City of Albuquerque
Environmental Planning Commission

Staff Report

HEARING DATE:	Thursday, October 15, 2026
CASE #:	SP-2026-00072
AGENT:	Pland Collaborative
APPLICANT:	Parks and Recreation Department, Open Space Division
APPLICATION:	Site Plan – EPC for Extraordinary Facility in Major Public Open Space
LEGAL DESCRIPTION:	All or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc., excluding a portion out to Right of Way and the Tract within the Southwest/4 Section 25 & 26 T10N R4E, excluding a portion to Right of Way, located at 15600/16000 Central Ave SE, south of U.S. Rt. 66, approximately 87 acres. (L-23)(L-24)(M-23)(M-24)
ADDRESS/LOCATION:	15600/16000 Central Ave SE, Albuquerque NM 87123
PROPERTY AREA:	Approximately 87 acres
EXISTING ZONING:	A-1 and C-1 (Bernalillo County)
STAFF PLANNER:	Jude Miller

CASE SUMMARY: This request is for a Site Plan – EPC for an Extraordinary Facility at the City-owned Tijeras Bio-Zone Education Center. The Open Space Division proposes site improvements including public restrooms, visitor areas, expansion of the existing ADA Sensory Nature Trail, and ecological and hydrological restoration along Tijeras Creek. Existing buildings and historic corrals will be retained and updated.

The EPC is hearing this request because any Extraordinary Facility in City-owned or maintained Major Public Open Space requires a Site Plan – EPC [IDO § 14-16-6-6(I)]. All property owners within 100 feet and Neighborhood Associations within 660 feet were notified as required.

The applicant has demonstrated that the Site Plan – EPC is justified pursuant to IDO § 14-16-6-6(I)(3).

STAFF RECOMMENDATION: APPROVAL of Case # SP-2026-00072 based on Findings 1-26 and subject to Conditions of Approval 1-3 in this report.

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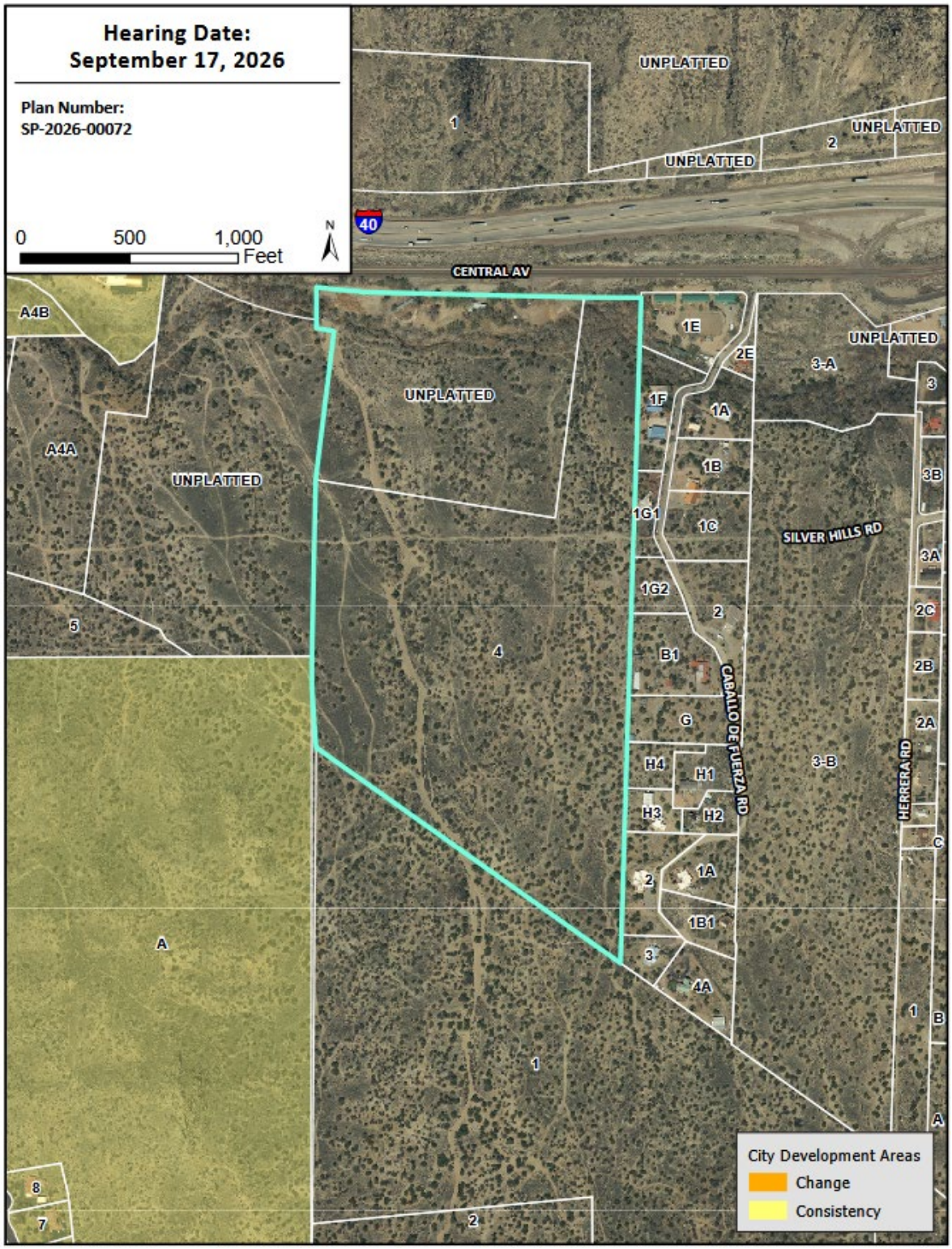
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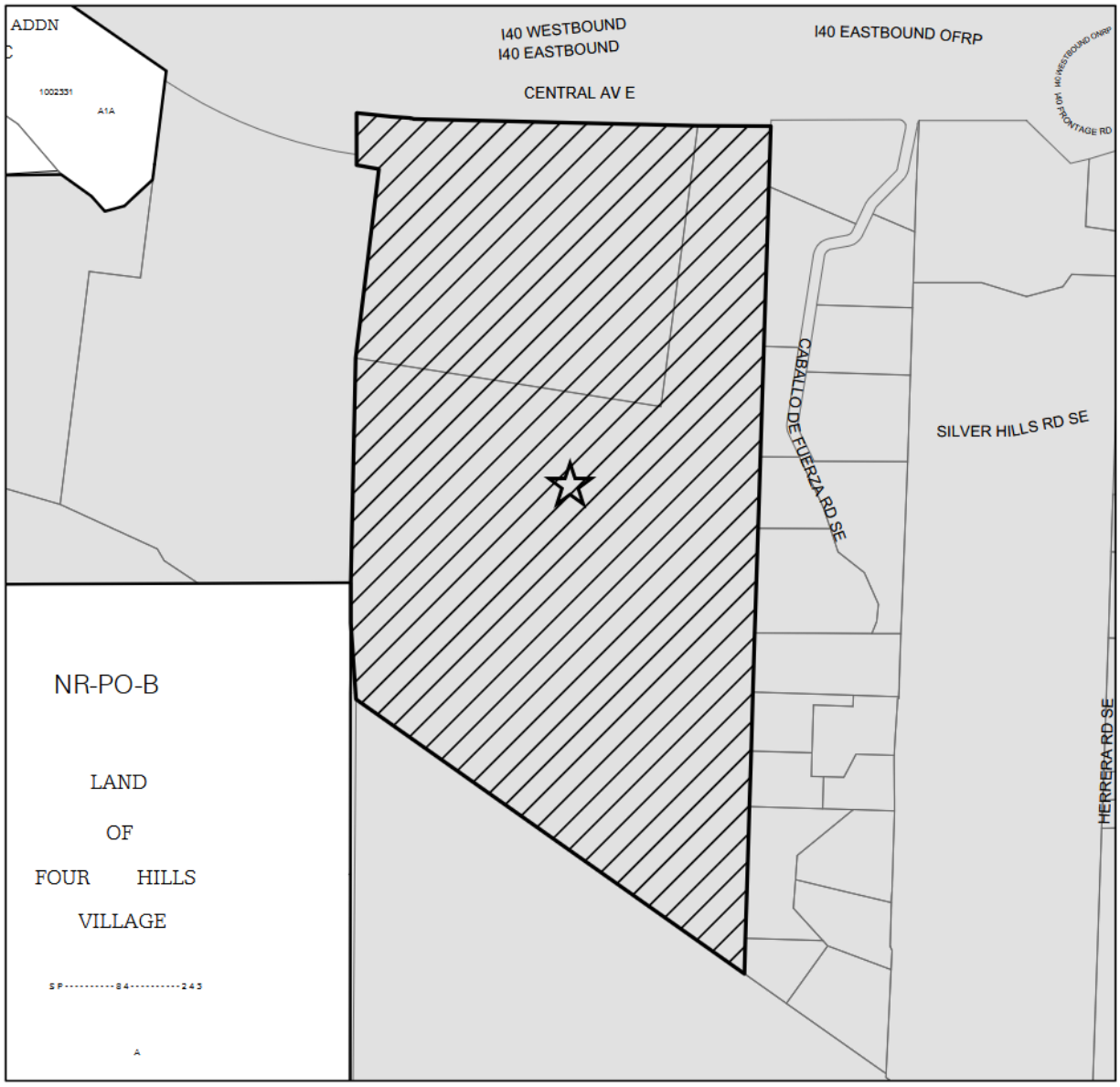
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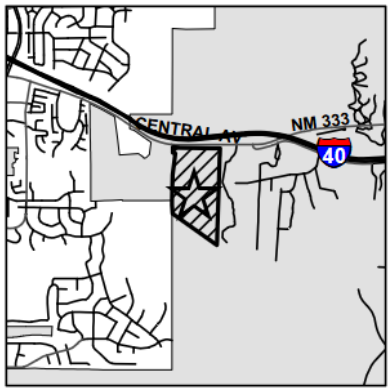
I. Maps

Aerial Map



IDO Zoning Map





IDO ZONING MAP

Note: Gray shading indicates County.

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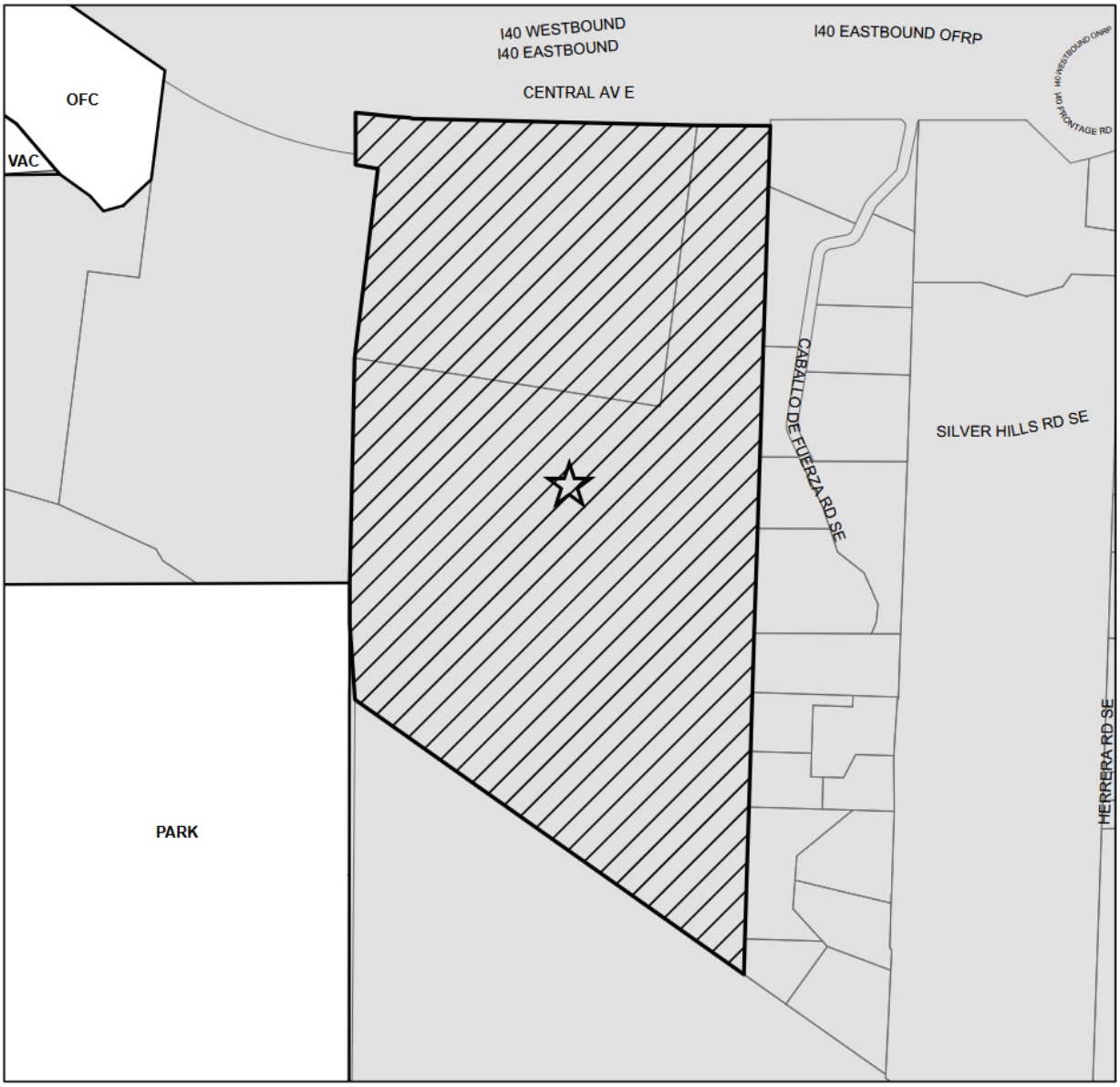
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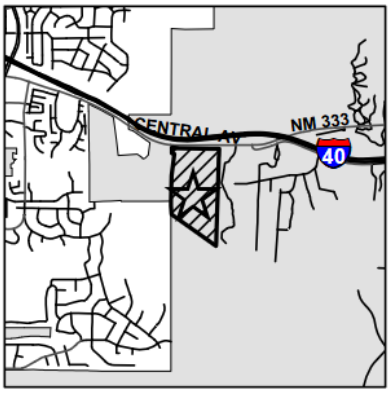
Hearing Date: 9/17/2026

Plan Number: SP-2026-00072

Zone Atlas Page: L-23/24 & M-23/24

Land Use Map





LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

OFC | Office
PARK | Parks and Open Space
VAC | Vacant

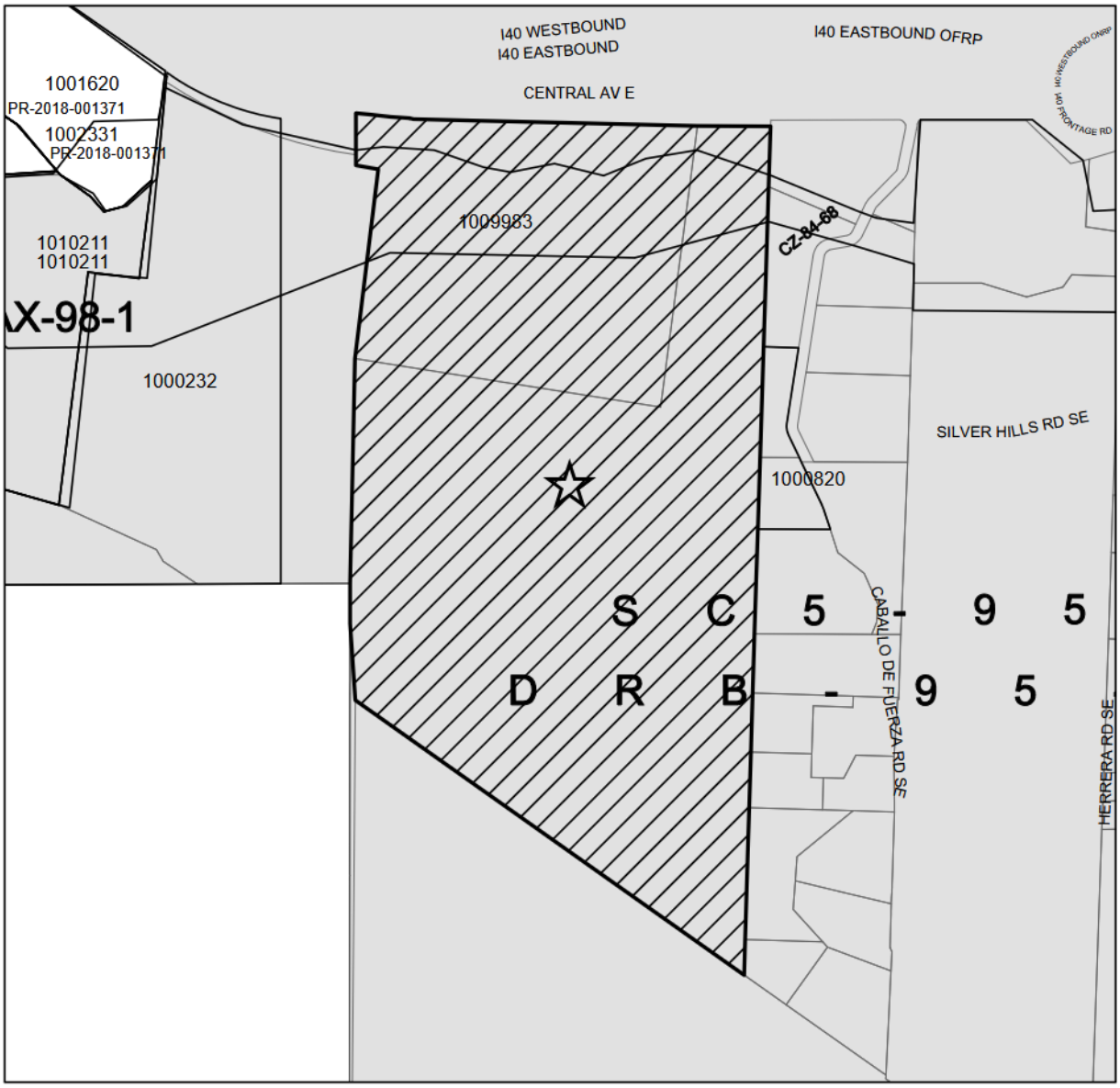
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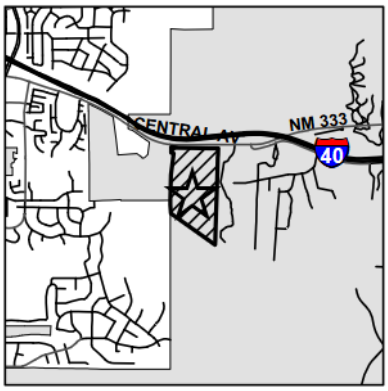
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History Map





HISTORY MAP

Note: Gray shading indicates County.

