concern brought up the possibility of homeless encampments on site. After this meeting, two community members submitted letters outlining the concerns, but supporting the project.

The City Open Space division (“the applicant”) worked with the concerned community members to mitigate these concerns through the following methods:

- Individuals requested a different type of fencing that would deter the unhoused people to access the site. The applicant added a proposed fence to the site plan. This change will not interfere with fire access to the site.
- The concern with the site design being inviting to future homeless encampments including the shade structures as possible shelters was responded to with previous experiences. The applicant has experience activating Open Space properties with positive user activity to drive out negative users.
- The vault toilet was proposed at a location closest to the west neighbors with a concern of smells. The applicant agreed to revise the site plan to move the vault toilet to the edge of the ADA parking lot, furthest possible to the residents to the west and still maintaining ADA access. Open space still supports the need for a vault toilet, because this is a common request by the general public, and the site is “public Lands” and always intended to be open to the public.

The Open Space Division has determined that it is critical to keep the vault toilet shown on the site plan and has labeled it a “future” development element. The vault toilet will only be installed if, after the trailhead is up and running, the public requests that the vault toilet be constructed. Prior to installation, a Management Plan requiring adequate security and maintenance of the toilet will be prepared and reviewed with the adjacent neighbors and NAs.

- The operation and safety of the site were explained to community members. The site would be managed by the Open Space (OS) Conservation Officers. OS staff are responsible for opening and closing gates. The Open Space is patrolled by 5 PSA officers, OS Conservation Officers, and in this case, the occasional support from the BC Sherriff.

The mitigation efforts agreed upon by the applicant will be noted in the Findings in this report. The promise to present the Management Plan to adjacent community members and NAs will be a condition of approval.

The request was first heard at the November 16, 2023 EPC hearing and was continued to the January 18, 2024 EPC hearing. The continuance was offered to give the applicant time for more public outreach and input due to the adjacent neighborhoods concerns and opposition to the request that were heard during the hearing. A follow up facilitated meeting was held on January 4, 2024 (see attached facilitated meeting notes). During the continuance period, as requested by Commissioners, with adjacent neighbors and property owners. Key feedback from the meeting:

- a. There is concern about over developing the area and a desire to keep the rural nature of the region.
- b. Respondents were very interested in learning more about the cultural and ecological history, and cited few opportunities to do so currently.
- c. Issues with safety and cleanliness influence use of the area, and there are significant concerns about use of the Creek for homeless encampments and the Route 66 area for drug dealing.

A well-qualified panel was present to answer any questions and concerns of the additional adjacent residents regarding the above key concerns. Staff believes the answers to specific issues and to the above key concerns were adequately addressed from the professional panelists that were present at the facilitated meeting.

## **V. CONCLUSION**

The request is for a Site Plan-EPC for an Extraordinary Facility at the Route 66 trailhead. The subject site is legally described as Tract 5, Research Park Survey, Section 26 T10N R4E located on Central Ave. NE, located east of the eastern City limits, in Carnuel, east of Carmella Dr. and south of I-40, containing approximately 63 acres (the “subject area”).

The subject site is a dedicated Major Public Open Space (MPOS) that is located in unincorporated Bernalillo County and owned by the City’s Open Space Division. It is located in a Rural Development Area and in the East Gateway CPA as designated in the ABC Comp Plan.

The proposed development for the Route 66 Trailhead is located on the northern 17 acres of the (the “subject site”). The Site Plan includes improvements to the existing trail system, educational features, parking, picnic tables, benches, and a vault toilet.

The request is being heard because any Extraordinary Facility must be reviewed and decided pursuant to Subsection 14-16-6-6(I) Site Plan – EPC. Pursuant to IDO 14-16-1-4(C), the Extraordinary Facility shall be reviewed by the EPC because it is a City Owned property.

The affected neighborhood associations are the Supper Rock NA, the Four Hills Village NA, and the East Gateway Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified. The applicant held a facilitated meeting on August 23, 2023. There was general support of the project by attendees, though a few questions were raised regarding the public process for developing the current plans with the Tijeras Cultural Corridor Plan. There was one community member concerned about the smell from equestrian use on site and Coalition representatives would like to be updated about the project moving forward and be including in the planning process prior to EPC submittal. As of this writing, four letters of opposition and two letters of support have been received (see page 29 for more info). The applicant held a meeting on the site on November 2, 2023 to discuss the project and mitigate concerns.

A facilitated meeting was also held during the two-month continuance period on January 4, 2024 for the applicant to discuss the proposed project and concerns with additional neighboring property owners. Adjacent neighbors had previously expressed concerns regarding the proposed trailhead, the Open Space designation, and the proposed facilities. Attendees at this meeting were concerned with safety, especially the use of the area by unhoused persons, security patrolling, installation of a toilet facility, unauthorized access to the area through private property, and other issues

The request complies with applicable Comprehensive Plan policies regarding community identity, land use, parks and open space, and heritage conservation. Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval subject to conditions needed to improve compliance and to provide clarification.