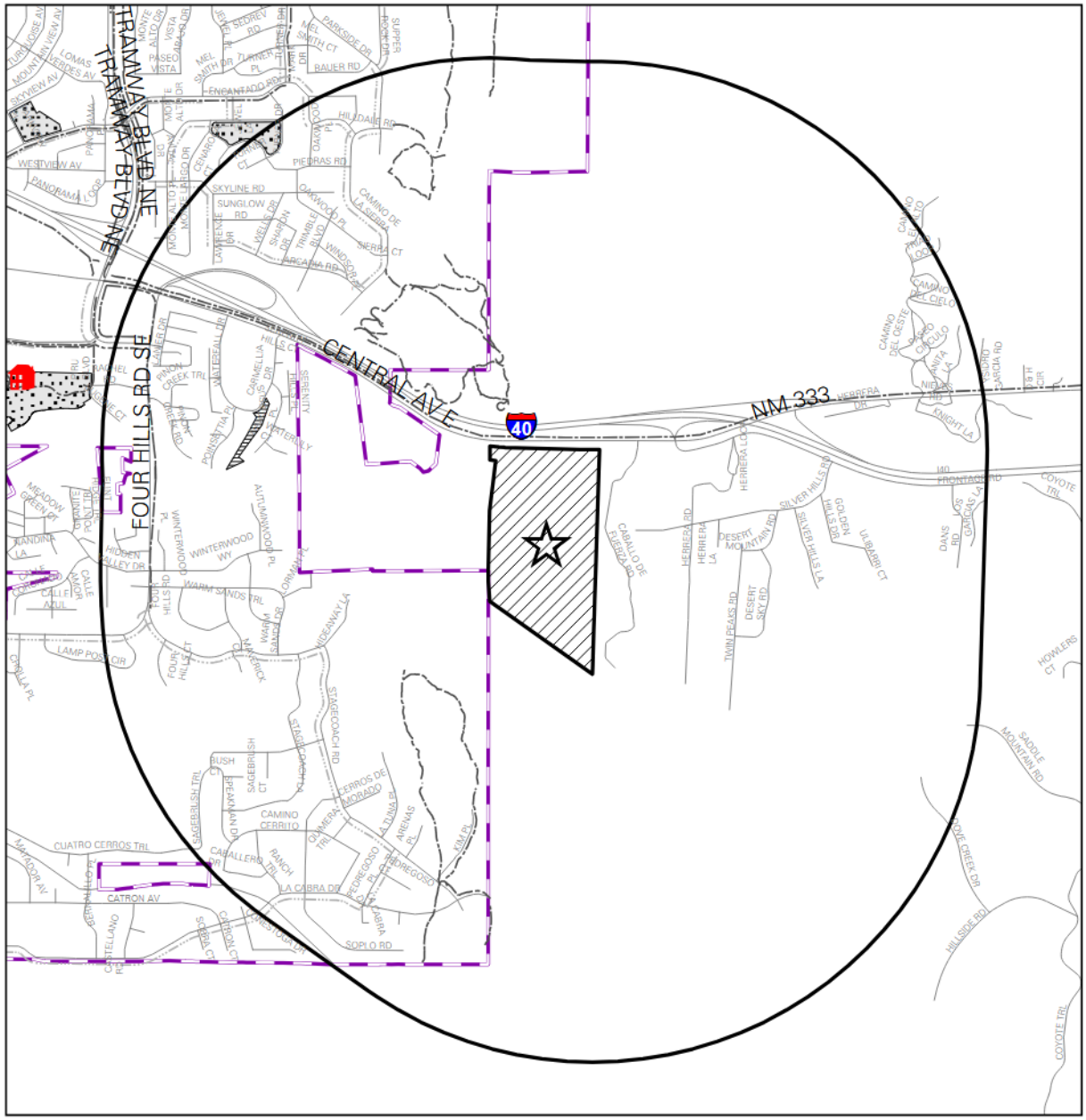
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Public Facilities / Community Services Map



Public Facilities Map with One-Mile Buffer

Plan Number: SP-2026-00072

0 0.5 1 Mile

II. Introduction

Request

The applicant requests a Site Plan – EPC for an Extraordinary Facility in Major Public Open Space for the Tijeras Bio-Zone Education Center. The Open Space Division proposes improvements on 5 acres of an 87-acre, City-owned property containing two parcels. The improvements are intended to enhance public programming, environmental education, and land restoration. Key elements include public restrooms, visitor areas, expansion of the existing ADA Sensory Nature Trail, and ecological and hydrological restoration along Tijeras Creek. The Rank II Major Public Open Space Facility Plan considers visitor centers, interpretive centers, and parking lots with greater than 25 spaces as Extraordinary Facilities.

Existing buildings and historic corrals will be retained and updated. A portion of the project area extends into the New Mexico Department of Transportation (NMDOT) right-of-way, which will be subject to a future right-of-way use agreement.

EPC Role

The EPC is hearing the request because any Extraordinary Facility in City-owned or maintained Major Public Open Space requires a Site Plan – EPC pursuant to § 14-16-6-6(I). Before approving such facilities, the EPC shall consider the recommendation of the Open Space Advisory Board [§14-13-3-2].

The EPC is the final decision-making body for the City. This case is a quasi-judicial matter.

History/Background

Acquired by the City ‘s Open Space Division in 2022, the Tijeras Bio-Zone Education Center (TBEC) property carries cultural and commercial history with structures dating back to the 1880s. The site sits within the 3.7-mile stretch of the Tijeras Arroyo identified in the City's 2014 *Tijeras Arroyo Biological Zone Resource Management Plan (RMP),* a Rank II Plan established to guide the acquisition, conservation, and restoration of sensitive riparian habitat, wildlife corridors, and cultural resources. Designated as an Open Space Facility and identified for priority acquisition under City Council Resolution R-16-12, the property is operated in partnership with the CIUDAD Soil and Water Conservation District to preserve the greater Tijeras Bio-Zone. Today, the site protects the natural and cultural resources of the Tijeras Watershed while providing recreation, youth programming, and ecological restoration.

Site Context

Location	*IDO Zoning*	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	***Unincorporated***	***Bern Co: Rural***	***Open Space***
North	Unincorporated	Bern Co: Rural	Open Space
South	Unincorporated	Bern Co: Rural	Open Space
East	Unincorporated	Bern Co: Rural	Residential, Commercial
West	NR-PO-B, Unincorporated	CABQ: Area of Consistency Bern Co: Rural	Open Space

The subject site is located outside the municipal boundaries of the City of Albuquerque within unincorporated Bernalillo County. The majority of the site is zoned A-1 (Rural Agricultural) by Bernalillo County, with a small portion along the northern boundary zoned C-1 (Neighborhood Commercial). Interstate 40 and NM 337 run parallel to one another directly north of the site. Properties to the west and south consist of City-owned open space. Smaller parcels to the east are zoned A-1 (Agricultural), and are developed with single-family residential uses.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

Interstate 40, located north of the subject site, is an existing access-controlled Interstate Highway on the National Highway System and is designated on the MRCOG Primary Freight Corridors map as a Primary Freight Corridor.

Central Avenue NE (NM 333) is designated as an existing Major Collector. Major Collectors serve to connect major traffic generators to the principal arterial network, accommodating higher vehicle miles traveled (VMT) and higher speed limits than Minor Collectors.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails. While the LRBS indicates no existing bike lanes adjacent to the property, it designates a proposed paved trail along NM 333 (Central Ave. SE), where a wide shoulder currently exists.

Transit

The subject site is not directly served by public transit. ABQ RIDE transit service is accessible approximately 1.5 miles west of the subject site at a bus stop located near

Central Avenue NE and Tramway Boulevard NE (an approximate 30-minute walk). This stop is served by Local Route 66 (Central Ave) and Albuquerque Rapid Transit (ART) Line 777 (Green Line).

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is situated outside of the city limits and therefore does not have an assigned zone or city development area.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy.

CHAPTER 4: COMMUNITY IDENTITY

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The Tijeras Bio-Zone Education Center 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 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. **The request is consistent with Goal 4.1 – Character.**

POLICY 4.1.5 NATURAL RESOURCES: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The proposed development incorporates low-impact site elements, such as pervious crusher-fine trails, green stormwater infrastructure swales, and native plantings that enhance ecosystem functions and allow stormwater infiltration. The project concentrates necessary public amenities (e.g., parking and restrooms) in appropriate, less-sensitive areas above the floodplain while keeping the broader arroyo corridor intact. **The request is consistent with Policy 4.1.5 – Natural Resources.**

GOAL 4.2 PROCESS: Engage communities to identify and plan for their distinct character and needs.

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 applicant conducted public and stakeholder engagement, including multiple public meetings, Open Space Advisory Board presentations, tribal consultation, and community surveys, to guide the design of the site plan. Community feedback directly influenced project priorities, such as retaining existing historic structures, incorporating universal ADA accessibility, and integrating land-based art. **The request is consistent with Goal 4.2 – Process and Policy 4.2.2 – Community Engagement.**

CHAPTER 5: LAND USE

GOAL 5.5 County Development Areas: Use Development Areas to foster the distinctness 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 The development provides experiential education of the natural landscape and history of the site, which are distinct to the Tijeras Cultural Corridor, and will be enhanced through the creation of the request. **The request is consistent with Goal 5.5 – County Development.**

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 as mapped in Figure 5-3

The development of the Tijeras Bio-Zone Education Center 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 recreational walking 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 improvements to the sensory trail 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. **The request is consistent with Policy 5.5.1 – Community Green Space.**

POLICY 5.5.3 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 project preserves the rural and historical character of the property by maintaining existing structures and restricting high-intensity construction. The request calls for slope and vegetation restoration within the project area. Proposed

educational and low-impact recreational uses respect the natural topography. **The request is consistent with Policy 5.5.3 – Rural Areas**.

CHAPTER 10: PARKS & OPEN SPACE

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 site plan expands public access to outdoor recreation and open space amenities by establishing accessible multi-use pathways, educational infrastructure, and improved visitor parking along the Tijeras Canyon corridor. By incorporating universal design principles, green stormwater infrastructure, and drought-tolerant landscaping, the proposed improvements accommodate visitors of all ages and abilities while conserving local water resources and preserving sensitive natural habitats along Tijeras Creek. **The request is consistent with Goal 10.1 – Facilities & Access.**

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.

Building on the success of the existing ADA Sensory Trail, the site plan incorporates universal design principles throughout the facility, including accessible crusher-fine pathways, accessible parking stalls, and family-style ADA restrooms with composting facilities. These improvements allow visitors of all physical abilities and ages to safely interact with the site's natural environment. **The request is consistent with Policy 10.1.2 – Universal Design.**

POLICY 10.1.4: WATER CONSERVATION: Employ low-water use and reclamation strategies to conserve water.

The site design prioritizes water conservation through green stormwater infrastructure (GSI) swales, rainwater harvesting basins, and native, drought-tolerant plantings. Temporary establishment irrigation will rely on efficient water-box methods to minimize municipal water usage. **The request is consistent with Policy 10.1.4 – Water Conservation.**

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 protects and preserves the integrity of the natural Tijeras Creek watershed and landscape by concentrating site improvements outside sensitive natural habitats. The site plan simultaneously provides outdoor education and low-impact recreation by embedding wayfinding, interpretive signage, and accessible trails into the landscape. **The request is consistent with Goal 10.3 – Open Space.**

POLICY 10.3.2: PRESERVATION: Identify and manage sensitive lands within the Open Space network to protect their ecological functions.

The subject site is situated within sensitive Major Public Open Space and high-value ecological habitat within the Tijeras Bio-Zone. The proposed site design minimizes land disturbance by clustering physical improvements to areas closest to the roadway, incorporating stormwater techniques, and integrating native landscaping that supports local fauna and riparian ecology. Additionally, site operations prioritize environmental education and stewardship while limiting public access to designated sensitive ecological areas, directly supporting the long-term preservation and ecological management of the surrounding Open Space network. **The request is consistent with policy 10.3.2 – Preservation.**

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

Public amenities are purposefully designed for low-impact outdoor recreation (hiking, wildlife viewing, outdoor learning) that match the carrying capacity of the land. Controlled access hours and defined trail networks protect sensitive flora and fauna from over-use. **The request is consistent with Policy 10.3.3 – Use.**

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.

POLICY 10.4.4: USE: ARROYOS AND DRAINAGE: Work with MRGCD and AMAFCA to protect arroyos, drains, and acequias as part of Community Green Space

Development of the site plan involves inter-agency coordination with AMAFCA, MRGCD, and NMDOT to ensure that drainage swales, flood mitigation structures, and trail facilities comply with regional flood control and right-of-way standards without degrading the Tijeras Arroyo drainage basin. **The request is consistent with Goal 10.4 – Coordination and Policy 10.4.4 – Arroyos and Drainage.**

CHAPTER 11: HERITAGE CONSERVATION

GOAL 11.3 CULTURAL LANDSCAPES: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

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 project celebrates the cultural landscape of the Tijeras Canyon and Carnuel Land Grant history. Through the adaptive reuse of the existing main building and preservation of the corral structures, the site plan maintains tangible ties to local heritage while creating an active community learning center. **The request is**

consistent with Goal 11.3 Cultural Landscapes and Policy 11.3.1 – Natural and Cultural Features.

GOAL 11.4 ARCHAEOLOGICAL & PALEONTOLOGICAL RESOURCES: Identify, acquire, and manage significant archaeological and paleontological sites for research, education, tourism, and recreational use.

POLICY 11.4.2 PROACTIVE PROTECTION: Identify, evaluate, and protect archaeological and paleontological sites and items on a proactive, ongoing basis.

Prior to site design, an archaeological evaluation was conducted, resulting in a Certificate of No Effect issued by the City Archaeologist for proposed development areas. Known archaeological features located south of the creek remain fully protected and buffered from public access. **The request is consistent with Goal 11.4 Archaeological and Paleontological Resources and Policy 11.4.2 – Proactive Protection.**

CHAPTER 12: INFRASTRUCTURE, COMMUNITY FACILITIES, & SERVICES

POLICY 12.1.4 DRAINAGE AND FLOOD CONTROL: Reduce or eliminate flooding by improving ponding and drainage capacities in an environmentally sensitive manner through the development process and in coordination with flood control agencies.

The project integrates green stormwater infrastructure (GSI) swales and retention basins to capture and filter runoff from Central Avenue SE before it enters Tijeras Creek, reducing peak velocities and mitigating localized flooding in an environmentally sensitive manner. **The request is consistent with Policy 12.1.4 – Drainage and Flood Control**.

POLICY 12.3.8 EDUCATION: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.

Development and management of the site is in partnership with the CIUDAD Soil and Water Conservation District. The facility offers year-round hands-on environmental and cultural education, outdoor classrooms, and stewardship workshops tailored to local schools and diverse public groups. **The request is consistent with Policy 12.3.8 – Education.**

CHAPTER 13: RESILIENCE & SUSTAINABILITY

GOAL 13.2 WATER SUPPLY & QUALITY: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The request employs low-water native landscaping and green stormwater management systems, limiting supplemental irrigation to initial plant establishment via water boxes or high-efficiency systems. **The request is consistent with Policy 13.2.2 – Water Conservation.**

POLICY 13.2.3 WATER QUALITY: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

The proposed bio-swales filter surface runoff pollutants from parking areas and adjacent roadways prior to discharge, protecting surface water quality in Tijeras Creek and supporting localized groundwater recharge. **The request is consistent with Policy 13.2.3 – Water Quality.**

GOAL 13.4 NATURAL RESOURCES: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

POLICY 13.4.3 UNIQUE LANDFORMS AND HABITATS: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space

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. **The request is consistent with Goal 13.4 Natural Resources and Policy 13.4.3 – Unique Landforms and Habitats.**

Integrated Development Ordinance (IDO)

IDO Zoning

The Tijeras Bio-Zone Open Space Area is located within Bernalillo County and, as such, is not zoned on the AGIS map. Nonetheless, these facilities are under the jurisdiction of the Open Space Division, and the area is designated as Major Public Open Space (MPOS).

Definitions

IDO Definitions

Extraordinary Facility: Facility within Major Public Open Space, not including trails, fencing, signs, incidental parking lots, access roads, or infrastructure not visible on the surface, that is primarily for facilitating recreation, relaxation, and enjoyment of the outdoors and that requires additional review by the Open Space Advisory Board and EPC pursuant to the Rank 2 Major Public Open Space Facility Plan. Extraordinary Facilities may include utility structures, WTFs, or buildings.

Major Public Open Space: City-owned or managed property that is zoned NR-PO-B or City-managed property that is zoned NR-PO-C, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary that is mapped as Open Space in the ABC Comp Plan still triggers Major Public

Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Open Space Definitions

Resource Management Plan: Rank 3 Plans developed by the Open Space Division of the City Parks and Recreation Department to provide policy guidance on how to manage and protect natural, historic, or cultural resources and/or scenic views for individual City-owned or managed Major Public Open Space. Resource Management Plans also guide visitor uses, budgeting, and decision making.

Sensitive Lands Definitions

Arroyo: A watercourse that conducts an intermittent or ephemeral flow, providing primary drainage for an area of land, or a watercourse that would be expected to flow in excess of 1,000 cubic feet per second as the result of a 100-year storm event, as determined by the City Hydrologist.

Floodplains and Special Flood Hazard Areas: See Flood Definitions. Floodplain: Any land susceptible to being inundated by water from any source. Special Flood Hazar Area: The land area covered by floodwaters of the base flood, as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps.

Rock Outcropping: Bedrock or other stratum a minimum of 6 feet high on its steepest side as measured from the adjacent 10 percent slope line and in excess of 500 square feet in surface area.

Riparian Area: Aquatic ecosystems and the transitional ecosystems surrounding them, as shown on the map created and maintained by the City Parks and Recreation Department and published by AGIS. The transitional riparian ecosystem is characterized by distinctive vegetative communities and soils that are affected by the presence of surface and groundwater and provides critical habitat for endangered species and migratory birds, as well as other animals

Open Space Advisory Board Ordinance

To oversee the MPOS Program, the City established the Open Space Advisory Board (OSAB) in 1983. This appointed citizen board, in collaboration with staff, is responsible for reviewing and recommending acquisition priorities and additions to the open space network. The OSAB provides recommendations on Extraordinary Facilities to the EPC. Additionally, OSAB advises on proposed developments adjacent to MPOS and on proposals to sell, lease, or exchange trust lands.

According to §2-6-16 the of the Albuquerque Code of Ordinances, the Open Space Advisory Board's role is to advise the EPC, Mayor, and City Council on issues relating to City open space.

On December 10, 2025 the Open Space Advisory Board voted to of and passed the schematic design concept for the Tijeras Biozone Education Center.

Major Public Open Space Facility Plan (Rank 2)

The Major Public Open Space (MPOS) Facility Plan was adopted in 1999 to identify potential open spaces in Bernalillo County. The MPOS Facility Plan ("MPOS Plan") establishes general policies and area-specific policies regarding management and staffing, vegetation management, revenue, and environmental education. It also contains an inventory of open space (at time of publication), a plant list (Appendix F), a list of potential funding sources (Appendix G), and standards for facility design (Appendix H).

The purpose of the MPOS Plan is to establish guidelines for implementation of the MPOS network goals as outlined in the Comprehensive Plan.

- Conserve natural resources and environmental features
- Provide opportunities for outdoor education and recreation
- Shape the urban form
- Conserve archaeological resources
- Provide trail corridors
- Protect the public from natural hazards.

Three types of Major Public Open Space are applicable to this request: 1) Open Space Facility, 2) Open Space trail, and 3) MPOS Arroyos. The request is consistent with several Policies and are listed below.

Open Space Facility Plan General Policies:

Open Space Facility: Land area with outstanding natural features and outdoor recreation opportunities. Some active recreational activities are appropriate, along with facilities to support compatible uses within Major Public Open Space. There are five classes of facilities, Class I through Class V. as defined in Appendix E of the MPOS Facility Plan.

> **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. Protection of these areas should include signage, natural barriers, fencing, walls, and patrol by rangers.

The site plan proposes primary public facilities—including consolidated visitor parking, shade structures, and composting or vault toilet restrooms—within previously disturbed areas of the site to minimize overall impact on the surrounding natural resources. The design incorporates unpaved, crusher-fine accessible trails that serve as low-impact links to broader trail networks while steering foot traffic away from sensitive riparian habitats and steep slopes. Protection of protected resources is accomplished through controlled access hours, interpretive and directional signage, natural topographic barriers, and site management-by Open Space staff. ***The request is consistent with Policy A.1.D***

Open Space Trail: A linear corridor within Major Public Open Space or linking Major Public Open Space to other facilities. Open Space trails include Major Public Open Space arroyos and Major Public Open Space links. Trails will be developed for pedestrian, equestrian and bicycling uses as appropriate and as defined in an adopted Rank II, Rank III, Resource Management or Master Development Plan.

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 proposed site plan utilizes existing trails wherever feasible, integrating them into a cohesive, low-impact trail network that minimizes site disturbance. New trail segments, including the accessible crusher-fine loop, are specifically sited to avoid sensitive riparian wetlands, flood zones, and steep slopes. ***The request is consistent with Policy A.1.E****.*

Section Six: Arroyos: The Tijeras Arroyo is a natural arroyo that runs along the northern border of the subject site and is directly impacted by the propped extraordinary facility. The MPOS Facility Plan designated the Tijeras Arroyo as a Major Public Open Space Arroyo pursuant to the Comprehensive Plan. The March 2017 Comprehensive Plan designated portions of the Tijeras Arroyos sites proposed for preservation as Major Public Open Space (MPOS). The location of the Tijeras Arroyo on the subject site is maintained by City Parks and Open Space on a MPOS property.