---

***FINDINGS – SI-2023-01631, Site Plan-EPC for an Extraordinary Facility, January 18, 2024***

1. The request is for a Site Plan-EPC for an Extraordinary Facility for the Route 66 Trailhead. The site is legally described as Tract 5, Research Park Survey, Section 26 T10N R4E located on Central Ave. NE, located east of the eastern City limits, in Carnuel, east of Carmella Dr. and south of I-40, containing approximately 63 acres.
2. The request was continued for two-months from the November 16, 2023 EPC hearing to give the applicant time for more community engagement and input.
3. The subject site is located in Unincorporated Bernalillo County and is zoned County A-1 (Agricultural/Residential). It is located in a Rural Development Area and in the East Gateway CPA as designated in the ABC Comp Plan.
4. The subject site is owned by the City of Albuquerque and is managed by the City Open Space Division. Pursuant to IDO 14-16-1-4(C) all City Owned or leased properties are subject to IDO regulations.
5. The EPC is hearing the request because the IDO states that any Extraordinary Facility shall be reviewed and decided upon pursuant to subsection 14-16-6-6(J). Additionally, the request requires Site Plan-EPC approval because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS).
6. The request would facilitate development is located on the northernmost 17 acres of the 63-acre subject site. The proposed site plan for the Route 66 Trailhead includes improvements to the existing trail system, educational features, parking, picnic tables, benches, and a vault toilet.
7. To provide citizen oversight to the MPOS Program, the City established the Open Space Advisory Board (OSAB) in 1983. The OSAB makes recommendations regarding extraordinary facilities to the City's Environmental Planning Commission (EPC). On May 25, 2023 the project was discussed and approved at the OSAB meeting.
8. Pursuant to IDO Section 5-2(C)(1) both the subdivision and site design process shall begin with an analysis of the constrains related to sensitive lands. The applicant has provided a sensitive lands analysis demonstrating that site design would avoid locating development, except for open spaces and areas that would not be disturbed during the development process, in sensitive lands.
9. The subject site is designated MPOS (zoned A-1 in Bernalillo County), therefore site standards, uses and regulations shall be specified by the implementing Department, or standards specified in an approved Site Plan. Staff reviewed the Site Plan drawings pursuant to IDO regulations for MPOS properties. IDO development standards do not apply to this site. No other City divisions have reviewed the drawings as part of the EPC-Site Plan. Future DFT reviewers shall check the Site Plan for compliance with the DPM and all development standards for the proposed use. Staff has placed conditions of approval on the site plan.
10. The Tijeras Arroyo Biological Zone Resource Management Plan is a Rank II Facility Plan. The intention of the Facility Plan required the city to develop a master plan for a Tijeras Arroyo bio-zone preserve that described methods of preservation, management, and restoration. A resource management plan (RMP) for the Tijeras Arroyo was recommended in the Major Public Open Space Facility Plan (RMP pg. 1).

11. Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Facility Plan for Major Public Open Space prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.
12. The Albuquerque/Bernalillo County Comprehensive Plan, the Major Public Open Space Facility Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
13. The request is consistent with Chapter 4: Community Identity pertaining to character:
  - A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The Route 66 Trailhead is located in a Rural Development Area in Unincorporated Bernalillo County that has been designated as MPOS. The request enhances the distinct community by providing outdoor recreation and education amenities on a site that the Comp Plan MPOS facility plan designates as a site to be preserved for MPOS. Additionally, the request adds to a string of access points to the network of existing Open Space recreation areas. The development made possible by the request will help protect and preserve the natural watershed, landscape and historical landmarks for the community, because the site plan incorporated the site features into the existing development and native landscaping on site. It would allow an amenity.

- B. Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place

The request helps to protect and enhance special places in the built environment that contribute to the distinct identity and sense of place because it will create a way for people to access the open space and learn the story of both the ancestral lands established by the Carnuel land Grant dating back to 1763, and Little Beaver Town amusement park that existed on the site. Natural features on the site, the Tijeras Creek runs through the site into the Tijeras Arroyo which has been identified in the Rank 2 Facility Plan as an important natural resource to protect, will remain undisturbed by the request.

- C. Policy 4.1.5 – Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The request encourages high quality development by adding controlled vehicle access and parking, restroom amenities, and ADA pedestrian guided pathways through a portion of the site. The request responds appropriately to the natural setting and ecosystem by leaving the prominent natural features, and sensitive lands like the Tijeras Arroyo, steep slopes, rock outcroppings, riparian wetlands and flood zones to remain untouched. This allows for the natural resources and wildlife to thrive on this site.

- D. Policy 4.2.2 – Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.



The request is consistent with this policy as the applicant held engagement opportunities with neighborhood associations within the required radius of contact and any other interested parties. The applicant received general support from those that attended the public meetings. The applicant received 3 letters of opposition and scheduled a private meeting with those in opposition on the site to try to resolve any issues brought up in the letters of opposition.

14. The request is consistent with Goals and Policies from Chapter 5: Land Use regarding County Development Areas

A. Goal 5.5 County Development Areas: Use Development Areas to foster the distinctiveness of communities in the unincorporated County by guiding their form, character, and density.

The proposed project maintains the character of the County Rural Development Area through the preservation of the open space and natural resources. Low-density development, meaning a short drive path provides controlled vehicle access to the site to a small parking lot and low-density pedestrian pathways provide accessibility guiding the user to experience the natural landscape with minimal intrusion to the site. The development provides experiential education of the natural landscape and history of the site, which are distinct to the East Mountain corridor, and will be enhanced through the creation of the request.

B. Policy 5.5.1 Community Green Space: Provide visual relief from urbanization and offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside publicly owned Open Space, parks, trail corridors, and open areas throughout the Comp Plan area.