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 subject site is located directly east of the East Gateway CPA. The City Open Space division is the applicant for this request. A public meeting was held on May 30, 2026 to discuss the proposed project. ***The request is generally consistent with Policy A.6.***

Policy B.1.D: Open Space Facilities. Open space facilities are intended to concentrate low impact recreational use of open space in areas that can accommodate heavy use, while protecting natural and cultural resources.

- Open space facilities should be located at the edges of MPOS areas in locations with access to urban streets.

- No new facilities shall be developed in areas with archeological sites or which are likely habitats for threatened or endangered plant or animal species. All new facilities, expansion of existing facilities and trails shall be designed to avoid these areas and to direct people away from these areas.
- Open space facilities may include a variety of low impact recreational opportunities. Facilities for organized recreation or turf game fields are not appropriate.

  The proposed facilities at the Tijeras Biozone Education Center are situated along a narrow (~5-acre) strip of the 87-acre site immediately adjacent to Central Ave SE / NM 333. This siting concentrates low-impact development near primary roadway access while buffering the remaining 80+ acres of riparian habitat and arroyo floodplain. Prior archaeological evaluation confirmed no adverse impacts to cultural sites in the development footprint, and facilities avoid critical habitat areas. ***The request is consistent with Policy B.1.D.***

Policy B.2.A: Facilities within Major Public Open Space shall be designed to minimize their impact on natural processes or natural, visual or cultural resources.

The proposed site plan retains the existing main building and historic corral structure. New vertical structures include a composting or vault toilet near the roadway, and some metal shade structures. The overall site plan sites all new facilities and trails along a narrow 5-acre strip adjacent to NM 333 of the overall 87-acre site. The site plan includes regrading of areas of the site to prevent erosion, and new native tree, shrub and grass plantings. ***The request is consistent with Policy B.2.A.***

Policy B.2.B: Archaeological surveys and mitigation shall be conducted prior to facility development. Facilities shall not be located in a manner that will cover, undermine or otherwise damage archaeological or cultural sites. Sites should be preserved in place or avoided whenever possible. If appropriate, information about archaeological sites will be integrated into interpretive facilities.

Prior to site design, a cultural resources inventory was conducted, resulting in a Certificate of No Effect issued by the City Archaeologist for the proposed development footprint. Known archaeological features located south of the creek remain fully protected, buffered, and inaccessible to general public traffic. Interpretive elements integrated into the trail network will provide historical context without compromising site confidentiality or security. ***The request is consistent with Policy B.2.B.***

Policy B.2.J.: The Open Space trail system shall accommodate a variety of users on single- and multi-purpose 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 proposed site plan incorporates accessible crusher-fine and packed-aggregate loop trails designed in accordance with ADA and universal design standards to accommodate visitors of diverse physical abilities. Single- and multi-use trail alignments are routed to prevent resource degradation, and trail etiquette rules and educational signage will be posted at primary access points. ***The request is consistent with Policy B.2.J.***

Open Space Facility Plan Sandia Foothills Policies:

Policy B1: Lands in the Sandia Foothills shall be acquired and managed to promote the purposes of Major Public Open Space as stated in the Comprehensive Plan. with the following subgoals:

(a) Conserve natural resources and environmental features including wildlife habitat, and the mix and diversity of ecotones;

(b) Provide opportunities for outdoor education and recreation including trails for a variety of users; picnicking and environmental education;

(c) Shape urban form by providing an eastern edge to development and by providing a skyline free of development;

The Project is focused on preserving cultural and natural resources while ensuring the safety of visitors in the Sandia Foothills. By maintaining electric service to lighting, restrooms, buildings, and other MPOS facilities, it also supports recreational activities and the use of trail corridors as secondary benefits. ***The request is consistent with Sandia Foothills Policy B1.***

Policy C1: The conservation and protection of cultural and natural resources and protection of people from natural hazards related to development of steep slopes are the primary functions of the Sandia Foothills. Recreational use and trail corridors are secondary to these functions.

The proposed site plan prioritizes the preservation of the Tijeras Creek riparian corridor. All proposed physical improvements, including low-impact shade structures, composting restrooms, and crusher-fine trails, are clustered strictly within a previously disturbed ~5-acre portion of the 87-acre site adjacent to Central Ave SE / NM 333, avoiding steep arroyo banks and sensitive wetland soils. By restricting recreational amenities to suitable terrain and buffering sensitive ecological and historical zones, resource conservation remains the primary function of the property. ***This request is consistent with Sandia Foothills Policy C1.***

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

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).

The applicant provided a sensitive lands analysis with the request which proved evidence that the proposed extraordinary facility does not impact the Tijeras Arroyo. The development does not encroach on the Bio-Zone boundary.

The development shall be in compliance with the RMP because uses and development standards specified in a Resource Management Plan approved by the Open Space Division of the City Park 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.

IV. Site Plan – EPC

The applicant is requesting approval of a Major Public Open Space (MPOS) Site Plan to develop approximately 5 acres of the 87-acre Tijeras Biozone property into a low-impact public access and education hub. The proposed development features ADA-accessible restrooms, shade structures, dedicated visitor parking, a universal-design crusher-fine trail loop expanding on the ADA Sensory Trail, land arts, and environmental restoration elements like green stormwater infrastructure and native riparian plantings, alongside the adaptive reuse of existing historic structures. The project qualifies as an Extraordinary Facility under MPOS regulations because it goes beyond passive land preservation by creating a specialized educational and community facility that combines universal physical accessibility with nature-based learning and cultural interpretation. Furthermore, it strategically concentrates these developed public facilities and amenities onto a narrow 5-acre strip adjacent to Central Ave SE / NM 333, successfully accommodating visitor volume while keeping the remainder of the site as undeveloped open space

Review and Decision Criteria Analysis

Pursuant to § 14-16-6-6(I)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

The applicant has demonstrated, through a policy-based analysis, that the proposed Site Plan request would be consistent with applicable Comprehensive Plan Goals and Policies found in Chapter 4 — Community Identity; Chapter 5 – Land Use; Chapter – Parks and Open Space; Chapter 11 – Heritage Conservation; and Chapter 12 – Community Facilities; and Chapter 13 – Resilience & Sustainability.

(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The subject site is located out of city jurisdiction and is not located in a previously approved NR-SU or PD zoning district; Criterion b does not apply.

(c) If The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

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) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The proposed development utilizes existing infrastructure capacity while mitigating impacts through low-impact design and strategic site placement. Primary vehicular access is provided directly from Central Ave SE / NM 333, concentrating all proposed public facilities, including consolidated visitor parking, ADA restrooms, and shade structures, along a narrow 5-acre footprint at the northern edge of the property to prevent traffic disruption and minimize site disturbance. Drainage and stormwater impacts are mitigated on-site through green stormwater infrastructure (GSI), bio-swale filtering systems, and low-water native vegetation that reduce runoff, conserve water, and protect the adjacent Tijeras Creek. Furthermore, the project utilizes low-demand infrastructure, such as composting or vault toilet facilities, to minimize utility draws. Existing public infrastructure and improvements have adequate capacity to serve the facility.

(e) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not within an approved Master Development Plan; criterion (e) does not apply.

(f) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking

congestion, noise, vibration, light trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Small Area; no cumulative impact analysis is required.

(g) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

The request does not trigger new outdoor site lighting requirements. All new lighting within the site plan area of work will meet the requirements of § 14-16-5-8 and will not exceed the lumen allowance set forth in Table 5-8-5. The new site lighting must comply with Lighting Requirement Lz0 because it is an open space area where anthropogenic lighting is needed in in hours of darkness around areas with facilities.

SITE PLAN ANALYSIS

Site Design and Sensitive Lands

The subject has been determined to contain sensitive lands because the proposed area of work contains a large stand of mature trees. A site analysis shall be included with an application for subdivision or Site Plan where development on or near sensitive lands cannot be avoided, which the applicant has provided (see attachments).

Pursuant to IDO Section 5-2(C)(1) both the subdivision and site design process shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands on the site.

To the maximum extent practicable, new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that would not be disturbed during the development process, in the following types of sensitive lands:

5-2(C)(2)(a) Arroyos

The Tijeras Arroyo is a natural occurring Arroyo that is designated as an MPOS Arroyo in the MPOS Facility Plan. It runs through the subject site, south of the proposed development. The development does not impact the arroyo. The conceptual grading and drainage plan depicts drainage flowing south. Pursuant to the MPOS Facility Plan the Development shall acknowledge the prudent limits as shown in the drainage management plan for the Tijeras Arroyo.

5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas

There is an existing FEMA Special Flood Hazard area (Floodway “AE”) running through the subject site. There is a 1 percent chance of an annual flood hazard within Floodway

Zone AE. The Site Plan is located within the flood zone. Proposed new structures are intended to be constructed of resilient materials that can withstand flooding.

5-2(C)(2)(c) Irrigation Facilities (acequias)

There are no Irrigation facilities are on site.

5-2(C)(2)(d) Large stands of mature trees

Large stands of mature trees do exist on the site. Some disturbance of existing trees is called for by way of invasive species removal and slope restoration along the Tijeras Creek. Existing mature native species will be preserved to the maximum extent possible. The site plan calls for extensive re-planting of native trees, shrubs and grasses.

5-2(C)(2)(e) Riparian Areas

Riparian habitats are located along the Tijeras Creek corridor within the site. Proposed low-impact development (parking, restrooms, and shade structures) is strictly clustered outside the active riparian zone. The trail system incorporates raised board-foot paths or unpaved crusher-fine surfaces that steer public foot traffic away from sensitive stream banks to prevent soil compaction and habitat degradation.

5-2(C)(2)(f) Rock outcroppings

Naturally occurring rock outcroppings exist on the property, and the site plan incorporates these features into the natural landscape. The request includes some eroded slope restoration that may impact smaller boulders along Tijeras Creek. These specific rocks and boulders were recently exposed and deposited by erosive forces associated with historic I-40 and NM 333 construction, rather than representing pristine natural geological formations. Restoration work will re-stabilize these banks while preserving prominent, intact rock outcroppings.

5-2(C)(2)(g) Significant archaeological sites

There are no known archaeological sites on the subject site. A “Certificate of No Effect” from the City of Albuquerque was issued on August 4, 2026.

5-2(C)(2)(h) Steep slopes and escarpments

Steep slopes occur along the creek margins on site. Proposed primary facilities, parking, and structures are clustered on relatively flat, previously disturbed portions of the northern edge of the parcel (~5 acres) to avoid new construction on steep slopes. The request includes targeted slope restoration along eroded banks of Tijeras Creek to stabilize degraded areas, control runoff, and prevent further erosion. Trail alignments traversing sloping terrain utilize low-impact design principles and grade-appropriate paths to maintain slope stability and prevent soil degradation.

5-2(C)(2)(i) Wetlands

There are wetlands on the subject site. Wetlands are to remain undeveloped with the exception of the slope and vegetation restoration.

Access and Connectivity

Direct vehicular access to the subject site is provided from Central Ave SE / NM 333. Primary site circulation is reconfigured to create an improved loop system featuring dedicated one-way entrance and one-way exit access points, thereby enhancing traffic safety along the roadway. Internal roadways are specified with a base-course surface and include an expanded shoulder area designed to accommodate bus parking and drop-off operations. Internal pedestrian access is expanded via a network of ADA-accessible crusher-fine trails with slopes under 5% that link facilities throughout the site.

Parking and Loading

The existing unorganized gravel parking area is upgraded to an organized, base-course parking lot featuring 24 delineated vehicle parking spaces with concrete wheel stops. This includes 2 fully accessible ADA spaces equipped with dedicated concrete pads, pole-mounted ADA signage, and blue painted striping/ground markings. Additionally, an open grassy area adjacent to the main parking lot is designated to serve as informal overflow parking for approximately 26 vehicles during community events. Bicycle parking racks are provided and will be installed along the western elevation of the existing main building.

Landscaping

Existing mature trees and natural native vegetation will be preserved to the maximum extent practicable, particularly outside the direct construction footprint. Selective clearing is limited to the removal of non-native invasive species (e.g., Siberian elm and salt cedar) along the Tijeras Creek corridor and in areas where slope restoration is planned. Proposed landscaping focuses on site restoration, introducing extensive native riparian tree, shrub, and grass plantings to stabilize soils, preserve ecological health, and buffer sensitive wetland features.

Walls and Fences

The existing post-and-wire boundary fence along the northern abutting NM333/Central Avenue will remain in place. New pipe vehicle access gates will be installed at both the new entrance and exit points to control site access and secure the park during non-operating hours. A new 16-foot wide by 8-foot-deep dumpster enclosure will be constructed within the parking area on a concrete pad. The enclosure features a 6-foot-high CMU wall and a 6-foot-high by 16-foot-wide double-swing metal gate constructed of powder-coated black steel tubing with perforated steel plates and drop-bar hardware.

Outdoor Lighting

Six existing light poles on the site will be retained. Additional low-impact site and wayfinding lighting is proposed, utilizing pole-mounted fixtures. Proposed precedents include 12-foot-high site area light poles and 16-foot-high security light poles designed to

direct illumination downward, maintaining dark-sky compliance and minimizing light spillover onto adjacent open space lands.

Building Design

Proposed new structures include either vault or composting restroom facilities and multi-purpose shade structures constructed with black powder-coated steel square tubing, metal roofing, and natural finishes. Additional site structures include a hammock play feature, wood deck structures, and ADA-accessible picnic tables situated throughout the site. Structures feature a low vertical profile, durable materials, and earth-tone color palettes suited for the high-desert environment. The existing main building and corral structures will remain in place with minor renovations.

Signs

Proposed signage includes standard wayfinding, one-way directional entry/exit signs, and required pole-mounted ADA handicap parking signs. A standard City of Albuquerque Major Public Open Space entry sign will be installed near the primary entrance.

Grading and Drainage

The applicant submitted a conceptual grading and drainage plan demonstrating that existing topography surrounding the main building and corral is relatively level. No re-grading is proposed over natural bedrock outcroppings or outside the active project limits. Targeted re-grading and slope restoration are proposed north of the creek corridor (south and west of the existing building and corral) to repair man-made steep slopes and bank erosion caused by historical I-40/NM 333 construction, improving overall hydrological health. Stormwater flows generally south toward Tijeras Creek, utilizing low-impact development (LID) stormwater techniques, bio-swales, and green infrastructure to capture and filter runoff, increasing site flood resiliency without altering off-site drainage patterns.

V. Public & Agency Concerns

Public Notice	***Required?***	***Met?***
Email to Neighborhood Associations (NA) within 660 feet	Yes	Yes
Mailed Notice to Property Owners within 100 feet	Yes No	Yes See Appendix D
Posted Sign	Yes	Yes Posted 9/02/2026
Published Legal Ad	Yes No	Yes Published 8/31/2026
Web Posting	Yes No	Yes Posted 10/08/2026

Neighborhood/Public

The Office of Neighborhood Coordination verified that there is one recognized neighborhood association (NA) within 660 ft of the subject site, the Four Hills Village Neighborhood Association, and the District 9 East Gateway Coalition of Neighborhood Associations, which were notified by email as required. Property owners within 100 feet of the subject site were also notified as required. Notification documents are included in appendix D.

The Open Space Division and their agent, Pland Collaborative, conducted public outreach to guide the site design, hosting public meetings on October 14, 2023, September 19, 2024, and May 30, 2026, alongside a community-wide survey. This engagement gathered critical community feedback regarding site character, desired amenities, access, environmental resources, and recreational priorities. Community input was integrated into the final Site Plan to guide the proposed design to address local needs and protect ecological and natural resources.

Commenting Agencies

The Planning Department (Hydrology) notes that the subject property is located within a Zone AE floodplain in unincorporated Bernalillo County and requires the applicant to submit grading and drainage plans to Bernalillo County Public Works for review and approval. Public Service Company of New Mexico (PNM) identifies existing electric distribution lines and easements along the north side of the site (south of Tijeras Canyon Frontage Road) and along the eastern boundary with private property, as well as service lines entering the property. PNM states that the applicant must verify all utility easements, show existing and new easements and facilities on future site plans and plats, avoid placing structures near easements without prior coordination, and contact PNM's New Service Delivery Department early in the design process to address electric service needs or potential facility relocations at the applicant's expense. Full text of agency comments can be found in Appendix F.

Indian Nations, Tribes, or Pueblos

The subject site is within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was required [IDO § 14-16-6-4(B) and Table 6-1-1]. A tribal meeting was not requested or held.

The subject site is within 660 feet of Major Public Open Space, so staff referred the case to Indian Nations Tribes, or Pueblos for comment, as required [IDO § 14-16-6-4(I)]. Staff did not receive any comment from any tribal agencies.

VI. Conclusion

Recommendation

APPROVAL of Plan #: SP-2026-00072, a request for Site Plan – EPC for an Extraordinary Facility in Major Public Open Space for all or a portion of Tract 4 (easterly portion of Parcel C Marian

G. Malcolm) Research Park Inc., excluding a portion out to Right of Way and the Tract within the Southwest/4 Section 25 & 26 T10N R4E, excluding a portion to Right of Way, located at 15600/16000 Central Ave SE, south of U.S. Rt. 66, approximately 87 acres based on Findings 1-26 and subject to conditions of approval 1-3.

Findings, Site Plan

Plan #: SP-2026-00072

1. This is a request for Site Plan – EPC for an Extraordinary Facility in Major Public Open Space for all or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc., excluding a portion out to Right of Way and the Tract within the Southwest/4 Section 25 & 26 T10N R4E, excluding a portion to Right of Way, located at 15600/16000 Central Ave SE, south of U.S. Rt. 66, approximately 87 acres.
2. 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.
3. The EPC is hearing the request because any Extraordinary Facility in City-owned or maintained Major Public Open Space requires a Site Plan – EPC pursuant to § 14-16-6-6(I). Before approving such facilities, the EPC shall consider the recommendation of the Open Space Advisory Board [§ 14-13-3-2].
4. The request would facilitate development is located on the northernmost 5 acres of the 87-acre subject site. The proposed site plan for the Tijeras Bio-Zone Education Center includes improvements to the existing trail system, educational features and signage, parking, picnic tables, benches, shade structures, and a restroom facility.
5. 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 December 10, 2025 the project was discussed and approved at the OSAB meeting.
6. Pursuant to IDO § 14-16- 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.
7. The subject site is owned by the City of Albuquerque, designated as Major Public Open Space (MPOS), and located outside municipal limits within unincorporated Bernalillo County (zoned A-1/C-1 by Bernalillo County). Pursuant to IDO § 14-16-1-4(C), City-owned property is subject to IDO regulations; however, because the property is located outside city limits, only IDO provisions specifically governing Major Public Open Space apply. Standard municipal IDO development standards do not apply to this site. All primary site infrastructure and grading remains subject to review and approval by Bernalillo County.

8. 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
9. The subject site is located outside the municipal boundaries of the City of Albuquerque within unincorporated Bernalillo County. The majority of the site is zoned A-1 (Rural Agricultural) by Bernalillo County, with a small portion along the northern boundary zoned C-1 (Neighborhood Commercial). Interstate 40 and NM 337 run parallel to one another directly north of the site. Properties to the west and south consist of City-owned open space. Smaller parcels to the east are zoned A-1 (Agricultural), and are developed with single-family residential uses.
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 subject site is within the Bernalillo County Rural Development Area as designated by the Comprehensive Plan.
13. The request is consistent with Goals and Policies from Chapter 4 – Community Identity:
    A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities. The Tijeras Bio-Zone Education Center 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 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 4.1.5 NATURAL RESOURCES: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.
    The proposed development incorporates low-impact site elements, such as pervious crusher-fine trails, green stormwater infrastructure swales, and native plantings that enhance ecosystem functions and allow stormwater infiltration.

The project concentrates necessary public amenities (e.g., parking and restrooms) in appropriate, less-sensitive areas above the floodplain while keeping the broader arroyo corridor intact.

C. GOAL 4.2 PROCESS: Engage communities to identify and plan for their distinct character and needs.

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 applicant conducted public and stakeholder engagement, including multiple public meetings, Open Space Advisory Board presentations, tribal consultation, and community surveys, to guide the design of the site plan. Community feedback directly influenced project priorities, such as retaining existing historic structures, incorporating universal ADA accessibility, and integrating land-based art.

14. The request is consistent with Goal and Policies from Chapter 5 – Land Use:

A. GOAL 5.5 County Development Areas: Use Development Areas to foster the distinctness 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 The development provides experiential education of the natural landscape and history of the site, which are distinct to the Tijeras Cultural 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 as mapped in Figure 5-3.
The development of the Tijeras Bio-Zone Education Center 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 recreational walking 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 improvements to the sensory trail 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 5.5.3 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 project preserves the rural and historical character of the property by maintaining existing structures and restricting high-intensity construction. The request calls for slope and vegetation restoration within the project area. Proposed educational and low-impact recreational uses respect the natural topography.

15. The request is consistent with Goals and Policies from Chapter 10 – Parks and 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 site plan expands public access to outdoor recreation and open space amenities by establishing accessible multi-use pathways, educational infrastructure, and improved visitor parking along the Tijeras Canyon corridor. By incorporating universal design principles, green stormwater infrastructure, and drought-tolerant landscaping, the proposed improvements accommodate visitors of all ages and abilities while conserving local water resources and preserving sensitive natural habitats along Tijeras Creek.

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.

Building on the success of the existing ADA Sensory Trail, the site plan incorporates universal design principles throughout the facility, including accessible crusher-fine pathways, accessible parking stalls, and family-style ADA restrooms with composting facilities. These improvements allow visitors of all physical abilities and ages to safely interact with the site's natural environment.

C. POLICY 10.1.4: WATER CONSERVATION: Employ low-water use and reclamation strategies to conserve water.

The site design prioritizes water conservation through green stormwater infrastructure (GSI) swales, rainwater harvesting basins, and native, drought-tolerant plantings. Temporary establishment irrigation will rely on efficient water-box methods to minimize municipal water usage.

D. 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 protects and preserves the integrity of the natural Tijeras Creek watershed and landscape by concentrating site improvements outside sensitive natural habitats. The site plan simultaneously provides outdoor

education and low-impact recreation by embedding wayfinding, interpretive signage, and accessible trails into the landscape.

E. POLICY 10.3.2: PRESERVATION: Identify and manage sensitive lands within the Open Space network to protect their ecological functions.

The subject site is situated within sensitive Major Public Open Space and high-value ecological habitat within the Tijeras Bio-Zone. The proposed site design minimizes land disturbance by clustering physical improvements to areas closest to the roadway, incorporating stormwater techniques, and integrating native landscaping that supports local fauna and riparian ecology. Additionally, site operations prioritize environmental education and stewardship while limiting public access to designated sensitive ecological areas, directly supporting the long-term preservation and ecological management of the surrounding Open Space network.

F. POLICY 10.3.3: USE: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.

Public amenities are purposefully designed for low-impact outdoor recreation (hiking, wildlife viewing, outdoor learning) that match the carrying capacity of the land. Controlled access hours and defined trail networks protect sensitive flora and fauna from over-use.

G. 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.

POLICY 10.4.4: USE: ARROYOS AND DRAINAGE: Work with MRGCD and AMAFCA to protect arroyos, drains, and acequias as part of Community Green Space.

Development of the site plan involves inter-agency coordination with AMAFCA, MRGCD, and NMDOT to ensure that drainage swales, flood mitigation structures, and trail facilities comply with regional flood control and right-of-way standards without degrading the Tijeras Arroyo drainage basin.

16. The request is consistent with Goals 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.

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 project celebrates the cultural landscape of the Tijeras Canyon and Carnuel Land Grant history. Through the adaptive reuse of the existing main building and

preservation of the corral structures, the site plan maintains tangible ties to local heritage while creating an active community learning center.

B. GOAL 11.4 ARCHAEOLOGICAL & PALEONTOLOGICAL RESOURCES: Identify, acquire, and manage significant archaeological and paleontological sites for research, education, tourism, and recreational use.

POLICY 11.4.2 PROACTIVE PROTECTION: Identify, evaluate, and protect archaeological and paleontological sites and items on a proactive, ongoing basis.

Prior to site design, an archaeological evaluation was conducted, resulting in a Certificate of No Effect issued by the City Archaeologist for proposed development areas. Known archaeological features located south of the creek remain fully protected and buffered from public access.

17. The request is consistent with Goal and Policy from Chapter 12 – Infrastructure, Community Facilities, & Services:

A. POLICY 12.1.4 DRAINAGE AND FLOOD CONTROL: Reduce or eliminate flooding by improving ponding and drainage capacities in an environmentally sensitive manner through the development process and in coordination with flood control agencies.
The project integrates green stormwater infrastructure (GSI) swales and retention basins to capture and filter runoff from Central Avenue SE before it enters Tijeras Creek, reducing peak velocities and mitigating localized flooding in an environmentally sensitive manner.

B. POLICY 12.3.8 EDUCATION: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.
Development and management of the site is in partnership with the CIUDAD Soil and Water Conservation District. The facility offers year-round hands-on environmental and cultural education, outdoor classrooms, and stewardship workshops tailored to local schools and diverse public groups.

18. The request is consistent with Goals and Policies from Chapter 13 – Resiliency and Sustainability:

A. GOAL 13.2 WATER SUPPLY & QUALITY: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.
The request employs low-water native landscaping and green stormwater management systems, limiting supplemental irrigation to initial plant establishment via water boxes or high-efficiency systems.

B. POLICY 13.2.3 WATER QUALITY: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

The proposed bio-swales filter surface runoff pollutants from parking areas and adjacent roadways prior to discharge, protecting surface water quality in Tijeras Creek and supporting localized groundwater recharge.

C. GOAL 13.4 NATURAL RESOURCES: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

POLICY 13.4.3 UNIQUE LANDFORMS AND HABITATS: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

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.

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

A. Open Space Facility Policies:

1. ***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. Protection of these areas should include signage, natural barriers, fencing, walls, and patrol by rangers.

The site plan proposes primary public facilities—including consolidated visitor parking, shade structures, and composting or vault toilet restrooms—within previously disturbed areas of the site to minimize overall impact on the surrounding natural resources. The design incorporates unpaved, crusher-fine accessible trails that serve as low-impact links to broader trail networks while steering foot traffic away from sensitive riparian habitats and steep slopes. Protection of protected resources is accomplished through controlled access hours, interpretive and directional signage, natural topographic barriers, and site management by Open Space staff.

B. Open Space Trail Policies:

1. ***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 proposed site plan utilizes existing trails wherever feasible, integrating them into a cohesive, low-impact trail network that minimizes site disturbance. New trail segments, including the accessible crusher-fine loop, are specifically sited to avoid sensitive riparian wetlands, flood zones, and steep slopes.

C. Section Six: Arroyo Policies:

1. ***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 subject site is located directly east of the East Gateway CPA. The City Open Space division is the applicant for this request. A public meeting was held on May 30, 2026 to discuss the proposed project.
2. ***Policy B.1.D:*** Open Space Facilities. Open space facilities are intended to concentrate low impact recreational use of open space in areas that can accommodate heavy use, while protecting natural and cultural resources.
   - Open space facilities should be located at the edges of MPOS areas in locations with access to urban streets.
   - No new facilities shall be developed in areas with archeological sites or which are likely habitats for threatened or endangered plant or animal species. All new facilities, expansion of existing facilities and trails shall be designed to avoid these areas and to direct people away from these areas.
   - Open space facilities may include a variety of low impact recreational opportunities. Facilities for organized recreation or turf game fields are not appropriate.

   The proposed facilities at the Tijeras Biozone Education Center are situated along a narrow (~5-acre) strip of the 87-acre site immediately adjacent to Central Ave SE / NM 333. This siting concentrates low-impact development near primary roadway access while buffering the remaining 80+ acres of riparian habitat and arroyo floodplain. Prior archaeological evaluation confirmed no adverse impacts to cultural sites in the development footprint, and facilities avoid critical habitat areas. The request is consistent with Policy B.1.D.

3. ***Policy B.2.A:*** Facilities within Major Public Open Space shall be designed to minimize their impact on natural processes or natural, visual or cultural resources.

   The proposed site plan retains the existing main building and historic corral structure. New vertical structures include a composting or vault toilet near the roadway, and some metal shade structures. The overall site plan sites all new facilities and trails along a narrow 5-acre strip adjacent to NM 333 of the overall 87-acre site. The site plan includes regrading of areas of the site to prevent erosion, and new native tree, shrub and grass plantings.

4. ***Policy B.2.B:*** Archaeological surveys and mitigation shall be conducted prior to facility development. Facilities shall not be located in a manner that will cover, undermine or otherwise damage archaeological or cultural sites. Sites should be preserved in place or avoided whenever possible. If appropriate, information about archaeological sites will be integrated into interpretive facilities.

   Prior to site design, a cultural resources inventory was conducted, resulting in a Certificate of No Effect issued by the City Archaeologist for the proposed development footprint. Known archaeological features located south of the creek remain fully protected, buffered, and inaccessible to general public traffic. Interpretive elements integrated into the trail network will provide historical context without compromising site confidentiality or security.

5. ***Policy B.2.J.:*** The Open Space trail system shall accommodate a variety of users on single-and multi-purpose 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 proposed site plan incorporates accessible crusher-fine and packed-aggregate loop trails designed in accordance with ADA and universal design standards to accommodate visitors of diverse physical abilities. Single- and multi-use trail alignments are routed to prevent resource degradation, and trail etiquette rules and educational signage will be posted at primary access points.

D. Open Space Facility Plan Sandia Foothills Policies:

1. ***Policy B1:*** Lands in the Sandia Foothills shall be acquired and managed to promote the purposes of Major Public Open Space as stated in the Comprehensive Plan. with the following subgoals:

(a) Conserve natural resources and environmental features including wildlife habitat, and the mix and diversity of ecotones;

(b) Provide opportunities for outdoor education and recreation including trails for a variety of users; picnicking and environmental education;

(c) Shape urban form by providing an eastern edge to development and by providing a skyline free of development;

The Project is focused on preserving cultural and natural resources while ensuring the safety of visitors in the Sandia Foothills. By maintaining electric service to lighting, restrooms, buildings, and other MPOS facilities, it also supports recreational activities and the use of trail corridors as secondary benefits.

2. ***Policy C1:*** The conservation and protection of cultural and natural resources and protection of people from natural hazards related to development of steep slopes are the primary functions of the Sandia Foothills. Recreational use and trail corridors are secondary to these functions.

   The proposed site plan prioritizes the preservation of the Tijeras Creek riparian corridor. All proposed physical improvements, including low-impact shade structures, composting restrooms, and crusher-fine trails, are clustered strictly within a previously disturbed ~5-acre portion of the 87-acre site adjacent to Central Ave SE / NM 333, avoiding steep arroyo banks and sensitive wetland soils. By restricting recreational amenities to suitable terrain and buffering sensitive ecological and historical zones, resource conservation remains the primary function of the property.

20. IDO §14-16-6-G(I)(3)- Site Plan-EPC Review and Decision Criteria. IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

    A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

       The applicant has demonstrated, through a policy-based analysis, that the proposed Site Plan request would be consistent with applicable Comprehensive Plan Goals and Policies found in Chapter 4 — Community Identity; Chapter 5 – Land Use; Chapter – Parks and Open Space; Chapter 11 – Heritage Conservation; and Chapter 12 – Community Facilities; and Chapter 13 – Resilience & Sustainability.

    B. 6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site is located out of city jurisdiction and is not located in a previously approved NR-SU or PD zoning district; Criterion b does not apply.

C. 6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

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. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The proposed development utilizes existing infrastructure capacity while mitigating impacts through low-impact design and strategic site placement. Primary vehicular access is provided directly from Central Ave SE / NM 333, concentrating all proposed public facilities, including consolidated visitor parking, ADA restrooms, and shade structures, along a narrow 5-acre footprint at the northern edge of the property to prevent traffic disruption and minimize site disturbance. Drainage and stormwater impacts are mitigated on-site through green stormwater infrastructure (GSI), bio-swale filtering systems, and low-water native vegetation that reduce runoff, conserve water, and protect the adjacent Tijeras Creek. Furthermore, the project utilizes low-demand infrastructure, such as composting or vault toilet facilities, to minimize utility draws. Existing public infrastructure and improvements have adequate capacity to serve the facility.

E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The subject site is not within an approved Master Development Plan; criterion (e) does not apply.

F. 6 -6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within the Railroad and Spur Small Area; no cumulative impact analysis is required.

G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation

for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The request does not trigger new outdoor site lighting requirements. All new lighting within the site plan area of work will meet the requirements of § 14-16-5-8 and will not exceed the lumen allowance set forth in Table 5-8-5. The new site lighting must comply with Lighting Requirement Lz0 because it is an open space area where anthropogenic lighting is needed in in hours of darkness around areas with facilities.

21. There are no known archaeological sites on the subject site. A "Certificate of No Effect" from the City of Albuquerque was issued on August 27, 2026.
22. According to the Office of Neighborhood Coordination, there are two recognized neighborhood associations within 660-feet of the subject site, the District 9 East Gateway Coalition, and the Four Hills Village Neighborhood Association that were notified as required. Property owners within 100-feet of the subject site were also notified as required.
23. The Open Space Division and their agent, Pland Collaborative, conducted public outreach to guide the site design, hosting public meetings on October 14, 2023, September 19, 2024, and May 30, 2026, alongside a community-wide survey. This engagement gathered critical community feedback regarding site character, desired amenities, access, environmental resources, and recreational priorities. Community input was integrated into the final Site Plan to guide the proposed design to address local needs and protect ecological and natural resources.
24. The subject site is within 660 feet of Major Public Open Space or tribal land, so a tribal meeting offer was required [IDO § 14-16-6-4(B) and Table 6-1-1]. A tribal meeting was not requested or held.
25. The subject site is within 660 feet of Major Public Open Space, so staff referred the case to Indian Nations Tribes, or Pueblos for comment, as required [IDO § 14-16-6-4(I)]. Staff did not receive any comment from any tribal agencies.
26. As of this writing, staff has not received public comments in support of, or in opposition to this request.

Recommended Conditions of Approval

Plan #: SP-2026-00072, Site Plan – EPC

1. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.

2. Pursuant to IDO § 14-16-6-6(I)(2)(m), the final site plan shall be reviewed administratively for compliance with all EPC Conditions of Approval, the Development Process Manual (DPM), and applicable zoning standards prior to the issuance of any building permits. The applicant shall submit the final proposed site plan to the Development Facilitation Team (DFT) for final sign-off prior to issuance of a building permit.
3. Pursuant to IDO section 14-16-6-4(P)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.

Notice of Decision Distribution

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EPC file

VII. Attachments

A) PHOTOGRAPHS



Figure 1: View looking south from across NM 333 facing the subject site.

Figure 2: View from the eastern side of the property looking toward the interpretive trail and educational signage.





Figure 3: View of the existing main building currently undergoing renovations.



Figure 4: East facing view from the main entrance gate along NM 333.

Figure 5: West Facing view of the existing parking area. The corral structure is beyond the parking area.





Figure 6: View looking southwest from the parking area looking toward the corral structure.



Figure 7: South facing view from within the subject site looking toward Tijeras



Figure 8: View looking east along NM 333 showing that the subject site is below the roadway.



Figure 9: View looking southwest into the site from the roadway.



Figure 10: Applicant sign posting along the northern frontage of the subject site at NM 333

B) APPLICATION INFORMATION

CITY OF ALBUQUERQUE

September 7, 2023

Environmental Planning Commission
City of Albuquerque
c/o Planning Department
via electronic mail

Chair Renn Halstead
Daniel Aragon
Eric Nelius

Vice Chair Adrian N. Carver
Matthew Archuleta
Abdul Ganiu Tanko

RE: Letter of Authorization

Dear Chair Halstead,

The City of Albuquerque Open Space Division is the owner of the Tijeras Bio-Zone Education Center in unincorporated Bernalillo County in the Tijeras Canyon, located at 15600 Central Blvd. SE, 87123.

Legal Description:
All or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc., excluding a portion out to Right of Way and the Tract within the Southwest/4 Section 25 & 26 T10N R4E, excluding a portion to Right of Way, located at 15600/16000 Central Ave SE, south of U.S. Rt. 66, approximately 87 acres. (L-23)(L-24)(M-23)(M-24)

This letter authorizes Plan Collaborative to apply for approval of a Site Plan-EPC for an Extraordinary Facility on Major Public Open Space located at the Tijeras Bio-Zone Education Center.

Sincerely,

Colleen Langan-McRoberts

Colleen Langan-McRoberts
Open Space Superintendent

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

TIJERAS BIOZONE AND EDUCATION CENTER
MAJOR PUBLIC OPEN SPACE & EXTRAORDINARY FACILITY SITE PLAN – EPC
JUSTIFICATION LETTER

August 06, 2026 *(Revised)*

City of Albuquerque
Parks and Recreation Department, Open Space Division

Environmental Planning Commission (EPC)
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Chairman,

This is a request to the Environmental Planning Commission (EPC) to review a Site Plan – EPC for a Major Public Open Space (MPOS) within the Tijeras Biozone Education Center (TBEC), addressed 15600/16000 Central Ave SE, Albuquerque, NM 87123.

Project Background
The City of Albuquerque Open Space Division purchased the 87-acre TBEC property in 2022, which has since been operated and maintained by the City – working closely in partnership with CIUDAD Soil and Water Conservation District – as a part of the preservation of the greater Tijeras Biological Zone.[1] This property is considered an Open Space Facility due to past historic uses, structures, and zoning, and it provides opportunities to improve the riparian health and wildlife habitat, while also providing low-impact recreation and education for the community. In addition to currently offering youth programming and trail access, the TBEC site:

- Contributes to the protection and preservation of the "natural and cultural landscape and resources of the Tijeras Watershed for current and future generations";
- Creates a sense of place for residents and visitors "through oral histories, landscape, and relationships between land, animals, water, and people," and;
- Provides unique, inclusive outdoor educational and recreational opportunities

In February 2014, the city adopted a Resource Management Plan (RMP) for the Tijeras Arroyo Biological Zone (Bio-Zone), identifying a 3.7-mile stretch of the Tijeras Arroyo for its ecological, hydrological, and cultural significance.[2] The City Council Resolution R-16-12, prioritizing significant areas to purchase for protection of the area within the Arroyo, includes the TBEC property. The Open Space Division with the assistance of the design consultant, Pland Collaborative, is developing the approximately 5.32-acre project site within the TBEC property – which spans two tracts as legally described in the accompanying

[1] The Tijeras Biological Zone is a network of open spaces and important cultural sites along the Tijeras Cultural Corridor.
[2] Tijeras Creek Arroyo Corridor.

Authorization Letter – as a preferred location within the Tijeras Biological Zone to enhance public programming, education, and land restoration. These proposed developments are designed to align with and continue the work of the ADA Sensory Trail.[3] Through this Site Plan – EPC, the Open Space Division requests to develop further accessible trail networks, ADA restroom facilities, parking, shade structures, interpretive signage, outdoor recreation and nature-based visitor engagement opportunities, ecological and habitat restoration, and land arts. The main building and historic corral structures will remain, with the main building undergoing minimal renovations.[4]

The property has an extensive and rich natural and cultural history, serving over the years in various capacities as a dude ranch, guest house, and concert venue. Historically, it was commercially zoned and has included a variety of structures within the property since the 1880s. The focus of the 5.32-acre site within the property will be program development and design of outdoor visitor engagement including, inclusive-use areas to allow for an immersive nature-based experience for visitors with disabilities, as well as ecological restoration design elements as aligned with the Tijeras Creek Arroyo Master Plan. The proposed plantings, including New Mexico Locust (*Robinia neomexicana*), Goodding Willow (*Salix gooddingii*), Peach Leaf Willow (*Salix amygdaloides*), and Coyote Willow (*Salix exigua*), have been carefully selected as important native, riparian species already found on-site and as significant ecological actors in the restoration and enhancement of the site's natural habitat. The site sits adjacent to and south of historic Route 66 (Central Ave SE) and is bordered by private property to the west and east.