The development made possible by the request seeks to provide visual relief from urbanization by creating a community amenity that does not disturb the natural ecosystem on site and enhances the existing trail system. The development will provide access to the established Major Public Open Space through a network of recreation trails. The proposed development allows easy access to many locations that block a direct view of the city and urbanization due to the undulations and topography of the site. The proposed trailhead will activate the intention of the Tijeras Creek Cultural Corridor Plan by providing, gathering spaces, and interpretive signage an education on numerous natural, cultural, and historical resources throughout the site.

C. Policy 5.5.2 Rural Areas: Maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.

The request honors and maintains the identity of rural areas by proposing development on the site that does not disturb or create a negative impact on the sensitive lands identified on the site, like the Tijeras Arroyo, steep slopes, rock outcroppings, riparian wetlands and flood zones. The proposed development is located in a portion of the site that does not contain any features identified as sensitive lands. Therefore, the proposed development will enhance the natural landscape and provide an additional open space amenity to the community.

15. The request is consistent with Policy 5.7.1 Policy 5.7.1 Coordinated Public Investment: Prioritize public investments and program funding by the City and County to be consistent with and to implement Com Plan land use goals and policies from Chapter 5: Land Use regarding Implementation Process

The subject site is consistent with the implementation of multiple Comprehensive Plan land use goals and policies such as, preservation of open space, maintaining the rural character of the east mountains, accessible facilities, and enhancement of natural and cultural resources through access, educational signage, and gathering spaces. The site is owned and maintained by Open Space and the site will be developed with prioritizing public funds by the City and County.

16. The request is consistent with the following Goals and Policies regarding Facilities and Access from Chapter 10: Parks & Open Space:

- A. Goal 10.1 – Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly.

The Route 66 Trailhead is open to the public and meets the needs of all residents because the proposed trails will consist of both asphalt paving and soft surface trails making them accessible to all users. Hardscape development of a small parking lot, restroom unit, and picnic area is proposed on a small section of the site preserving the existing natural landscape and natural resources responsibly. In other words, sensitive lands like the Tijeras Arroyo, steep slopes, rock outcroppings, riparian wetlands and flood zones will remain unaffected by the proposed development.

- B. Policy 10.1.2 – Universal Design: Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.

The proposed request will feature an ADA compatible asphalt loop trail. The soft surface trail that can be used by equestrian, bikes or foot hill pedestrians. This ensures equitable access to the outdoor resources provided by the Open Space and Tijeras Creek Cultural Corridor.

- C. Policy 10.1.4 – Water Conservation: Employ low-water use and reclamation strategies to conserve water.

The development made possible by the request will help employ low-water use and reclamation strategies that will help conserve water. There is no landscape or irrigation plan because there is no additional planting proposed on the site. Natural landscaping, existing trees, and natural watershed creeks or arroyos or flood zones remain untouched.

17. The request is consistent with the following Goals and Policies regarding Open Space from Chapter 10: Parks & Open Space:

- A. Goal 10.3 - Open Space: Protect the integrity and quality of the region’s natural features and environmental assets and provide opportunities for outdoor recreation and education.

The proposed development will help protect and preserve the integrity of the natural Tijeras Creek watershed, natural landscape and historical landmarks for the community, by preserving the natural features on site such as the native landscaping, Tijeras Arroyo. and existing historical areas of interest, the “Little Beaver Town” remains. Education of nature

is best experienced through emersion and in order to be emersed into nature there is a need for some form of travel, in this case pedestrian and equestrian, therefore, the proposed site provides opportunities for outdoor recreation and education simultaneously. The improved wayfinding will make it easier to navigate the area and information signage would allow users to learn the history of various ruins on site, history of the landscape, as well as the natural wildlife, landscape and vegetation.

- B. Policy 10.3.1 Open Space Acquisition: Acquire significant lands throughout the community to shape the urban form, conserve natural and cultural resources, and protect agricultural land.

Sub-policy b) Acquire trail, wildlife, and drainage corridors as important elements of the Open Space network.

The subject site has been acquired by the city as Open Space for reasons to preserve the natural and cultural features of the site. The request will not disturb any sensitive lands and create a community amenity that provides access and education to natural resources that exist on the site. The Open Space designation will ensure the site remains protected from further development.

The subject site leaves all riparian wetlands, natural arroyos and watershed undisturbed allowing specific wildlife to maintain their natural habitats that exist only in those areas. A network of existing trails exist as part of the Tijeras Creek Cultural Corridor, the natural landscape, and natural wild life are elements identified as important elements to be preserved through the proposal of this request.

- C. 10.3.2 - Preservation: Identify and manage sensitive lands within the Open Space network to protect their ecological functions.

A sensitive lands analysis was completed prior to this project request and identified several sensitive lands to be protected such as, the Tijeras Arroyo, steep slopes, rock outcroppings, riparian wetlands and flood zones, will remain untouched by any development proposed in this request.

- D. Sub policy 10.3.2(b): Ensure that development within Open Space is compatible with its preservation purpose.

The proposed development is located on the southernmost portion of the site which does not have any sensitive lands mentioned in the response to Policy 10.3.2. The request is compatible with the purpose of preservation of these sensitive lands by creating a network of formalized trails that will encourage the user to stay on the trail and prevent wanderers to form random pathways.

- E. Policy 10.3.3 - Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.

The request proposes limited low-impact formalized accessible trail improvements to the flat portion of the site. The request will add to the existing fabric of the Open Space resource that exists throughout the city. The proposed network of trails will connect gathering spaces

and include interpretive and educational signage illustrating the history of various ruins on site, history of the landscape, as well as the natural wildlife, landscape and vegetation.