As part of the project's programmatic and conceptual development and Site-EPC application process, there has been extensive public engagement to solicit feedback and input from stakeholders and community. Public meetings and stakeholder involvement include:

- July 21, 2023 – stakeholder meeting
- September 17, 2023 – focus group meeting
- September 19, 2024 – public meeting on-site *(please see meeting and comment summaries attached with this application)*
- September 26, 2023 – Open Space Board stakeholder presentation and meeting *(please see meeting and comment summaries attached with this application)*
- October 14, 2023 – public meeting
- December 09, 2024 – Open Space Board stakeholder presentation and meeting *(please see meeting and comment summaries attached with this application)*
- May 30, 2026 – public meeting on-site *(please see meeting and comment summaries attached with this application)*
- July 20, 2026 – site visit and tour with a Tribal representative

[3] Construction of the ADA Sensory Trail was completed in the fall of 2025.
[4] Due to the TBEC project site being located in a floodplain, there are constraints on what kind of structure(s) can be built on the property.

6-6(I)(3) Review and Decision Criteria

6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

The Site Plan is consistent with the ABC Comp Plan as it furthers the following policies:

GOAL 4.1 Character: Enhance, protect, and preserve distinct communities.

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

Applicant Response: Guided by the Tijeras Creek Cultural Corridor Plan (TCCC) and through youth and educational programming, community volunteer stewardship and clean-up efforts, and special events, the City will continue their active and ongoing partnerships with non-profits, private neighborhood residents, and local businesses to collectively maintain and revive the site's natural and cultural identity and sense of place. Additionally, the City intends to continue to closely partner with CIUDAD Soil and Water Conservation District to manage and restore the site.

POLICY 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Applicant Response: The proposed Site Plan upholds the Tijeras Creek corridor's rich natural and cultural heritage and contemporary resources through interpretive signage, ecological restoration, respect of existing throughfare recreation by local residents along the southside of the creek, and proposed partnerships with local communities and artists to design specific site elements, organize special events, and manage the site in the long-term. Existing and proposed plantings of native and culturally relevant vegetation help enhance and preserve the site's health, character, and significance.

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

Applicant Response: This property is part of the Biological Zone. The main goals of this Bio-Zone Resource Management Plan (RMP) are to conserve remaining native vegetation and wildlife habitat, restore native vegetation and wildlife habitat to increase biodiversity where feasible within the study area, provide increased low-impact recreational opportunities to area residents, and protect cultural resources. Two other important aspects of this Plan are to help preserve the aquifer by allowing water to infiltrate and recharge the aquifer and minimizing, through bio-swale filtering, the amount of storm water pollutants entering the arroyo from adjacent developed areas. The proposed Site Plan incorporates the site's natural setting and ecosystem functions throughout the design to provide opportunities for inclusive public engagement and education focused on the site's ecological and hydrological resources. These

opportunities include sensitive trail access, habitat restoration, wildlife viewing, nature-based adventure elements, and interpretive signage.

GOAL 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

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

Applicant Response: In addition to ongoing volunteer events and youth programming on-site, the Open Space Division and Pland Collaborative held public meetings to review the project on October 14, 2023, September 19, 2024, and May 30, 2026. Public input was also gathered through a community survey. These public meetings and the survey provided necessary community feedback regarding the site's character, amenities, access, environmental resources, and recreational opportunities. The feedback received was reviewed and incorporated into the Site Plan design, helping to identify and address community needs while maintaining the site's natural and ecological resources. Property owners and Neighborhood Associations received notice of the latter meeting as required by the IDO in preparation for this EPC hearing. Pland Collaborative developed and evaluated several conceptual designs as part of this process and the subject Site Plan reflects the community input received throughout the planning and design process.

GOAL 4.3 City Community Planning Areas: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

POLICY 4.3.3 East Gateway CPA.

Applicant Response: This site is part of the larger Tijeras Canyon Cultural Corridor (TCCC), a multijurisdictional project developed by the City of Albuquerque Open Space Division that spans portions of the Tijeras watershed within and adjacent to the East Gateway Community Planning area. The mission of the TCCC is to protect the living cultural landscape of the Tijeras Watershed for current and future generations by creating a sense of place through oral histories, landscape, and relationships between land, animals, water, and people. The corridor begins at the City's Singing Arrow Community Center and archaeological site and extends east to include the City's Open Space Route 66 and the Tijeras Education Center, and continues to the Carnué Land Grant Hall, Bernalillo County Open Space Tijeras Remediation Site, and Village of Tijeras Camino Primera Agua Park. Each location provides opportunities for education and interpretation through signage and site features that highlight the area's ecological, historical, and cultural significance. The public is encouraged to visit these interconnected locations to learn about and experience the unique resources of the Tijeras Watershed, the TCCC helps preserve the distinct identities of the East Gateway area while enhancing public access, education and appreciation of the natural and cultural resources.

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

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 as mapped in Figure 5-3.

Applicant Response: Aligned with the TCCC, the proposed Site Plan promotes the preservation and restoration of the cultural landscape and natural open space areas by way of interpretive signage and informed ecological, hydrologic, and wildlife habitat restoration efforts. These improvements are intended to provide visual relief from surrounding urbanization while creating opportunities for public education, low impact recreation, cultural interpretation and conservation of natural resourses. Special and specific attention is given to the conservation and protection of sensitive riparian areas along the creek corridor by limiting public access in these areas, protecting habitat, and emphasizing the use of native vegetation. The proposed site improvements provide appropriate opportunities for public access and recreation while directing activity away from environmentally sensitive areas. Collectively, these measures support **Policy 5.5.1, Community Green Space**, by maintaining and enhancing publicly-owned Open Space as a community resource that provides opportunities for recreation, education, cultural activities, and conservation while contributing to the distinct character of the surrounding community.

POLICY 5.5.3 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.

Applicant Response: This property has a long and interesting history. It is part of an ancestral corridor, tied to the Carnuel land grant, and was settled by Italian immigrants in the 1880s. The property has had many businesses on it, including most recently a church and feed store, and prior to that, saloons and dance halls. This history and character are presented in the Tijeras Cultural Corridor Plan, a multijurisdictional project that encompasses the Tijeras Creek through the City, County, Carnuel Land Grant, and Village of Tijeras. The character of the property will be maintained and enhanced through this site plan by providing an engaging place for people to learn about the area's history and come together as a community for public events. The City will provide low-impact recreation and education opportunities as identified in the Resource Management Plan and the City's goals for Major Public Open Space.

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

POLICY 10.1.1: Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment.

Applicant Response: A major goal of the Tijeras Bio-Zone RMP is to provide equitable access to low-impact recreation opportunities while responsibly protecting and utilizing the property's natural resources. This property provides unique educational and recreational opportunities to Albuquerque residents and visitors due to its close proximity to the City limits, approximately 1.2 miles from Tramway and Central, while also providing a cool and lush riparian environment that extends toward the Four-Hills/Manzano Mountains. The proposed Site Plan supports a range of recreational opportunities designed to serve people of all ages and abilities while protecting the ecological and hydrologic functions of the site. The property is connected to a larger MPOS network with multi-use trails extending from this site and provides opportunities for hikers, mountain-bikers, and equestrians. the Site Plan expands access to Open Space and recreational opportunities within the built environment by providing a significant natural recreation resource in close proximity to developed areas and the City's urban population.

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.

Applicant Response: Building upon the precedent site development of the ADA Sensory Trail – a trail that "exceeds standard ADA requirements and serves as a model for other communities aiming to expand equitable outdoor access" – the proposed Site Plan continues to incorporate universal design principles in the planning and design of inclusive outdoor recreation, education interpretive. The Site Plan is intended to provide visitors of all age groups and physical abilities with opportunities to safely explore the site through a wide range of senses while learning about its unique ecology and history.

POLICY 10.1.4: Water Conservation: Employ low-water use and reclamation strategies to conserve water.

Applicant Response: Water conservation and flood mitigation efforts will be a priority in managing and restoring the natural resources and habitat of the site. It is critical to the local health and protection of the Tijeras Biozone Education Center, as well as the broader Tijeras Creek watershed, to promote resilient riparian and creek corridor areas. The proposed green stormwater infrastructure and low-water use, primarily-native plantings of this Site Plan work to support these goals and efforts. Temporary, establishment irrigation will be met by way of water boxes (gravity and hand-hauling). The Open Space Division will assess the feasibility to repair and maintain the existing irrigation system to water existing and restored turf areas on-site at a minimal level.

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.

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.

Applicant Response: This property was identified in the Tijeras Bio-Zone RMP as a priority for acquisition, to be designated as MPOS. The City successfully acquired this site, along with other properties within the Biological Zone. The site plan adds to this effort by enhancing the area for public access and recreation while improving the riparian health of the Tijeras Creek. The acquisition of this property also strategically conserves the lands that help shape the community's urban form, protect natural and cultural resources, and preserve the ecological character of the Tijeras Bio-Zone. Through continued acquisitions and conservation of lands within the Bio-Zone, the City will continue to strengthen interconnected open space and trail networks that connect this property to surrounding natural areas and recreational opportunities. On-site interpretive signage, public education programming and events, protection of archaeological features, and ecological restoration will preserve and protect the area for current and future generations. Please also refer to *6-6(I)(3)(f)* below.

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

Applicant Response: The proposed Site Plan identifies and prioritizes the preservation and long-term stewardship of the site's sensitive natural resources as part of the broader Open Space network. This plan provides limited educational and outdoor recreation opportunities that are compatible with the ecological functions of the property while minimizing disturbance to existing habitats. Sensitive areas, including the Tijeras Creek corridor and surrounding natural habitats are protected through concentration of public improvements in appropriate areas and the preservation of the site's natural character. Consistent with Policy 10.3.2, the project supports the identification, protection, restoration, and ongoing management of sensitive lands to maintain their ecological functions. Restoration efforts along the Tijeras Creek corridor, including ecological and hydrological improvements, will improve habitat quality and watershed health while allowing the City of Albuquerque Open Space Division to monitor restoration outcomes and adapt management practices as needed. The remainder of the property will remain largely undisturbed, ensuring that preservation of native vegetation, wildlife habitat, and natural resources remain the primary objective of the site. Through sensitive site design, restoration, monitoring, and long-term resource management, the Site Plan balances appropriate public access and education with the protection of the site's sensitive ecological functions.

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

Applicant Response: The proposed Site Plan will provide low impact recreational and educational opportunities within Major Public Opens Space. Trail access and material selection will be informed, purposeful and limited within riparian and flood zones to minimize disturbance to natural resources. Nature-based engagement and adventure elements, gathering spaces and site programming will be responsibly situated and designed to respond to and respect the site's natural flood risks and sensitive ecological habitat. Interpretive signage will provide visitor

guidance and education specific to the site's ecological and natural resources while supporting the goals, values, and regulations of the MPOS system.

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.

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

Applicant Response: The subject property is located within the approved Resource Management Plan (RMP) for the Tijeras Arroyo Biological Zone (TABZ). The proposed Site Plan is consistent with the applicable standards and management objectives of the RMP TABZ, which are intended to protect and preserve the ecological, drainage, and open space functions of the TABZ. As part of project implementation, the applicant will coordinate with the **Middle Rio Grande Conservancy District (MRGCD)** and the **Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA)**, as applicable, to ensure that proposed improvements are consistent with agency requirements and do not adversely affect arroyos, drains, or acequias. The project will incorporate applicable agency recommendations and requirements related to drainage, access, maintenance, and protection of these features. Through compliance with the approved RMP and coordination with applicable agencies, the project will support the protection and preservation of arroyos, drains, and acequias as part of the community's open space and green space network. Please also refer to 6-6(I)(3)(f) below.

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

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.

Applicant Response: The proposed Site Plan preserves and enhances the natural and cultural characteristics of the Tijeras Watershed living cultural landscape, consistent with Goal 11.3 and Policy 11.3.1 of the Comprehensive Plan. The project recognizes the area's rich history, including the Tijeras Canyon, Carnué Land Grant, Indigenous and Genízaro communities, and the region's longstanding relationship with arid-land agriculture and stewardship.

The project also preserves an existing historic structure through adaptive reuse. The building, which has served as a church and later as a saloon, will be repurposed as the Tijeras BioZone Education Center, providing a new community resource focused on environmental education, cultural interpretation, and stewardship. By reusing the existing facility and minimizing disturbance to the surrounding landscape, the project protects the site's historic character while enhancing public appreciation of the area's natural and cultural heritage for future generations.

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

Applicant Response: The proposed Site Plan preserves and enhances the Tijeras Arroyo as an important cultural and natural landscape feature, consistent with Policy 11.3.2. The Tijeras Arroyo has historically served as an important connection between the region's natural systems and human communities, supporting Indigenous and agricultural lifeways, water management practices, and the cultural identity of the Tijeras Canyon area.

The Tijeras BioZone Education Center project respects the role of the arroyo within the broader landscape by preserving existing natural features, minimizing disturbance, and incorporating educational opportunities that highlight the ecological and cultural significance of the watershed. Through the adaptive reuse of the existing facility and the creation of a public education resource, the project enhances community understanding and stewardship of the Tijeras Arroyo and its role as a significant cultural landscape. Please also refer to *6-6(I)(3)(f)* below.

GOAL 11.4 Archaeological & Paleontological Resources: Identify, acquire, and manage significant archaeological and paleontological sites for research, education, tourism, and recreational use.

POLICY 11.4.2 Proactive Protection: Identify, evaluate, and protect archaeological and paleontological sites and items on a proactive, ongoing basis.

Applicant Response: The proposed Site Plan supports Goal 11.4 and Policy 11.4.2 by proactively identifying, evaluating, and protecting archaeological resources within the Tijeras Watershed cultural landscape. The City currently preserves, manages, and protects a known archaeological feature located south of the proposed site development area and creek.

In addition, the proposed project underwent an archaeological evaluation process to identify and assess any potential archaeological features within the proposed development and restoration areas. Based upon this study, a *Certificate of No Effect* was issued by the City's Archaeologist with no significant features identified. In addition to the formal archaeological evaluation, the project supports the long-term protection and stewardship of significant cultural resources while allowing for appropriate public education and recreational use by way of ongoing preservation efforts and the incorporation of historic and cultural interpretive and programming educational opportunities.

GOAL 11.5 Cultural Traditions & the Arts: Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

POLICY 11.5.1 Arts Promotion: Coordinate and promote the arts and the cultural sector as key assets in a vital economy; major contributors to quality of life and healthy communities; and the heart of high-quality, special places that contribute to the identity of distinct communities.

Applicant Response: The proposed Site Plan supports Goal 11.5 and Policy 11.5.1 by incorporating arts, cultural expression, and community engagement as integral components of the Tijeras BioZone Education Center. Through an Artist-in-Residence program, the City partnered with local mosaic tile artist ALMA to design gateway features for the site. These designs were informed by youth engagement activities with ALMA and reflect the natural and cultural history, resources, and identity of the Tijeras corridor region.

The proposed Site Plan continues to integrate opportunities for temporary and permanent land-based art installations by local and community artists, creating meaningful connections between visitors, the landscape, and the region's cultural traditions. The project also incorporates native and culturally significant plantings, interpretive signage, and educational programming to highlight the diverse communities, histories, and ecological resources of the Tijeras Creek corridor. Through the integration of art, cultural interpretation, and public education, the project enhances the site as a unique community resource that supports quality of life, fosters stewardship, and celebrates the cultural identity of the region. Please also refer to *POLICY 4.3.3* above.

GOAL 12.1 Infrastructure: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

POLICY 12.1.4 Drainage and Flood Control: Reduce or eliminate flooding by improving ponding and drainage capacities in an environmentally sensitive manner through the development process and in coordination with flood control agencies.

Applicant Response: The proposed Site Plan supports Goal 12.1 and Policy 12.1.4 by incorporating environmentally sensitive drainage and flood mitigation strategies that improve existing site conditions while protecting the Tijeras Creek watershed. The project extends the capacity of an existing green stormwater infrastructure feature to manage runoff from the existing Central Avenue SE drainage system, reducing runoff velocity and volume before it enters the site. These improvements help minimize potential flooding impacts while supporting the natural function of the landscape.

Consistent with Policy 10.1.4, water conservation and resource stewardship are central components of the project design. The proposed green stormwater infrastructure, restoration efforts, and primarily native, low-water-use plantings support a resilient riparian corridor and promote long-term ecological health within the Tijeras BioZone Education Center and broader watershed. Any supplemental irrigation needs will prioritize efficient, low-water-use systems to minimize water consumption while supporting the establishment and maintenance of native vegetation.

Through the integration of sustainable drainage practices, water conservation measures, and habitat restoration, the project provides environmentally responsible infrastructure improvements that enhance site resilience, protect natural resources, and support the long-term stewardship of the Tijeras Creek corridor. Please also refer to *POLICY 10.1.4* above and *6-6(I)(3)(f)* below.

GOAL 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

POLICY 12.3.8 Education: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.

Applicant Response: Guided, inclusive programs and special events will be offered year-round by OSD staff, CIUDAD Soil and Water Conservation District, community partners, educational partners, and trained volunteers. The programs will provide efficient and equitable opportunities for residents and visitors of varying ages, cultural backgrounds, economic circumstances and educational levels to engage with and learn about the sites natural, cultural, and environmental resources. Hands-on outdoor recreation, land restoration, and cultural heritage activities will be offered that use scientific techniques and/or appropriate community connections to engage and educate the public at the property.

Demonstrations and workshops to support research, restoration and operations of the Tijeras Biozone Education Center will be provided in the existing indoor building and/or open-air site shelters and group gathering spaces. To accommodate small group learning and informal education, the plan includes shaded areas, seating, interpretive signage and accessible pedestrian pathways connecting gathering areas and site entries. Together, these facilities and programs will expand opportunities for residents and educational groups to participate in environmental education, stewardship, recreation, and cultural learning in an accessible outdoor setting.

GOAL 12.4 Coordination: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

POLICY 12.4.2 ADA: Work collaboratively across City and County departments to meet or exceed ADA standards in all public facilities to serve residents of all ages and abilities.

Applicant Response: The proposed Site Plan supports Goal 12.4 and Policy 12.4.2 by continuing to prioritize collaborative efforts and inclusive design strategies that provide equitable access to public facilities for residents and visitors of all ages and abilities. Building upon the precedent established by the ADA Sensory Trail, an accessible trail that exceeds standard ADA requirements and serves as a model for expanding equitable outdoor access, the proposed project continues the City's commitment to creating inclusive outdoor education and recreation opportunities.

The Tijeras BioZone Education Center will incorporate accessible site features, educational opportunities, and sensory-based experiences that allow visitors of varying abilities to engage with the site's unique ecology, cultural history, and natural resources. Through coordination among City departments and project partners, the Site Plan seeks to enhance accessibility beyond minimum requirements and create a welcoming public space that supports meaningful

connections to the landscape for all members of the community. Please also refer to *POLICY 10.1.2* above.

GOAL 13.2 Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

POLICY 13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.

Applicant Response: The proposed Site Plan supports Goal 13.2 and Policy 13.2.2 by incorporating water conservation strategies and environmentally responsible site design practices that protect and enhance the Tijeras Creek watershed. Please also refer to Policy 10.1.4 above.

Water conservation and efficient water management are key components of the Tijeras BioZone Education Center's restoration and long-term stewardship efforts. The project incorporates green stormwater infrastructure, restoration of natural drainage patterns, and primarily native, low-water-use plantings to reduce water demand, improve watershed function, and support resilient riparian and creek corridor habitats. These strategies help conserve the region's limited water resources while enhancing ecological health and protecting the natural systems that support the site and surrounding community.

Any supplemental irrigation needs will prioritize efficient, low-water-use systems and management practices to minimize consumption while supporting the establishment and long-term maintenance of native vegetation. Through sustainable landscaping, water-efficient infrastructure, and continued resource stewardship, the project promotes responsible water use while preserving the ecological and educational value of the Tijeras BioZone Education Center. Please refer to *POLICY 10.1.4* above.