18. The request is consistent with the following Goal and Policy from Chapter 10: Parks & Open Space:

- B. Goal 10.4 Coordination: Coordinate across disciplines, jurisdictions, and geographies to leverage limited resources, maximize efficiencies, and best serve the public's need for parks and recreation facilities.

The proposed development is part of a larger multijurisdictional project called the Tijeras Creek Cultural Corridor which is in partnership between the City of Albuquerque Open Space, Bernalillo County, the Village of Tijeras, and the Carnuel Land Grant Board of Trustees to help leverage public investment and limited resources, maximize efficiencies, and best serve the public's need for parks and recreation facilities.

- C. Policy 10.4.4 Arroyos and Drainage: Work with MRGCD and AMAFCA to protect arroyos, drains, and acequias as part of Community Green Space.

The trailhead improvements will not disturb the Tijeras Arroyo, which is identified in the Rank 2 Facility Plan for arroyos, therefore, preserving it in its naturally occurring state. No comments were provided from MRGCD or AMAFCA about the proposed development.

19. The request is consistent with the following Goal and Policies from Chapter 11: Heritage Conservation

- A. Goal 11.3 – Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed development can be identified as significant cultural landscape because it exists as part of the Tijeras Creek Corridor Plan and exists within the Carnuel Land Grant. The Tijeras Creek Corridor Plan seeks to preserve the historical culture of the landscape of the area. The Carnuel Land Grant identifies the history of the identity of the descendants of the original community land grantees. Interpretive signage will help to illustrate how the cultural landscape is a contributor to our heritage and rich and complex identities.

- B. Policy 11.3.1 – Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The Route 66 trailhead improvements will preserve and enhance the cultural landscape with defining features such as circulation paths, improving wayfinding, and interpretive signage. Natural features like the Tijeras arroyo, along with cultural characteristics like the Carnuel Land Grant contribute to the distinct identity of the surrounding communities, neighborhoods, and cultural landscapes.

- C. Policy 11.3.2 - Arroyos: Preserve and enhance arroyos identified in the Rank 2 Facility Plan for Arroyos as important cultural landscapes.

The Tijeras Arroyo, which is identified in the Rank 2 Facility Plan for arroyos, runs through a portion of the site and will remain untouched. The arroyo will remain preserved in its natural state because the proposed development creates a low-impact trail network away from any naturally occurring arroyo systems. Interpretive signage will be placed within the proposed trail network to educate the user of the cultural landscapes and the Tijeras Cultural Corridor where the site exists.

20. The request is consistent with Policy 13.4.4 - Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition of Open Space from Chapter 13: Resiliency & Sustainability

The development made possible by the request will protect conserve and enhance natural resources, habitat and ecosystems because the Tijeras Arroyo, steep slopes, rock outcroppings, riparian wetlands and flood zones will remain unaffected by the proposed development. Unique wildlife and vegetation that exist in these locations will be able to survive in their natural habitat.

15. The request is consistent with several Policies from the City's 1999 Major Public Open Space (MPOS) Rank II Facility Plan:

- A. Policy A.1.D: MPOS facilities are the primary locations of developed facilities such as parking lots, picnic shelters, restrooms and other structures. This Major Public Open Space type shall be protected and conserved while allowing for primary public use, but only where the consistent impacts of use on the environment can be mitigated. Facilities shall be designed for minimal impact on Major Public Open Space resources. Some low impact recreational facilities are allowable, but only where appropriate, and where urban and rural form is not affected. Unpaved or paved trails can be utilized as links to more sensitive trails and areas.

The request would facilitate development of an Extraordinary Facility on dedicated MPOS land. The proposed Site Plan includes a vehicular parking lot, equestrian parking lot, a shade structure, benches, picnic tables, and a vault restroom. The facility is proposed for light recreation and educational use at a MPOS trail head. The trail is planned to be a natural base course. The facility is designed to incorporate existing historical features, preserve existing native landscaping, and to protect the nearby natural Tijeras arroyo.

- B. Policy A.1.E. Existing trails shall be utilized whenever possible and new trails shall be developed and sited to meet the goals and requirements of this plan.

The request is consistent with Policy A.1.E as the request will allow for better definition of the circulation paths of existing trails. Existing trails will be revitalized for the use of pedestrian, bicyclists and equestrian uses.

- C. Policy A.6: Major Public Open Space planning should be conducted in coordination with community planning. The Tijeras Arroyo is in or adjacent to the following community planning areas: Near Heights, South Valley, East Gateway. The Calabacillas Arroyo is in the Westside community planning area.

The subject site is within the East Gateway CPA. The City Open Space division is the applicant for this request. A facilitated meeting was held on August 24, 2023 with the affected

neighborhood associations to discuss the proposed project and mitigate any potential concerns.

- D. Policy B.1.E. Open Space Trails: Open space trails link open space with the urban trail system and can provide linear open space which visually extends into developed areas.

The request is consistent with Policy B.1.E because the request will allow for a variety of unpaved and paved trails at varying levels of challenge to be improved within the MPOS. Places to sit and gather and interpretative and educational signage will also be provided that will further enhance the user experience along the trail.

- E. Policy B.2.J.: The Open Space trail system shall accommodate a variety of users on single- and multipurpose trails. Trails should be designed, as much as possible, to meet the requirements and intents of the Americans with Disabilities Act and should accommodate a range of ability levels. Multiple use trails are encouraged, but in some areas, designated trails may be developed to minimize resource damage. Public information regarding trail etiquette shall be provided at manned facilities.

The request is consistent with Policy B.2.J. as the request will allow for new asphalt paths and basecourse paths to be implemented. An all-inclusive approach has been taken in the trail design that will ensure that the needs of all potential users are addressed, including people with disabilities. Trail etiquette rules are also posted along the MPOS trails.

- F. Class III Facility: Developed facility containing improved parking, access, picnic areas, restrooms, and trails.

The request is consistent with Policy B.2.L. as the new trails have been designed in a way that will minimize environmental damage. The materials that are proposed will conform to the topography and natural landscape. Furthermore, improved parking access, picnic areas, and restroom are proposed that will further this policy.

- G. Policy C.5.B.: Access to Major Public Open Space shall be controlled in such a way as to protect and preserve it from degradation and disturbance due to overuse. Access to Major Public Open Space shall be controlled through facility development, trails, gates or fencing

The existing parking lot, has a set number of parking spaces that will help to preserve the area from degradation and disturbance from overuse. The addition of two short trail loops will allow for the MPOS to be protected and controlled through access.

- H. Policy C.6.E.: Major Public Open Space lands provide a visual relief from the impacts of urban development; as such, all lands within the Network comprise a visual resource. These resources include view sheds, view corridors, mountain tops and high points, escarpments and others.

The request is consistent with Policy C.6.E. because the area of development exists on one of the highest elevation points within the site, allowing for views of the Sandia foothills to the north, the Tijeras canyon to the east, the Manzano foothills to the south, and the east gateway of Albuquerque to the west

17. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- 
- A. 14-16-6-6(I)(3)(a) *The Site Plan – EPC for an Extraordinary Facility is consistent with the ABC Comp Plan goals and policies because the project will protect and enhance the character of the surrounding area.*
  - B. 14-16-6-6(I)(3)(b) *The subject site is within the County and zoned A-1. The subject site has never been zoned NR-SU or PD therefore, the above criterion does not apply.*
  - C. 14-16-6-6(I)(3)(c) *With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO, DPM, and other adopted City regulations. The site plan shall comply with the MPOS Facility Plan and the Tijeras Arroyo Biological Zone Resource Management Plan.*
  - D. 14-16-6-6(I)(3)(d) *The proposed development will not utilize City utilities because lighting and sewer are not proposed. The City’s existing infrastructure has adequate capacity for the proposed development because the proposed drive access point, trails, and sidewalk system will connect to existing streets, trails and sidewalks.*
  - E. 14-16-6-6(I)(3)(e) *The site plan mitigates adverse impacts on the subject site and surrounding area. A sensitive lands analysis pursuant to IDO 5-2(E) was included with the request due to the presence of sensitive lands on site. The applicant provided evidence that the proposed extraordinary facility will not impact the sensitive lands. The intent of the improvements is to allow equitable access to the Open Space property for experiential, recreational and cultural educational purposes.*
  - F. 14-16-6-6(I)(3)(f) *The subject property is not within an approved Master Development Plan and the Site Plan meets relevant standards in the MPOS Facility Plan.*
  - G. 14-16-6-6(I)(3)(g) *The subject property is not within a Railroad and Spur Area therefore this criterion does not apply.*
19. There are no known archaeological sites on the subject site. A “Certificate of No Effect” from the City of Albuquerque was issued on October 4, 2022.
  20. The affected, registered neighborhood organizations are the Supper Rock NA, the Four Hills Village NA, and the East Gateway Coalition, which were notified as required. Property owners within 100 feet of the subject site were also notified.
  21. A The applicant held a facilitated meeting on August 23, 2023. There was general support of the project by community members, though a few questions were raised regarding the public process for developing the current plans with the Tijeras Cultural Corridor Plan. One community member is concerned about the smell from equestrian use on site. Coalition representatives would like to be updated about the project moving forward and be including in the planning process prior to EPC submittal.
  22. As of this writing, four letters of opposition have been received and two letters of support have been received. NA’s are in support of an open space amenity in the area. Some property owners adjacent to the site are concerned about increased traffic bringing crime and homelessness to the proposed Open Space, as well as a disturbance to their views. A major concern is the location of a vault toilet near their residential properties.
  23. The applicant held a meeting on the site on November 2, 2023 to discuss the project and mitigate concerns of opposing neighbors. Mitigation measures included: adding a future fence along Central Ave. (NM 333) as a safety precaution, moving the location of the vault toilet to the eastern

most possible location of the site. After this meeting, two community members submitted letters outlining the concerns, but supporting the project.

24. The vault toilet is proposed as an element of the site plan on an as needed basis with community approval of the future Management Plan for the Open Space. It is proposed to be located on the SE corner of the equestrian parking lot, near the trail head.
25. The operation and safety of the site would be managed by the Open Space (OS) Conservation Officers. OS staff are responsible for opening and closing gates. The Open Space is patrolled by 5 PSA officers, OS Conservation Officers, and in this case, the occasional support from the BC Sherriff.
26. A follow up facilitated meeting was held on January 4, 2024 during the continuance period, as requested by Commissioners, with adjacent neighbors and property owners.  
Key feedback from the meeting:
  - a. There is concern about over developing the area and a desire to keep the rural nature of the region.
  - b. Respondents were very interested in learning more about the cultural and ecological history, and cited few opportunities to do so currently.
  - c. Issues with safety and cleanliness influence use of the area, and there are significant concerns about use of the Creek for homeless encampments and the Route 66 area for drug dealing.