POLICY 13.2.3 Water Quality: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

Applicant Response: Through informed restoration efforts by consultants and partners, the proposed Site Plan aims to enhance and improve groundwater and aquifer recharge at identified areas within the creek riparian corridor. Please also refer to *POLICY 10.1.4* and *POLICY 12.1.4* above and *6-6(I)(3)(f) below.*

GOAL 13.3 Natural Hazards: Maximize the ability of built and natural environments to withstand natural hazards and recover from adverse events.

POLICY 13.3.1 Resilient Infrastructure and Structures: Ensure that infrastructure systems and structures are designed, renovated, and maintained to withstand natural hazards.

Applicant Response: The proposed Site Plan supports Goal 13.3 and Policy 13.3.1 by incorporating resilient design strategies that enhance the ability of the built and natural environments to withstand and recover from potential natural hazards. The project recognizes the importance of protecting the Tijeras BioZone Education Center, the surrounding watershed, and associated ecological resources through thoughtful site planning, restoration, and sustainable infrastructure improvements.

The proposed improvements build upon existing site conditions by incorporating green stormwater infrastructure, improved drainage management, and restoration practices that reduce potential impacts from flooding and storm events while supporting the long-term health of the Tijeras Creek corridor. The adaptive reuse of the existing facility also supports resilience by preserving and improving an existing structure rather than introducing additional development impacts.Please also refer to *POLICY 5.3.4, POLICY 10.1.4, POLICY 10.3.1, POLICY 10.3.2, POLICY 12.1.4* above and *6-6(I)(3)(f)* below.

GOAL 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

POLICY 13.4.3 Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

Applicant Response: The proposed Site Plan supports Goal 13.4 and Policy 13.4.3 by protecting, conserving, and enhancing the unique natural resources, habitats, and ecosystems of the Tijeras Watershed. The project focuses on restoring previously disturbed and degraded areas by increasing the diversity and quality of habitat types, improving native plant communities, and enhancing conditions that support local wildlife. Through ecological restoration and sensitive site design, the project protects the unique landforms, riparian areas, and natural systems that contribute to the character and environmental value of the Tijeras Canyon landscape.

The project incorporates water conservation and resource management strategies, including green stormwater infrastructure, restoration of natural drainage patterns, and primarily native, low-water-use plantings. These measures support resilient riparian and creek corridor habitats while reducing water demand and improving overall watershed health. Any supplemental irrigation needs will prioritize efficient, low-water-use systems to support long-term sustainability.

The Site Plan also preserves and enhances the natural and cultural characteristics of the Tijeras Watershed living cultural landscape, which has a long and significant history associated with Tijeras Canyon, the Carnué Land Grant, Indigenous and Genízaro communities, and the region's relationship with arid-land agriculture, water management, and traditional lifeways. Through restoration, conservation, and educational opportunities, the Tijeras BioZone Education Center will protect important natural resources while increasing public understanding and stewardship of this unique landscape. Please also refer to *POLICY 10.1.4* and *POLICY 11.3.1* above and to *6-6(I)(3)(f)* below.

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant Response: This site is not under any NR-SU or PD zoning.

6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Applicant Response: The subject site is zoned County A-1 and County C-1 Bernalillo County – Major Public Open Space. See zoning and historical atlas attached to this application, as well as Pre-Application Review (General) Notes dated 3/26/2026. The plan will comply with County regulations as the site is outside of city jurisdiction.

6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

Applicant Response: The proposed parking lot is for approximately twenty-five automobiles, including paved accessible spaces, which will improve upon and remain within the general location of the existing driveway and parking area. Informal, overflow parking in an unpaved, seeded lot at the west-end of the site will be available for special events (approximately additional 26 vehicles). The plan proposes vegetated groundcover restoration to improve soil and drainage health in and surrounding this informal parking area. To accompany the addition of this infrastructure, the plan incorporates mitigating and adjacent green stormwater infrastructure swales and basins to protect and restore site drainage and other infrastructure. Numerous green infrastructure drainage swales and basins proposed throughout the site plan act to protect existing and proposed infrastructure with low-impact, sustainable engineered solutions. Please also refer to *POLICY 10.3.3, POLICY 10.4.4, POLICY 12.1.4, POLICY 13.3.1* and *POLICY 13.4.3*.

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Applicant Response: The proposed Site Plan mitigates adverse impacts. There will be no-idle parking for school buses. There will be set hours of operation that will be managed by the Open Space Division and supported by the Open Space Conservation Officers. Special events held outside of typical hours of operations will abide by noise ordinance regulations.

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response: The subject property is located within the approved Resource Management Plan (RMP) for the Tijeras Arroyo Biological Zone (TABZ), and the proposed Site Plan meets any relevant standards within the RMP TABZ.

6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Applicant Response:
All outdoor lighting adjacent to Major Public Open Space (MPOS) shall comply with IDO §§14-16-5-8 and 14-16-5-2(J). Lighting shall be fully shielded, directed away from the MPOS, and designed to prevent light trespass onto Open Space. At a later date, during the construction document development process, a photometric plan shall be provided demonstrating zero (0.0) foot-candles at the MPOS property line and compliance with all applicable IDO outdoor lighting standards.

- Light trespass onto MPOS should be minimized or eliminated
  - Lighting should be designed so that illumination does not spill onto adjacent Open Space.
  - A photometric plan is often requested to demonstrate compliance with the IDO light trespass limits.
- Fully shielded fixtures are required.
  - Luminaires must be fully shielded or have a U0 uplight rating, meaning no light is emitted above 90 degrees.
  - Unshielded floodlights with articulated mounts are prohibited.
- Lighting must comply with light trespass limits.
  - Illumination at the property line cannot exceed the limits established in Table 5-8-3, based on the applicable lighting zone.
  - If measurements exceed the allowable limits, fixtures must be re-aimed, shielded, dimmed, or removed.
- Fixture placement and aiming.
  - Fixtures should be directed downward and away from Open Space.
  - Canopy and building-mounted fixtures must be recessed or shielded so the light source is not visible beyond the property line.
- Pole heights.
  - Pole heights are limited by the IDO depending on the lighting designation and zoning district, with lower heights generally encouraged adjacent to sensitive areas such as MPOS.

All site-lighting will feature wildlife-friendly and dark-sky compliant lighting.

REVIEWED, NOT APPLICABLE

6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended

- *GOAL 11.1 Traditional, Rural and Agricultural Heritage.*

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light trespass, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The Open Space Advisory Board has reviewed and recommends the site plan for approval. The City of Albuquerque Parks and Recreation Department Open Space Division respectfully requests approval for this thoughtfully developed Site Plan for the subject Tijeras Biozone Education Center.

Sincerely,
City of Albuquerque
Parks and Recreation Department
Open Space Division

Sep 26th, 2023 – OSAB Presentation Summary of Meeting and Comments

Attendees: Kristina Werenko (Pland Collaborative), Greg Miller (Pland Collaborative), Joshua Johnson (Pland Collaborative), Colleen McRoberts (CABQ Open Space), and OSAB Members: Don Meaders, Barbara Taylor, James Louis, Michael Scisco, and Amanda Romero

Summary of Comments: [The presentation covered an introduction of the site location, site confines, and brief history. The site analysis was presented with mention of invasive species, dumped trash, and existing buildings. The group was shown a digital presentation including site photos and sections of current topography.] After the presentation of the concepts there was a brief discussion of the next steps, confirming that the site plan would need to be submitted to the OSAB prior to submitting to EPC. It was discussed that the proposed site would not fit the historic criteria for Open Space, but that it would be more of a hybrid space. Ms. Barbara Taylor mentioned that retaining the existing building would result in huge cost savings. It was however unanimously agreed that the existing building was in poor condition and that its renovation was not preferred[1]. Ms. Taylor stated she was in support of the project including the possibility of camping[2] as long as it is aligned with the wilderness education ethics of the Biozone Education Center. Funding support was discussed.

Sep 19th, 2024 – Public Meeting

Attendees: Sign-in sheet included below in this document.

Summary of Comments: [At the public meeting, three schematic-level conceptual designs (Concepts A, B, and C) were presented to generate and learn public preferences, feedback, and suggestions for future site design and programming needs and goals]. Comments received included support for interactive, nature / landscape, and all-ages friendly art installations, noise and wind reduction walls and design systems, an elevated and shaded (accessible) deck or floor area, accessible restrooms (with adult-changing station), youth summer programming about local culture and history and ecology (silvery minnow endangered species), wildlife habitat improvements and restoration by way of watershed support and restoration, designated and controlled space for fire-side education and gathering, performances at the site's historic corral and arena area, as well as creative and thoughtful use of the site's outdoor space and natural setting, outdoor classroom areas. There was public appreciation for retaining the site's historic corral and arena area. Comments from Open Space and City staff included the desire for a caretaker or controlled / secured site access and support for a 'threshold' nature experience, sound attenuating designs (earthen berms, low walls, and vegetation), rainwater harvesting and solar. It was mentioned by staff that the site used to support some bat colonies.

[1] Though the building is in poor condition, due to its location in a floodplain, renovation is the only option that will be permitted by the County Floodplain Manager. The renovation of the building is not included in this site plan.

[2] Camping is no longer a part of the proposed programming or site plan – see Pre-EPC Application PA-2026-00086 Response Form

Dec 10th, 2024 – OSAB Presentation Summary of Meeting and Comments

Attendees: Kristina Werenko (Pland Collaborative), Thea Swift (Pland Collaborative), Adryana Vialpando, (CABQ Open Space), Colleen McRoberts (CABQ Open Space), and OSAB Members: Don Meaders (Chair), Amanda Romero, Barbara Taylor, Corrina Jaramillo-Feldman, Robert (Bob) Cornish, Michael Scisco, Diane Souder, Anthony Fleg

Summary of Comments: [The presentation covered the schematic-level conceptual design programming and design ideas.] Ms. Barbara Taylor described the site's Sensory Nature Trail as "fabulous" and mentioned that the terms 'restoration development' and 'improvement' are eligible for capital funding. Ms. Taylor also strongly agreed with the discussed plan with NMDOT to have a one-way drive access (entrance / exit) to the site. Mr. Michael Scisco also supported the ongoing coordination and planning with NMDOT and the proposed uses and approach to the right-of-way area. Mr. Don Meaders expressed the opinion of needing a bridge[3] to cross the creek and there was a discussion of pre-fabricated bridges being less expensive than custom-built bridges. There was a concern and discussion about the need for structures to be resilient and adaptive within the floodplain with a preference of compacted crusher fines as being a less expensive, low-impact, accessible, and resilient material. Mr. Scisco expressed appreciation for the schematic design concept's inclusion of different site uses and users. OSAB approved of and passed the schematic design concept (Ms. Taylor voted to approve; Mr. Meaders seconded).

[3] A bridge across the creek is no longer being considered due to floodplain considerations and context.

Google Survey (2024) – Public Comments

Total responses: 13

Zip Code of Residence:	Did you attend the public meeting on Thursday, September 19, 2024?	Rank the design concepts above in order of your overall preference, with "1" being most preferred and "3" being least preferred [Concept A: New Building]	Rank the design concepts above in order of your overall preference, with "1" being most preferred and "3" being least preferred [Concept B: Centralized Structures]	Rank the design concepts above in order of your overall preference, with "1" being most preferred and "3" being least preferred [Concept C: Decentralized Structures]	What do you like about your most preferred concept?	What do you not like about your least preferred concept?	What would you like to see at this Open Space site that is not currently included in any of the design concepts above?	Are there any other questions, concerns, or suggestions you have regarding the design concepts for the Tijeras Bio-Zone Education Center?
87106	Yes	3	2	1	I like the various different shade structures; allows access to more than one visiting group	Visitors won't get the same outdoor experience if they are subjected to being inside a building	How many handicap stalls are in each bathroom? Hopefully more than one. Some people with disabilities have greater urgency for using the restroom immediately (unable to hold bladder/bowels for extended period of time) and having to wait for a stall is very inconvenient. The site is meant to cater to those with disabilities, therefore, I'd like to see easy access to restrooms and consideration for more than one person with a disability using the restroom at a time.	
87047	Yes	1	2	3	It's a place to get out of the elements: cold, heat, wind, rain, snow; bugs and traffic noise.	Everything is spread out, no focal point.	A masonry wall on the other side of the highway to silence the freeway noise.	If the flood plain is a barrier to a proper Education Center building, consider locating it at Rt66 Open Space, where the ground is high and flat.
87121	Yes	2	1	3	The Centralized outdoor structure	The shade structures	Space for a caretaker pad	I think that in terms of security it would be wise to plan for a future caretaker at this space.
87104	No	2	3	1	More structures and gathering areas may allow for more flexibility in the types of events, and for them to occur at the same time.	No outdoor classroom that I can tell.	I cannot think of anything missing.	no
87106	Yes	1	2	2	We need some type of building with work areas for staff and visitors. A facility like this should be staffed to watch over the area. A building also offers the opportunity for the facility to be used year round, otherwise it would be seasonal.	No indoor space. No opportunity to get in out of heat or cold. No opportunity to have staff based at the facility.		How will the area be kept safe and secure if there are no staff present?
87059	Yes	1	3	2	A new building would offer a place to program indoors out of the elements, staff office, and provide with space to store materials.	Multiple groups who have difficulty sharing the space	N/A	There was some concern presented that a new structure would not be possible. Is this still the case? If so, do these options need to adjust?
87112	No	1	2	3	I like having a multipurpose space that can be used by the community	Space is chopped up into too many separate spaces		Safe place for bicycles to park (with lock); lockers for change of clothing; perhaps a shower in restroom area
87112	No	3	1	2	Centralized outdoor structure near parking	New building		What is the purpose of the camping area? Why do we need it?
87123	No	2	3	1	Discouraging homeless gathering/encampments	Encouraging homeless encampments/taking over the public space	Make sure the area is adequately designed and staffed to prevent homeless encampments, drug use, and other illegal activity.	Not just providing another convenient place with shelter, bathrooms, and water for homeless to take over

Zip Code of Residence:	Did you attend the public meeting on Thursday, September 19, 2024?	Rank the design concepts above in order of your overall preference, with "1" being most preferred and "3" being least preferred [Concept A: New Building]	Rank the design concepts above in order of your overall preference, with "1" being most preferred and "3" being least preferred [Concept B: Centralized Structures]	Rank the design concepts above in order of your overall preference, with "1" being most preferred and "3" being least preferred [Concept C: Decentralized Structures]	What do you like about your most preferred concept?	What do you not like about your least preferred concept?	What would you like to see at this Open Space site that is not currently included in any of the design concepts above?	Are there any other questions, concerns, or suggestions you have regarding the design concepts for the Tijeras Bio-Zone Education Center?
87123	No	2	1	3	It seems a better use of space than Concept A, but not by much.	I just don't like it as much as the other two.	Nothing comes to mind	I think I know where this open space is, but I haven't visited it. My concern with its proximity to Tramway & Route 66 is it being safe and used for the right reasons.
87059	No	1	2	3	The new building.	Lack of inside space for classes & meetings.	A bridge to the other side of the creek.	no
87112	No	3	2	1	Would allow for different groups to use at the same time.	I'm concerned about cost to build and cost to maintain.	No issues.	Not at the moment.
87110	No	1	3	2	An enclosed structure will allow for storage, protection from weather, and greatly reduce the road noise from Rte.66 and I-40.	Open to the weather, increased probability that the shelters may be used for unintended activities outside of hours of operation.	Nothing I can think of at this time.	Not at this time.
Total Votes for Concepts A, B vs C:		**6**	**3**	**4**				

Tijeras Biozone Education Center & Sensory Trail
Community Meeting

September 19, 2024

ONE ALBUQUERQUE

Sign-In Sheet
Please include your email address to receive future notices about the project.

Name	Email
[illegible]	Lindylu1229@gmail.com
Justin Sinenson	thors@iacivil.com
Ashley Burch	sonshine875@yahoo.com
Steve & Mary Burstein	steveyburstein@gmail.com
Don Meaders	woodbutcher@earthlink.net
Naomi Natale	nnatale007@gmail.com
Rolf Nitsch	rolf_nitsch@yahoo.com
Trish Morris	lmorris711@comcast.net
Nancy Southworth	nsouthworth22@gmail
John Ross	johnrossnm@gmail.com
Ellie Grisham	egrisham@bernco.gov
Larry Benson	L.Benson@nmufo.org
Steve & Claudia Huchting	rangewoodreclaimers.com

Dan & Brigid Conklin	conklin.ajna@gmail.com
Renée Grout	rgrout@cabq.gov
Rachel Miller	rrmiller@cabq.gov
Jenny Lloyd Stovas	lloydstovas@gmail.com
Tony Michael	anthonyWmichael@hotmail.com
Deb Stefan	albuturkey@hotmail.com
DON LEMKE	dlemke1@hotmail.com
Charlene Martinez	albrzrkqueArtworkz@gmail.com
Michael Jinzo	DeRikDOOM@Gmail.com
J.J Herrera	JJCarnuelSOS@gmail.com
MIKE MADDEN	mikemadden52@gmail.com
VAN ELDREDGE	vaneldredge@gmail.com
James J Stock	JJSBACK1@GMAIL.COM
~~Theresa Aragon~~	theresa@herospathpalliativecare.org
Jacob White	jakobe.j39white@gmail.com
Paul Brouse	pbrouse@herospathpalliativecare.org
ERIN BLAZ	
EDDION SCHICHTEL	conservationcarnivale@gmail

TIJERAS BIOZONE AND EDUCATION CENTER
NMDOT RIGHT-OF-WAY USE AGREEMENT REQUEST

A draft of this letter is in review process by the City and will be sent to NMDOT. This letter follows a virtual meeting with Ms. Randi Estrada on June 16, 2026 between Ms. Randi Estrada (NMDOT), Colleen Langan-McRoberts (City of Albuquerque), and Thea Swift (Pland Collaborative) in which Ms. Estrada was introduced to the project and the site plan's proposed developments within the right-of-way area (as listed and discussed in this draft letter). Ms. Estrada described the NMDOT agreement options and process for requesting development within the NMDOT right-of-way area. This letter will serve as the official request to NMDOT for a Right-of-Way Use Agreement between NMDOT and the City of Albuquerque.

Additional discussions with NMDOT include coordinating a future-proposed deceleration lane alongside the proposed site development.

City of Albuquerque
Parks and Recreation Department, Open Space Division

Attention: Ms. Randi Estrada
New Mexico Department of Transportation (NMDOT)
7500 Pan American Fwy
Albuquerque, NM 87109
Randi.Estrada@dot.nm.gov

Dear Ms. Estrada,

This is an official request to the New Mexico Department of Transportation (NMDOT) for a Right-Of-Way Use Agreement between NMDOT and the City of Albuquerque at the Tijeras Biozone Education Center (TBEC) property, a Major Public Open Space (MPOS), addressed 15600 Central Ave SE, Albuquerque, NM 87123.

Project Background and Description
The City of Albuquerque Open Space Division purchased the 25-acre TBEC property in 2022, which has since been operated and maintained by the City as a part of the preservation of the greater Tijeras Biological Zone.[1] The Open Space Division with the assistance of the design consultant, Pland Collaborative, is developing the approximately 5.32-acre project site within the TBEC property as a preferred location within the Tijeras Biological Zone to enhance public programming, education, and land restoration. The focus of the site design and use is program development and design of low-impact outdoor visitor engagement including, inclusive-use areas to allow for an immersive nature-based experience for visitors with disabilities, as well as ecological restoration design elements. These proposed developments are designed to align with and continue the work of the ADA Sensory Trail.[2] The main building and historic corral structures will remain.

[1] A network of open spaces and important cultural sites along the Tijeras Creek Arroyo corridor.
[2] Construction of the ADA Sensory Trail was completed in the fall of 2025.

DRAFT

Site Operations and Visitation
The property is currently open daily to the public from 8:00am – 2:00pm as weather allows. The site typically hosts a small number of visitors with the anticipated number of daily public visitation being 20 visitors throughout the course of a day. The highest anticipated (and infrequent) visitation would be 51 vehicles.