A well-qualified panel was present to answer any questions and concerns of the additional adjacent residents regarding the above key concerns. Staff believes the answers to specific issues and to the above key concerns were adequately addressed from the professional panelists that were present at the facilitated meeting.

***RECOMMENDATION – PR-2023-009356, SI-2023-001631, January 18, 2024***

***APPROVAL of Project # PR-2023-009356, SI-2023-001631, a Site Plan-EPC for an Extraordinary Facility at the Route 66 Trailhead for all or a portion of Tract 5, Research Park Survey, Section 26 T10N R4E located on Central Ave. NE, located east of the eastern City limits, in Carnuel, east of Carmella Dr. and south of I-40, containing approximately 63 acres (G-11-Z), based on the preceding Findings and subject to the following Conditions of Approval.***

***CONDITIONS OF APPROVAL – SI-2022-01882***

1. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for Final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions in the Official Notification of Decision have been met. The staff planner will provide a post-EPC memo to the DFT.



- 
3. Prior to potential installation, the future vault toilet shall be reviewed with the adjacent neighbors and neighborhood associations. The Open Space Division shall provide an assessment of need and any security and maintenance issues and a plan for adequate security and maintenance procedures.
  4. Detail Sheet: The general note on the detail sheet shall be revised to remove the statement that a trash bin will not be located on site. There are trash receptacles proposed on the site plan and a detail has been provided.
  5. Conceptual Grading and Drainage Plan: The vault toilet shall be moved to the proposed future location on the NE corner of the equestrian parking lot agreed upon by the applicant.
  6. Condition from the Public Service Company of New Mexico (PNM): Any existing and/or new PNM easements and facilities shall be reflected on the Site Plan and any resulting Plat.
- 

*Megan Jones*

**Megan Jones, MCRP/MPA  
Senior Planner**

*Dustin Kiska*

**Dustin Kiska  
Planner**

***Notice of Decision CC list:***

City of Albuquerque, Parks & Recreation Dept. Open Space, [csomerfeldt@cabq.gov](mailto:csomerfeldt@cabq.gov)

Jim Strozier, Consensus Planning, [cp@consensusplanning.com](mailto:cp@consensusplanning.com)

Supper Rock NA, Ken O'Keefe, [cnkokeefe@msn.com](mailto:cnkokeefe@msn.com)

Supper Rock NA Kathleen Schindler Wright [srock692@comcast.net](mailto:srock692@comcast.net)

Four Hills Village NA, Ellen Lipman [elkaleyah@aol.com](mailto:elkaleyah@aol.com)

Four Hills Village NA, Andrew Lipman [fhvapres@gmail.com](mailto:fhvapres@gmail.com)

East Gateway Coalition, Julie Dreike [dreikeja@comcast.net](mailto:dreikeja@comcast.net)

East Gateway Coalition Michael Brasher [eastgatewaycoalition@gmail.com](mailto:eastgatewaycoalition@gmail.com)

EPC File

Legal, [dking@cabq.gov](mailto:dking@cabq.gov)

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**Route 66 Open Space Trailhead**

**Project #:** Project # PR-2023-009356 SI-2023-01631 – Site Plan – EPC

**Property Description/Address:** Old US 66/NM 333, immediately east of Four Hills

**Date Submitted:** Friday 5 January 2024

**Submitted By:** Philip Crump

**Meeting Date/Time:** Thursday 4 January 2024 5:30-7:00 pm

**Meeting Location:** Via Google Meet

**Facilitator:** Philip Crump

**Applicant/Agent:** CABQ Open Space Division/Consensus Planning

**Neighborhood Associations/Interested Parties:** Adjacent neighbors and property owners

**Attachment:** [Route 66 Trailhead Presentation 01/04/2024 and TCCC Survey Results.pdf](#)

**Background/Meeting Summary:**

This meeting was one of several held to review the site plan for proposed Route 66 Open Space trailhead facilities, in addition to the 16 November EPC hearing--which was continued to allow additional commentary.

The site is south of Old Route 66 and abuts the eastern edge of Four Hills. The facilities are to serve an anticipated multiuse trail network in the Route 66 Open Space, a City of Albuquerque area that is part of the much larger Tijeras Creek Cultural Corridor project. That project, extending four miles in Tijeras Canyon, is a coordinated effort of the Open Space Division and Carnué Land Grant, Village of Tijeras, and Bernalillo County Open Space and other partners. It is being established to protect the designated area and provide for appropriate public access and use.

The trailhead plan calls for parking spaces for autos and horse trailers, signage, shelter structures, benches, a vault toilet and a several interconnected trails leading to the future trail network. The site was formerly the location in the early 1960s of the Little Beavertown, a short-lived tourist attraction developed around the cartoon characters of Red Ryder and his youthful Native American sidekick Little Beaver. The trailhead site incorporates several building foundations, adobe wall remnants and slabs—the only remains of the theme park.

Adjacent neighbors had previously expressed concerns regarding the proposed trailhead, the Open Space designation, and the proposed facilities. Attendees at this meeting were concerned with safety—especially the use of the area by unhoused persons, security patrolling, installation of a toilet facility, unauthorized access to the area through private property, and other issues

**Meeting Specifics:**

**1) Context: Tijeras Creek Cultural Corridor (“TCC”)**

- 1) The trailhead is part of a larger overall plan that the city has been working on for a number of years, called the Tijeras Creek Cultural Corridor.
  - i) The City has been working at assembling and purchasing properties within the corridor and also coordinating with other entities.
- 2) This project in particular addresses a number of the project goals established for the TCC—
  - i) Access opportunities for additional education, signage, trails, fostering stewardship of the Tijeras Creek Corridor and providing a sustainable Trail Network for low impact recreational opportunities.
  - ii) There are a number of archaeological and cultural resources within the corridor to protect and provide educational opportunities.
- 3) There was extensive public outreach for the corridor plan. [*See Attachment for details*].
  - i) A steering committee was established, including Friends of the Tijeras Pueblo, Carnué Land Grant, East Mountain Historical Society and Village of Tijeras Bernalillo County Open Space.

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**Route 66 Open Space Trailhead**

- ii) TCC planning included surveys, with people stationed at different trail access points and to the partner agencies as well.
    - (1) Some concerns related to homeless encampments, need for better definition of trails and access for equestrian users, fences and barriers to keep motorized vehicles out, better parking, bathrooms, increased safety, and removal of trash.
  - 4) There were a number of meetings--with neighborhood associations, Open Space Advisory Board, and with adjacent property owners in early November.
- 2) Issue: Security**
- 1) A repeated concern regards safety and security of adjacent properties and neighbors.
  - 2) A planner noted that there are Trail Watch volunteers who coordinate with Open Space.
    - i) With development of the trailhead, there will be more desirable users with eyes on the area, rather than undesirable users.
  - 3) Homeless encampments are a major problem throughout the city and in this area.
    - i) One neighbor reported that not only are there encampments in the area, but a few years ago a dead body was left near their houses. She asked what will be done to keep the area safe?
      - (1) The City has reinstated the APD Open Space Conservation Officer program. Right now, there are only two officers, but more are planned.
        - (a) Previously, there were 18 to 20 officers and “we hope to get back to greater numbers.”
          - (i) The expanded force could include PSAs as well—they are younger and PSA is a path to becoming Conservation Officer.
          - (b) With an established trailhead, there will be more patrols.
            - (i) They will be responsible to ensure that the gates are closed.
        - (2) The officers are responsible for patrolling 30,000 acres.
        - (3) A neighbor expressed concern that so few officers are available for such a large area, especially with the magnitude of the homeless situation, despite the good intentions.
          - (a) When asked how the officers could protect their area, the officers responded that citizens should call 242-COPS or 311 and ask for officers to be sent.
            - (i) If the Open Space officers are not on duty, APD officers would respond.
      - ii) A neighbor asked whether undesirable persons would be arrested.
        - (1) APD policy is to issue citations for misdemeanors, requiring the person show up for court.
          - (a) Failure to appear or repeat offenders can be arrested and taken away.
          - (b) Property from encampments can be seized and held for two days.

**3) Issue: Rights of homeless persons**

    - 1) An attendee said a class action lawsuit filed against the city claimed that the civil rights of homeless persons are violated because of their involuntary homeless status and insufficient housing offered by the city.
      - i) “Hence they have the right to violate the law and illegally camp wherever they want as long as they want without government interference.”
        - (1) How is this injunction being handled?
    - 2) An officer said that the injunction specifically talks about people involuntarily homeless--those that want to be housed but are not.
      - i) The officers go out and offer resources to these unhoused people--offer them a place to stay.
        - (1) If they decline a place to stay, they are now considered voluntarily homeless and not involuntarily homeless.
      - ii) Open Space is one of the few areas in the city where it is illegal to camp, so they will continue to get citations if they do not leave.
    - 3) What if there are fires in the area?
      - i) Fires within the city are not allowed.

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**Route 66 Open Space Trailhead**

- (1) If there is an open fire anywhere in the city, 911 should be called.
  - (2) Albuquerque Fire and Rescue has a specific truck dedicated, knowing that the winter months are here and that is an increased problem.
  
- 4) Issue: Little Beavertown**
  - 1) A neighbor expressed concerns about cultural sensitivity around Little Beavertown.
    - i) The Open Space superintendent acknowledged the sensitivity of the issue and noted that the history of Route 66 is complex and needs to be presented.
      - (1) She said there have been many conversations about presenting the history of the cultural corridor.
        - (a) At the same time, the questionable portrayals of Native Americans should not be emphasized.
  
- 5) Issue: Access and Fences**
  - 1) The main gate off Route 66 will open and close the trailhead for visitor use.
    - i) Equestrian parking is to the east of the entry road and automobile parking is to the west.
    - ii) Gates are to be closed and access prohibited from 7:00 a.m. to 7:00 p.m. from November 1 to March 30, and 7:00 a.m. to 9:00 p.m. from April 1 to October 31.
  - 2) A neighbor reported that people access the area through their properties.
    - i) This is trespassing on private property.
      - (1) A fence was promised some years ago but never installed.
    - ii) The Open Space superintendent said part of the problem is that there is no formal area for people to go to.
      - (1) The plan is to celebrate the area and provide amenities to attract people.
    - iii) The Assistant superintendent said that closing gaps in the perimeter will be a priority; “as soon as the weather improves we can concentrate on fencing those gaps on the [Western] boundary.”
  - 3) Another attendee asked about a fence around the parking lot and a fence along Route 66, per the plan.
    - i) The fence along Route 66 will be welded wire, six feet tall.
      - (1) There is no plan to fence the entire Open Space.
    - ii) A four foot tall pipe rail fence will enclose the parking lot, with no vehicular access (cars or ATVs) to the open space except for maintenance.
  