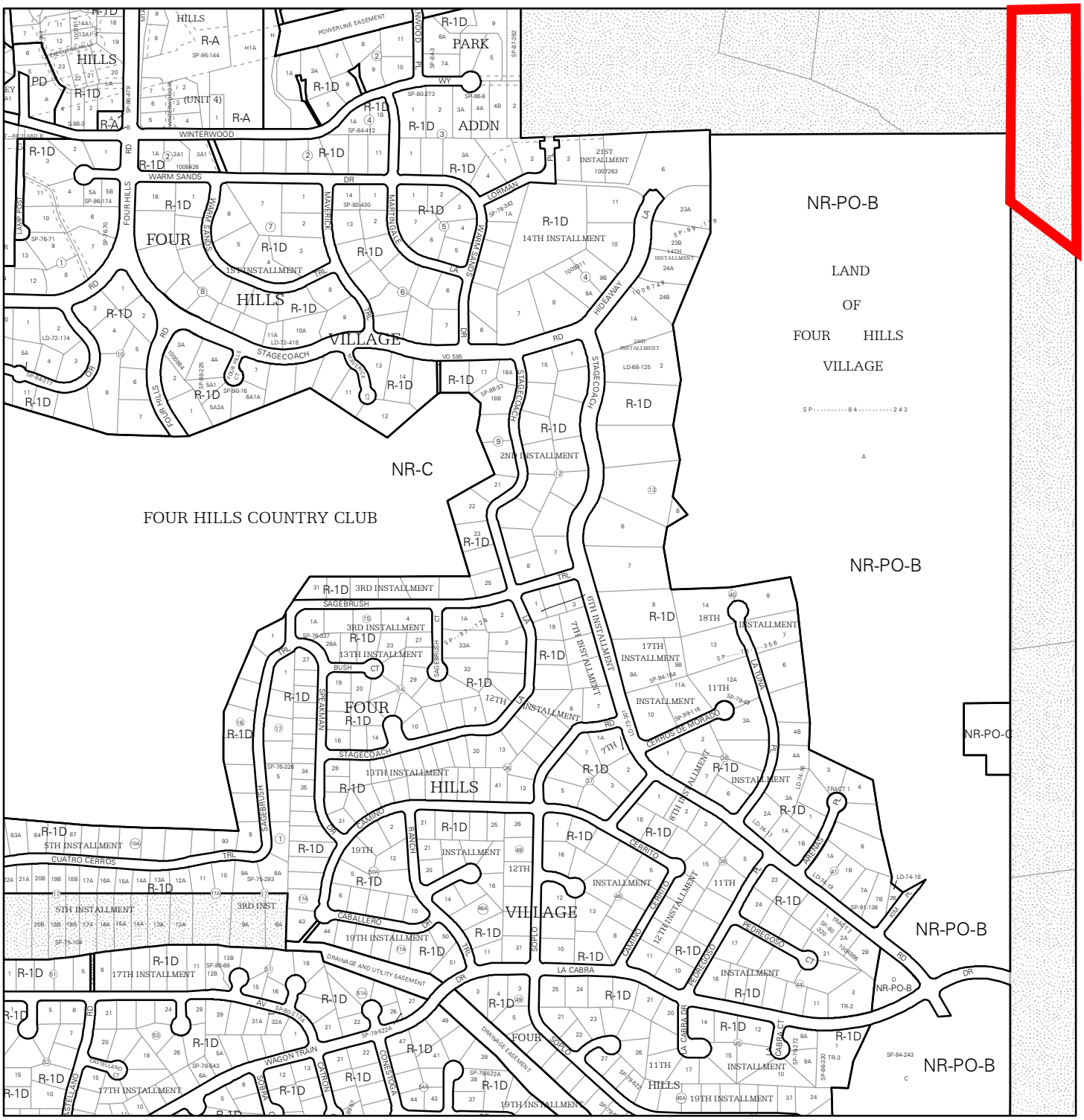
NMDOT Right-Of-Way Use Agreement Description
The site sits adjacent to and south of historic Route 66 (Central Ave SE / I-40 Frontage Rd East / NM 333). The City requests a Right-Of-Way Use Agreement with NMDOT in the area of right-of-way between the property line and NM 333 so as to develop the following uses for the site's design and programming needs (*also see the schematic concept and working draft of the site plan included along with this letter*):

- Pedestrian circulation – includes ADA trails (the primary material will be pervious crusher fines with a few limited pedestrian circulation areas adjacent to site structures consisting of impervious concrete paving).
- Ecological restoration – includes vegetated, low landscape berms, plantings, and green stormwater infrastructure swales and basins for stormwater capture and mitigation.
- Parking and circulation access – includes the development of a base course one-way driveway access* with gates at the entrance and exit, as well as a parking lot near the main building with 23 parking spaces (2 ADA spaces included) and a small parking area near the restroom with 4 parking spaces (2 ADA spaces included). An informal, overflow (seeded) parking area at the west-end of the site would allow for 26 additional vehicles for special events.
- Visitor restroom – due to current and proposed site use by the public, including visitors with disabilities and varying degrees of mobility needs and requirements, City staff, and volunteers, the site plan includes the development of a visitor restroom comprising of two ADA family stalls and composting toilets. It is required that this restroom be located above the FEMA Flood Zone AE, which identifies an area for the restroom at the existing northeastern vehicular driveway access from NM 333. The City has proposed two possible locations for the siting of this restroom, shown as 'preferred' and 'alternate' on the included site plan. Both proposed location options will be located within the locked gate access with access controlled by staff and authorized personnel.

Thank you for your time and consideration of this request.

*The site plan proposes a one-way vehicular circulation through the site with the vehicle drive entrance from NM 333 located to the west and the vehicle drive exit onto NM 333 located to the east. A proposed deceleration lane may be required, of which the City has been in prior communication with NMDOT and plans to continue this coordination with NMDOT separate from this requested Right-Of-Way Use Agreement.

DRAFT



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

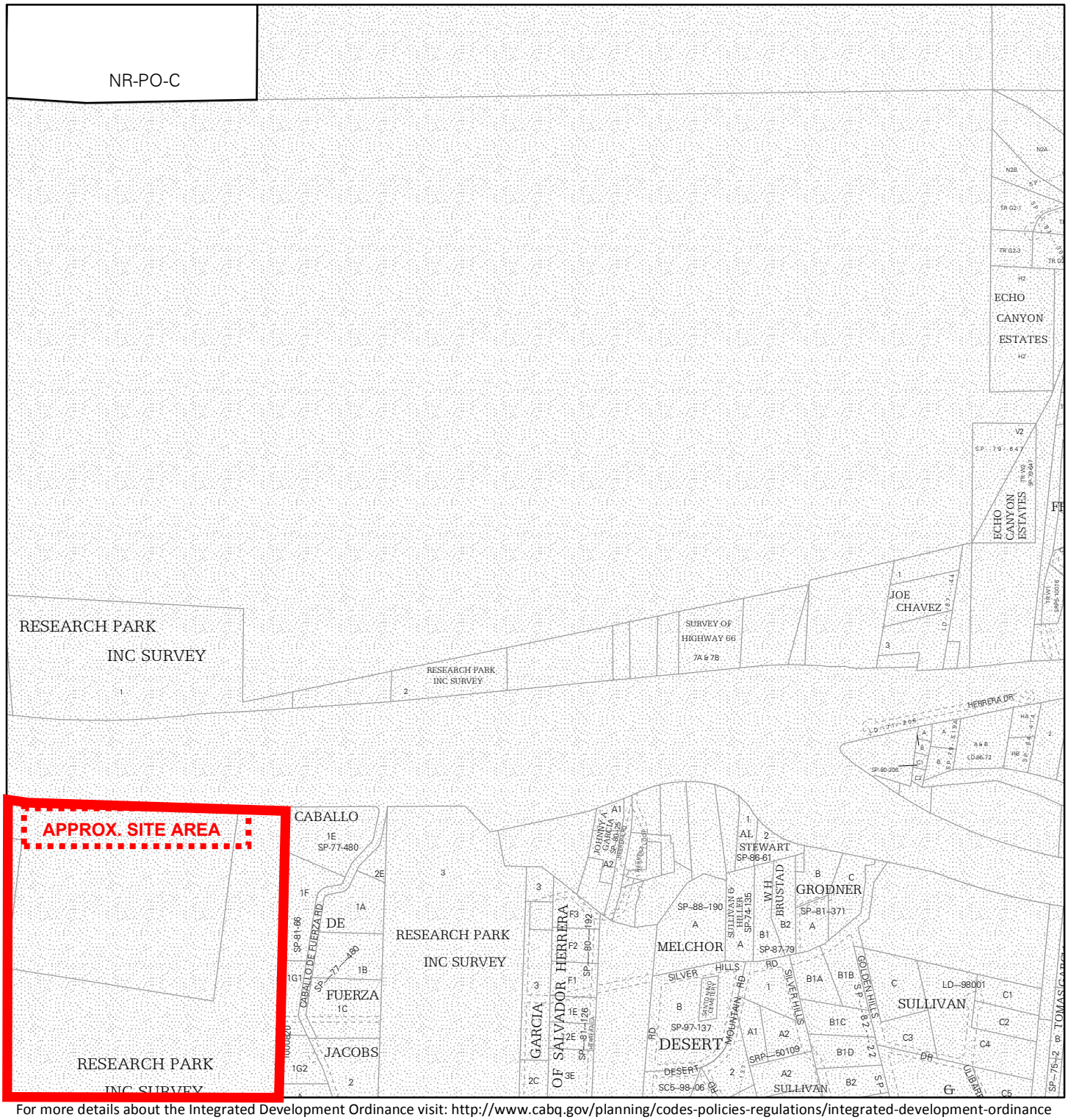
IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
M-23-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet
0 250 500 1,000



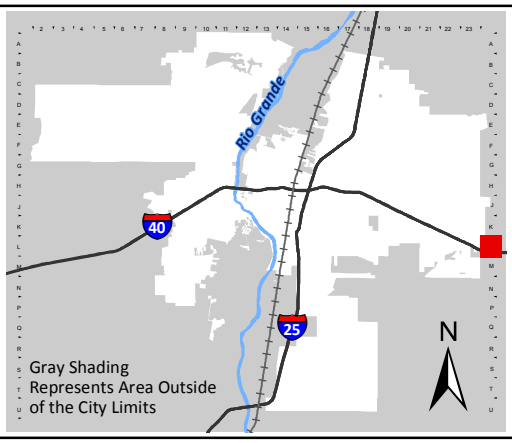
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

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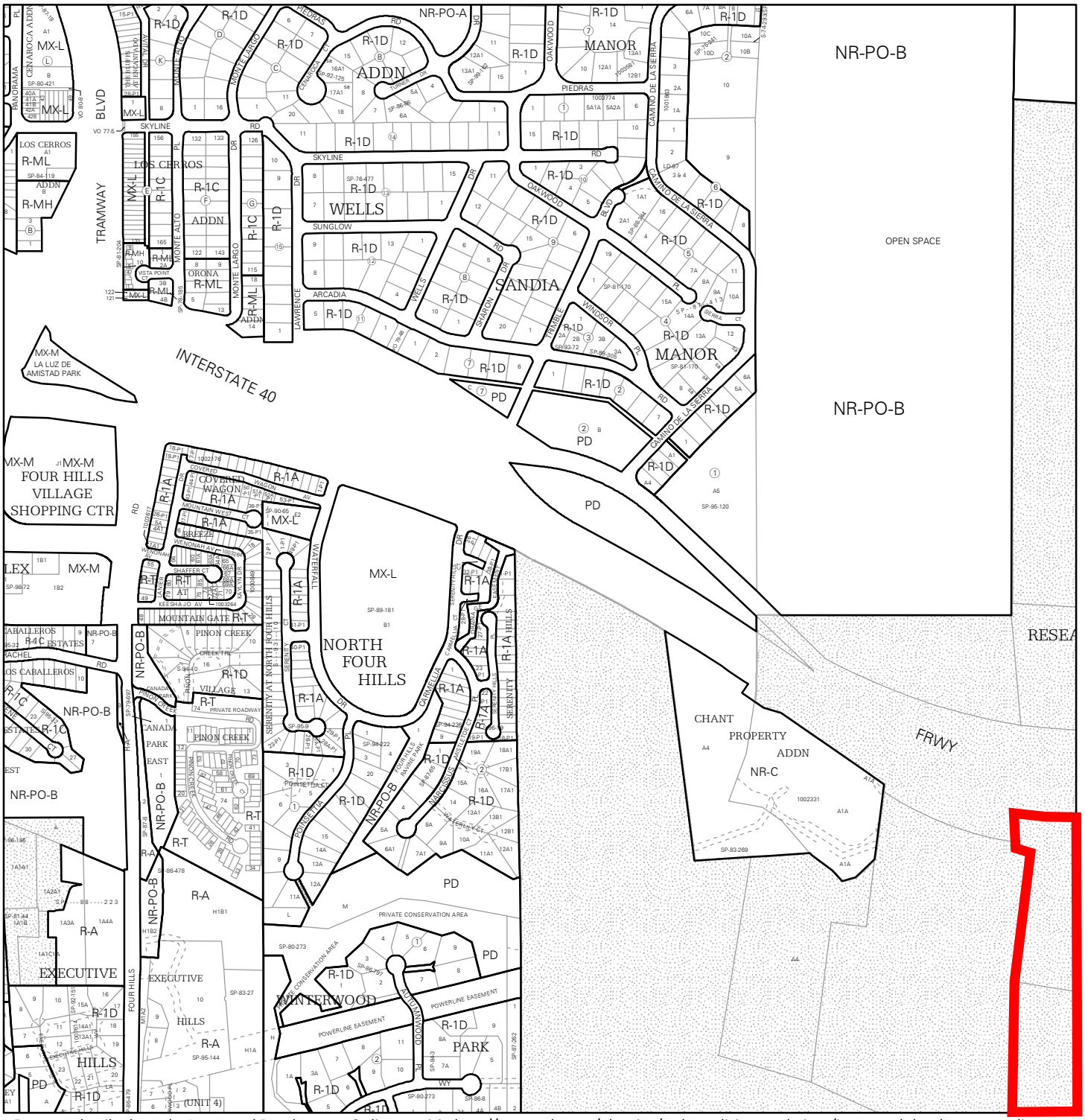
Zone Atlas Page:

L-24-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet

0 250 500 1,000



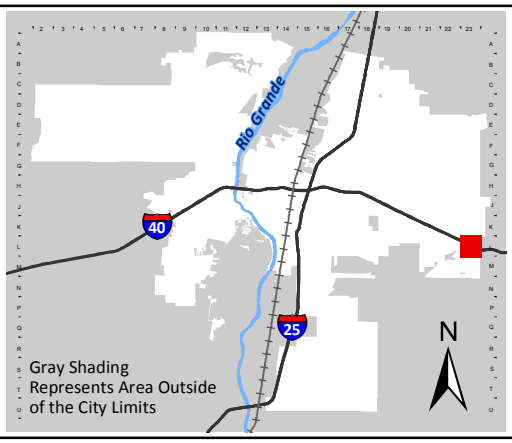
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

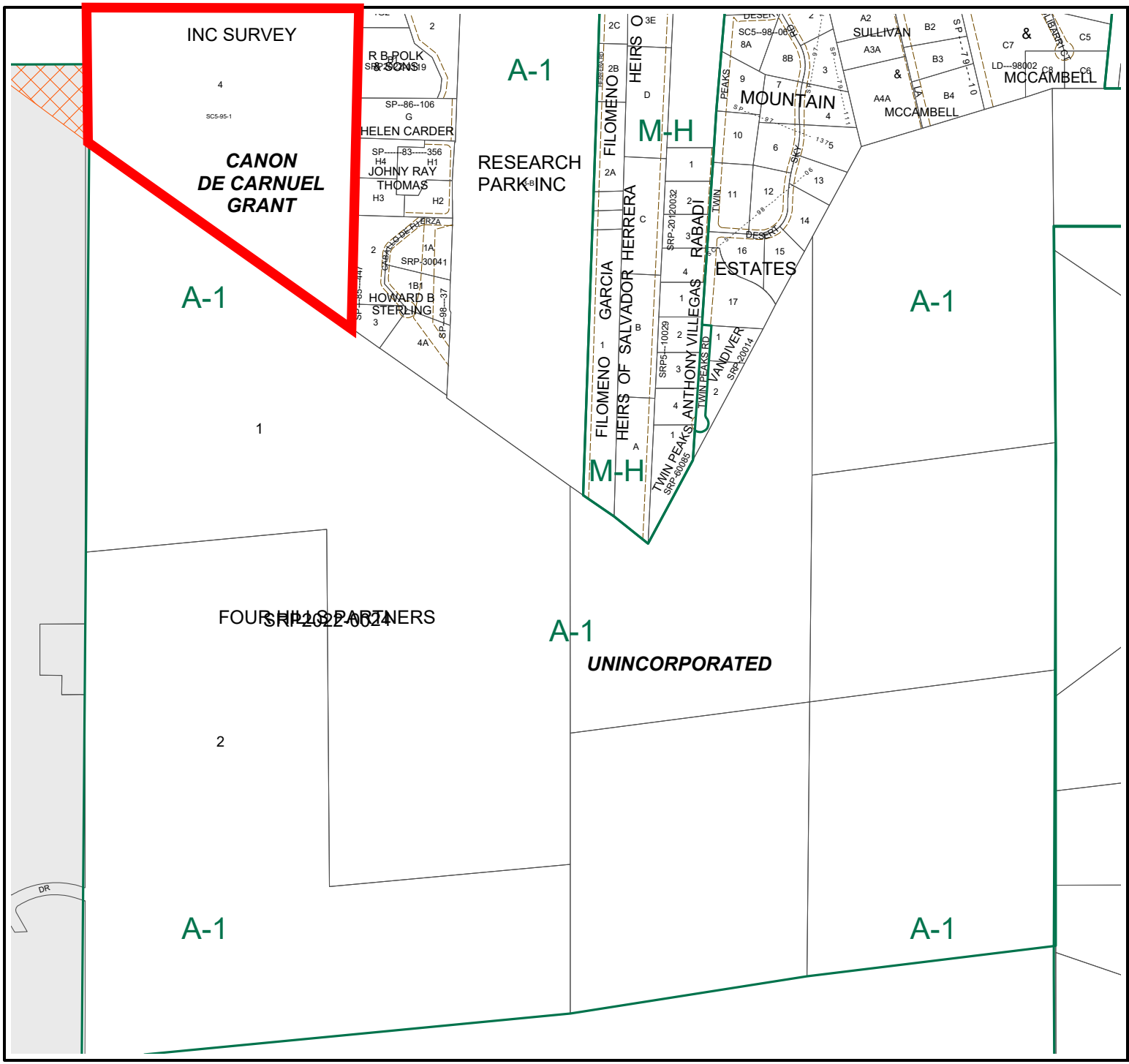


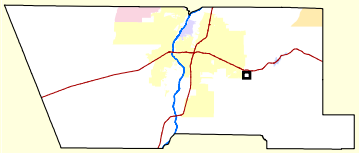
Zone Atlas Page:

L-23-Z

- Easement
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- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000





LEGAL DESCRIPTION

T10N

R4E

SEC 36

UNIFORM PROPERTY CODE

1-024-055

250 0 250 500 750 1,000

Feet

Map amended through Spring 2026

BERN CO Bernalillo County

PLANNING & DEVELOPMENT SERVICES
GIS TECHNOLOGY SECTION

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data from Bernalillo County and the City of Albuquerque. For current information visit https://www.bernco.gov/planning/download-zone-atlas-.aspx.