- 6) Issue: Amenities**
  - 1) There will be an informational kiosk and signage part of the City’s investment into this Trailhead is to provide trash receptacles, benches and picnic facilities, and shade structures. [*See Attachment for details*].
    - i) The interpretive signage plan is to develop unified signage that will happen at key locations throughout that Corridor.
  
- 7) Issue: Need for trailhead development**
  - 1) One attendee said that development of the trailhead represents a waste of taxpayer dollars.
    - i) People have been using the developed trails for walking or riding since the days of Little Beavertown.
      - (1) The facilities take away from nature, not enhance it.
      - (2) With more traffic, the quality of life for neighbors will decline.
      - (3) Even without development, there are trails that are visible from above.
    - ii) Because the trail area is higher than we are, users will see into our backyards and into our homes.
  
- 8) Issue: Trail locations**

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**Route 66 Open Space Trailhead**

- 1) The trails are specifically oriented and developed to lead people not over to the neighbors but away from them and down into the canyon.
  - i) There is approximately 220 feet of buffer between the closest [West] corner of the parking area to the adjacent property line.
  - ii) The trails are geared towards directing people around the area up on top of the mesa where the picnic shelters, benches, and the interpretive signage are, and then down developed trails.

**9) Issue: Toilet**

- 1) The need for a vault toilet has been identified, though it will not part of the initial phase of construction.
  - i) Survey results called for that as a need--all over the city, not just in this location.
  - ii) The future vault toilet location is now a little over 420 feet away from the neighboring properties.
- 2) A neighbor asked how the decision was made to locate the toilet, given the distance from the BioZone Educational Center as well as commercial facilities on Central.
- 3) The OpenSpace superintendent reported that the surveys included very open questions about what might be needed at the trailhead. [*See Attachment for details*].
  - i) Adjacent neighbors said that there was a lot of concern about the bathrooms, that they might be used not for the public for when they have to go the bathroom but for homeless persons.
  - ii) In general, we are looking at how to have more publicly accessible bathrooms for the general public in a lot of our parks.
    - (1) For the trailhead, if we get a lot of requests and if we see that there's a big need we want to keep that on the table at this point.
- 4) The neighbor asked, why not use the BioZone—it has plenty of infrastructure.
  - i) The response was that the BioZone serves a very specific and different population—school and other groups—more programmed and not just general open space users.

**10) Issue: Site clean up**

- 1) Concerns have been raised about debris and specifically nails from old construction on the property.
  - i) The need to clean that up is part of the construction documents and construction requirements for the project.
  - ii) In addition to nails, concrete remains are to be cleaned up.
    - (1) As for the larger pads, they will need to be assessed.
      - (a) One of the pads has sharp metal pipes sticking up.
        - (i) Those will be cut off and filled so as not to present hazards.
- 2) Specifically, asked a neighbor, who is responsible for cleaning up after horses?
  - i) Equestrian users are responsible, but if there is a problem Open Space staff can undertake the task.

**EPC Application Hearing Details:**

EPC Continued Hearing scheduled for 3<sup>rd</sup> Thursday date—18 January 2024.

1. Hearing Time:
  - a. All meetings are currently held via Zoom: <https://cabq.zoom.us/j/2269592859>
  - b. The Commission will begin hearing applications at 8:30 a.m.
  - c. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
  - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
  - b. City Planner includes facilitator report in recommendations.
  - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:

**CITY OF ALBUQUERQUE**  
**LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**  
**Route 66 Open Space Trailhead**

- a. Written comments must be received by (8 January—10 days prior) and may be sent to: (Staff Planner, when assigned), 600 2<sup>nd</sup> St., 3<sup>rd</sup> floor, Albuquerque, NM, 87102 OR, EPC Chair, c/o Planning Department, 600 2<sup>nd</sup> St., 3<sup>rd</sup> floor, Albuquerque, NM, 87102

**Names & Affiliations of Attendees (\*) and other Interested Parties:**

*Colleen Langan-McRoberts	CABQ Open Space Superintendent	
*Jim Sattler	Ass't Open Space Superintendent	
Tricia Keffer	Open Space Planner	
Dustin Kiska	Urban Design & Development	
*David Simon	Parks and Rec Director	
*Shay Armijo	Parks and Rec Assoc Director	
*Randy Serrano	APD/OS Conservation Officer	
*Eric Place	APD/OS Conservation Officer	
*Jim Strozier	Consensus Planning	
*Ayoni Oyenuga	Consensus Planning	
*Chris Green	Consensus Planning	
*Erin Burtch	Consensus Planning	
*Audrey Lenzi		Gilbert Leiva
*Carol Chismar		James Demay
*Catherine & John McDivitt		Jimmy King
*Christy Baron		John Lyons
*Dan & Marjie Beck		Julia Vertrees
*Glenn Harless		Linda Martinez
*Jessica & Brian Lopez		Lisa “Rusty” Goetz
*Laura Durr		Michael Drusedum
*Mori Jafari		N Alikhani
*Pat Bonham		Paul Yarrington
*Terry O'Mara		Robert E Rivera
*Terry Williams		Sara Valentine
Alfred Lorber		Sarah Catherine Lopez
Andrew Lipman		Shirley Howard
Carmil Surrutt		Skip Howard
Chuck Cremer		Takako Terino
David Johnny		Victor & Dede Libo
Geoff Davis & Vanessa Martin		
Megan Jones	CABQ EPC Senior Planner	
*Tyson Hummell	CABQ ADR Coordinator	
Krista Baca	ADR Paralegal	
*Philip Crump	Facilitator	