M-24-Z

City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: Tijeras Biozone and Education Center (PA-2026-00086, UPC: 102405605619030124)

Zone Atlas Page: M23-Z, L24-Z, L23-Z, M24-Z DFT/DHO #: N/A BP #: N/A

Development Street Address: 15600 Central Ave SE, Albuquerque NM 87123

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Pland Collaborative (on behalf of the City of Albuquerque) Contact: Nik Byous

Address: 600 1st St SW, Albuquerque NM 87102

Phone#: 505-268-2266 E-mail: nbyous@plandcollab.com

Development Information

Build out/Implementation Year: 2025 - ongoing

Existing Use: Major Public Open Space

Describe Proposed Development and Uses:

Development of outdoor, inclusive and passive visitor engagement amenities such as trails and gathering areas; ecological restoration; ecological and cultural educational and interpretive elements

Days and Hours of Operation (if known): open daily 8:00am - 2:00pm, as weather permits

Facility

Building Size (sq. ft.): 2338 (existing building on-site)

Number of Residential Units: 0

Number of Commercial Units: 0

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 20 throughout the day, typically not at once

Expected Number of Employees (if known):* 3 on average (daily)

Expected Number of Delivery Trucks/Buses per Day (if known):* 1 weekly on average

Trip Generations during PM/AM Peak Hour and ITE # (if known):*

Driveway(s) Located on: Street Name 2 Driveways onto Central Ave SE (I-40 Frontage Rd East / NM 333)

Adjacent Roadway(s) Posted Speed: Street Name Central Ave SE (I-40 Frontage Rd Eas Speed 45

Street Name Speed

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): N/A (unincorporated County Major Public Open Space and Tijeras Creek Cultural Corridor)
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A - see above
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Street Functional Classification (e.g. Principal Arterial, Collector) : Major Collector
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Jurisdiction of roadway (NMDOT, City, County): NMDOT

Adjacent Roadway(s):

Name: I-40 Frontage Rd East / NM 333 Traffic Volume: 2520 Volume-to-Capacity Ratio (v/c): 2520/675 = 3.73

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti and https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App

Adjacent Transit Service(s) : Outside City Limits Nearest Transit Stop(s): N/A
https://www.cabq.gov/gis/advanced-map-viewer

Is site within 660 feet of Premium Transit?: No
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Current/Proposed Bicycle Infrastructure : Proposed Bike Lane NM 333
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure: N/A (Level of Traffic Stress (LTS): Pedestrian LTS 3, Sidewalk Category: <=60%)
Sidewalk and buffer width : DPM Table 7.2.29

For City Personnel Use:

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [ ] No [x]

Thresholds Met? Yes [ ] No [x]

Mitigating Reasons for Not Requiring TIS and/or Notes: The usage does not generate sufficient traffic to require study.

Ernest Armijo
TRAFFIC ENGINEER

8/4/2026
DATE

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: August 27, 2026

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	AC-2026-00016
Agent:	Thea Swift, Pland Collaborative
Applicant:	Open Space, City of Albuquerque
Legal Description:	TR WITHIN THE SW/4 SEC 25 & 26 T10N R4E EXC POR TO R/W
Zoning:	Uninc. Bernalillo County, A-1 , C-1
Acreage:	8.6
Zone Atlas Page(s):	M-23-Z, L-24-Z, L-23-Z, M-24-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, ARMS/NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

The property had been partially surveyed under NMCRIS 39571 and has now been fully surveyed under 162915, with no significant discoveries. There are no outstanding concerns raised by commenting agencies.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

SUBMITTED BY:

8/27/2026
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

C) STAFF INFORMATION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

TO:

ALL PUEBLO COUNCIL OF GOVERNORS
FORT SILL APACHE TRIBE
JICARILLA APACHE NATION
MESCALERO APACHE TRIBE
NAVAJO NATION
OHKAY OWINGEH
PUEBLO OF ACOMA
PUEBLO OF COCHITI
PUEBLO OF ISLETA
PUEBLO OF JEMEZ
PUEBLO OF LAGUNA
PUEBLO OF NAMBE
PUEBLO OF PICURIS
PUEBLO OF POJOAQUE
PUEBLO OF SAN FELIPE
PUEBLO OF SAN ILDEFONSO
PUEBLO OF SANDIA
PUEBLO OF SANTA ANA
PUEBLO OF SANTA CLARA
PUEBLO OF SANTO DOMINGO
PUEBLO OF TAOS
PUEBLO OF TESUQUE
PUEBLO OF ZIA
PUEBLO OF ZUNI
TO'HAJIILEE' NAVAJO CHAPTER
YSLETA DEL SUR

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

DATE: August 12, 2026

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

The City of Albuquerque respectfully requests agency comments for the development review case below, which is within an area that requires referral for tribal engagement pursuant to the Integrated Development Ordinance §14-16-6-4(I).

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **Thursday, September 17, 2026.**

Each case below has a link that will take you to the application materials in ABQ-PLAN. You can review the documents under the "Attachments" section. Please see the separate attachment on how to view cases in ABQ-PLAN.

The case planner, noted below, is available for any questions by email or can set up a Zoom meeting by request: PlanningEPC@cabq.gov

All comments are due by September 14, 2026.

SUBMIT COMMENTS TO: https://cabq.gov/epc-agency-comment

(Please submit comments via the above Agency Comment Portal link, not as email submittals.)

Case # SP-2026-00072
Site Plan – EPC, Extraordinary Facility

Within 660 ft of MPOS

Pland Collaborative, agent for the City of Albuquerque Open Space Division, requests a Site Plan for an Extraordinary Facility, for all or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park including excluding portion out to Right of Way, Tract within the southwest/4 Section 25 & 26 T10N R4E, excluding portion to Right of Way, located at 15600 Central Ave SE, south of U.S. Rt. 66, approximately 86.5 acres.
(L-23)(L-24)(M-23)(M-24)

Staff Planner: Jude Miller

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

I N T E R - O F F I C E M E M O R A N D U M

August 11, 2026

TO:

CABQ ENVIRONMENTAL HEALTH – Byron Lueras, Shellie Eaton
CABQ FIRE DEPARTMENT – Lieutenant Rogelio Rodriguez
CABQ LEGAL – Andrew Coon
CABQ METROPOLITAN REDEVELOPMENT AGENCY – Jennifer Jackson, China Osborn
CABQ MUNICIPAL DEVELOPMENT/TRANSPORTATION PLANNING – Tim Brown, Valerie Hermanson, Debbie Bauman
CABQ NEIGHBORHOOD COORDINATION – Vanessa Baca
CABQ PARKS & RECREATION
- CIP MANAGER – Cheryl Somerfeldt
- CITY FORESTER – Sean O'Neil
- PARK DESIGN – Hannah Aulick
- OPEN SPACE PLANNING – James Lewis, Adryana Vialpando
- TRAILS – Whitney Phelan
- URBAN FORESTRY – Bonnie Strange, Athena Beshur

CABQ PLANNING
- ENGINEER – Shahab Biazar
- HISTORIC PRESERVATION – Leslie Naji
- HYDROLOGY – Tiequan Chen
- LONG RANGE – Vicente Quevedo, Jordan James
- TRANSPORTATION DEV. SERVICES – Ernest Armijo
- ZONING – Angelo Metzgar, Jeffrey Palmer

CABQ POLICE DEPARTMENT – Laura Kuehn
CABQ SOLID WASTE – Adrian Marez
CABQ TRANSIT – Lawrence Kline, Andrew de Garmo
ABC WATER UTILITY AUTHORITY – David Gutierrez, Eddie Kemp, Galveston Begaye, Aryam Hernandez, Monica Rodriguez, Heidi Hilland
ALBUQUERQUE PUBLIC SCHOOLS – Sarah Young, Cordell Bock, Hodgin Serrullo
AMAFCA – Jared Romero, Kana Radius
BERNALILLO COUNTY
- PLANNING MANAGER – Elvira Lopez
- LEAD PLANNER – Carrie Barkhurst
- LEAD PLANNER – Karen Iverson
- SENIOR PLANNER – Benjamin Savoca
- SENIOR PLANNER – Karina Peggau
- PLANNER – Peach Anderson-Tauzer
- TRANSPORTATION – Julie Luna, Davin Nelson

KIRTLAND AIR FORCE BASE – Eva Blaylock
MID-REGION COUNCIL OF GOVERNMENTS – Aaron Hill
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga, Alicia Lopez, Mapping
NM DEPARTMENT OF TRANSPORTATION – Margaret Haynes, Keith Thompson, Peter Kubiak
NM GAS COMPANY – Jeff Estvanko, Brandon Kauffman
NATIONAL PARK SERVICE/PETROGLYPH NATIONAL MONUMENT – Nancy Hendricks
PUBLIC SERVICE COMPANY OF NEW MEXICO – Russell Brito

FROM: Mikaela Renz-Whitmore, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Below are the legal descriptions for the cases scheduled for public hearing before the Environmental Planning Commission on **September 17, 2026.**

The City of Albuquerque Planning Department has begun using new case tracking software. Applications and related materials are available to review and/or download for each case via the links below.

Please direct questions to the case planner noted below and available by email: PlanningEPC@cabq.gov

All agency comments are due August 31, 2026.
SUBMIT COMMENTS TO: https://cabq.gov/epc-agency-comment
(Please submit comments via the Agency Comment Portal link, not as email submittals.)

Case # SP-2026-00072
Site Plan – EPC, Extraordinary Facility

Pland Collaborative, agent for the City of Albuquerque Open Space Division, requests a Site Plan-EPC for an Extraordinary Facility, for all or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc., excluding portion out to Right of Way, and Tract within the Southwest/4 Section 25 & 26 T10N R4E, excluding portion to Right of Way, located at 15600/16000 Central Ave SE, south of U.S. Rt. 66, approximately 86.5 acres.
(L-23)(L-24)(M-23)(M-24)

Staff Planner: Jude Miller

Project Memo

TO: Thea Swift, Pland Collaborative

FROM: Jude Miller, Planner
City of Albuquerque Planning Department

RE: **Project # SP-2026-00072_15600 Central Ave SE._ Site Plan - EPC Major Public Open Space**

DATE: 09/03/2026

I have completed a-review of the Site Plan – EPC for an Extraordinary Facility in MPOS. We would like to discuss the justification letter and project. We are available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification Letter (electronic) and Site Plan Drawings by:
12PM on Thursday, September 10, 2026
Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

B. This is what we have for the legal description:

All or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc., excluding a portion out to Right of Way and the Tract within the Southwest/4 Section 25 & 26 T10N R4E, excluding a portion to Right of Way, located at 15600/16000 Central Ave SE, south of U.S. Rt. 66, approximately 87 acres. (L-23)(L-24)(M-23)(M-24)

C. Any Extraordinary Facility is required to be reviewed and decided by the EPC pursuant to IDO sections 6-5(G)(1)(f)1 and 6-6(I)(2)(a). The Justification letter, Letter of Authorization, and Public Notification need to be updated to reflect the fact that the 5 acre site plan does span both parcels.

D. It is my understanding that you have submitted an application for a Site Plan – EPC for proposed developments at the Tijeras Bio-Zone Open Space, which are designed to align with and continue the work of the ADA Sensory Trail. Through this Site Plan – EPC request, the Open Space Division proposes improvements that include new native plantings, ADA-accessible vault toilets, and enhanced trail networks. The historic corral structures and main building will remain intact, with the main building undergoing minimal renovations. Pursuant to IDO § 14-16-6-6(I), a Site Plan – EPC review is required for an Extraordinary Public Facility in Open Space following a recommendation by the Open Space Advisory Board.

- Is this correct?

E. Please note that:

- This Site Plan is being reviewed by EPC because of the extraordinary facility and does not take the place of any site plan or other approval needed by Bernalillo County.

- The City does not have authority over what can take place within NMDOT right-of-way, so further collaboration and other approvals may be necessary in the future.

- Changes to the site plan after approval by the EPC may require a Site-Plan amendment and re-review by the EPC.

2) Process:

A. This case will need to be deferred to the October EPC hearing because it is a Site Plan -EPC within City Major Public Open Space. According to **§14-16-6-4(I)(1)(b) any site plan that is referred to tribal commenting agencies must be deferred to the subsequent hearing date.**

B. Timelines and EPC calendar: the EPC public hearing for deferral is **September 17, 2026.** We are requesting to defer the hearing to **October 15, 2026**. Final staff reports for that hearing will be posted on October 8th.

C. You will have up to 10 minutes to present after Staff Presentation. The EPC Commissioners have indicated a preference for visuals (ex. PowerPoint) along with your presentation.

3) Public Notification & Neighborhood:

Notification requirements for Site Plan – EPC are explained in §14-16-6-4(J), Public Notice (IDO, p. 461). The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, ii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iii) yellow sign posting

A. Have you held any additional neighborhood meetings, or plan to, prior to the hearing date and public comment submittal deadlines?

B. Have you received any comments, either in support of, or against, this request? Please forward any received comments to staff for inclusion in the staff report.

C. Please send us photos of the posted yellow sign.

4) Letter of Authorization

The provided Letter of Authorization provided by the Open Space Division does not include both tracts covered by the site plan. Please provide an updated letter.

5) Project Letter:

General Notes

A. The submitted revised Justification letter will require revisions for clarity. We have suggested general revisions and revisions to responses provided for the review and decision criteria [6-6(I)(3)]

- As per IDO §14-16-6-4(E)(3), the applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence. I have included revision recommendations and guidance in the sections below.
- Refer to the link provided below for examples of previous Site Plan – EPC requests. Applicant justification letters can be found in the posted staff reports webpage here.

B. Goals & Policies Response

General Notes

- It is important to discuss the Site Plan and how it applies to each Goal and Policy.
- Be as detailed as possible in these responses. Responding to the review and decision criteria is more of a legal exercise than anything else. It is critical to "hit the nail on the head" both conceptually and in terms of form. This can be done by:
    1. Answering the questions in a customary way.
    2. Using conclusory statements such as using "because" and tailoring the response to match the wording of the Goal or Policy.
    3. Re-phrasing the requirement of the Goal and Policy in the response.
    4. Choosing an option when needed to respond to a specific requirement.

C. Site Plan – EPC Review & Decision Criteria

Criterion (A) (Goals and Policies) 6-6(I)(3)(a)

- Please see the comments below regarding a few of your policy justifications:
    - You referenced Comp Plan Policy 4.3.7 in your justification letter. Please note that this policy is specific to the Near Heights Community Planning Area. The East Gateway CPA would be the most relevant CPA.
    - Policy 5.3.4 is more relevant to private open-space preservation.
    - Policy 10.4.4 response does not state how the plan will work with the agencies to protect arroyos. Response to Policy 11.4.2 indicates that archaeological research is ongoing. Is this consistent with the archaeological report?
    - Response to 11.5.1 references policy 4.3.7.4 which is not relevant to the area

Criterion (B)- (H): 6-6(I)(3)(b-h)

- Criterion B: The site is not under any NR-SU or PD zooning.
- Criterion (C): Explain where you are following regulations for the city if they go above and beyond the county. Otherwise, state that the plan will comply with County regs and the site is outside of the city jurisdiction.
- Criterion (D): Explain any mitigations and how the development will not impact existing infrastructure.
- Criterion (F): The subject site is not within an approved Master Development Plan.
- Criterion (H): Your justification letter mentions a photometric plan. Where will lighting be installed? It is not indicated on the site plan.

6) Proposed Site Plan Sheets

A. General Requests:

- Further review of the Site Plan will be conducted when revised drawings are received

- The overall view of the stie is difficult to read at a 1" to 50' scale. Please consider adjusting the scale and/or breaking up the site plan into east and west halves along a split line.

B. Full Site Plan Sheet

The overall site plan is cluttered, small, and difficult to read. Please see the following suggestions to make the site plan sheets more legible.

- Please update the site plan sheet showing the full boundary of the subject site including all tracts as described in the legal description. An inset map is okay in this case as only a small area is being planned, but provide the inset for context.
- Remove the `S-` prefix from the keyed notes.
- Move all landscaping items such as grasses, trees, and existing trees to the landscaping sheet. The Site Plan should only show the extraordinary facilities (structures and trails)
- Add a keyed legend explain symbols on the map instead of using numbered notes for those commonly repeated items.
- Site lighting is described in the keyed notes, but not placed on the site plan.

C. Site and Landscape Details Sheet

- The detail sheets show precedent images of lighting and restrooms. You need to include elevations of each structure.

D. Elevations Sheet (Missing)

- Include dimensioned elevations of the following
    - Bathrooms
    - Shade Structures
    - Hammock Structure
    - Fencing and Gates
    - Deck Structures
    - Garbage Enclosures

E. Grading and Drainage, and Section Drawing sheet

This sheet is missing from the set of sheets you included in the hard copies, but is present in the latest file that you emailed to us beforehand.

F. Landscaping Plan

Landscaping should generally use plants listed under the Official Albuquerque Plant Palette, but because this site sits further east and at a higher elevation in open space some deviations will be more acceptable with justification.

- Plants listed as "Not Recommended" under Plant Palette
    - NM Locust
- Plants not listed on Plant Palette
    - Goodding Willow

- Peach Leaf Willow
- Coyote Willow

❖ Other Notes: This is a Site Plan EPC review for an extraordinary facility in Major Public Open Space. This review is necessary per IDO, please note that because this site is outside of City jurisdiction, the proposed development must also be reviewed and approved by the County pursuant to their regulations. Additionally, any development in the NMDOT land right of way agreement must be approved by NMDOT.

D) PUBLIC NOTICE

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site-EPC	
Decision-making Body: COA Planning Department / Environmental Planning Commission	
Pre-Application meeting required:	◉Yes ○No
Mailed Notice required:	◉Yes ○No
Electronic Mail required:	◉Yes ○No
Is this a Site Plan Application?	◉Yes ○No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application: 15600 Central Ave SE, Albuquerque NM 87123	
Name of property owner: City of Albuquerque	
Name of applicant: City of Albuquerque and Pland Collaborative	
Date, time, and place of public meeting or hearing, if applicable:	Thursday, September 17, 2026
at 8:40 A.M. Mountain Time; Location: https://cabq.zoom.us/j/83932559165, Webinar ID: 839 3255 9165, Call in: (719) 359-4580	
Address, phone number, or website for additional information:	Kristina Werenko, PLA, Pland Collaborative
kwerenko@plandcollab.com, 505-268-2266 x110	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☑ Zone Atlas page indicating subject property.	
☑ Drawings, elevations, or other illustrations of this request.	
☑ Summary of pre-submittal neighborhood meeting, if one occurred.	
☑ Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: **PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(J). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**	

I certify that the information I have included here and sent in the required notice is complete, true, and accurate to the extent of my knowledge.

Kristina Werenko

Thea Swift Digitally signed by Thea Swift DN: C=US, E=tswift@plandcollab.com, O=Pland Collaborative, OU=Landscape Designer, CN=Thea Swift Reason: On behalf of Kristina Werenko Date: 2026.08.05 10:08:08-06'00' (Applicant signature) 8/5/2026 (Date)

***Note**: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.*

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☑ a. Location of proposed buildings and landscape areas.
☑ b. Access and circulation for vehicles and pedestrians.
☑ c. Maximum height of any proposed structures, with building elevations.
N/A d. For residential development: Maximum number of proposed dwelling units.
N/A e. For non-residential development: ☐ Total gross floor area of proposed project. ☐ Gross floor area for each proposed use.

ONE ALBUQUERQUE planning

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Outlook

15600 Central Ave SE_Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>
Date Thu 7/30/2026 8:41 AM
To Thea Swift <tswift@plandcollab.com>

1 attachment (2 MB)
2026_Tijeras Biozone_Site-EPC_Zone Atlas Map.pdf;

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date. You must send notice to each e-mail address listed below.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112
Four Hills Village Association	hk_fhva@comcast.net	Tim	Gallegos	presidentfhva@gmail.com	708 Lamp Post Cir SE	Albuquerque	NM	87123
Four Hills Village Association	hk_fhva@comcast.net	Austin	Cummings	AustinC@commercialdoormfg.com	1111 Cuartro Cerros SE	Albuquerque	NM	87123

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- **You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.**
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist you need for notifying neighborhood associations can be found here: https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, July 29, 2026 2:59 PM
To: Office of Neighborhood Coordination <tswift@plandcollab.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information
Contact Name
Thea Swift
Telephone Number
505-268-2266
Email Address
tswift@plandcollab.com
Company Name
Pland Collaborative
Company Address
600 1st St NW, Ste 100
City
Albuquerque
State
NM
ZIP
87102
Subject Site Information
Legal description of the subject site for this project:
TR WITHIN THE SW/4 SEC 25 & 26 T10N R4E EXC POR TO R/W CONT24.6930 AC M/L
Physical address of subject site:
15600 Central Ave SE, Albuquerque NM 87123
Subject site cross streets:
south of U.S. Rt. 66 at 15600 Central Ave SE, Albuquerque NM 87123
Other subject site identifiers:
a 5.32 acre area adjacent to and surrounding the existing building
This site is located on the following zone atlas page:
M-23-Z, L-24-Z, L-23-Z, M-24-Z
Link for map
Captcha

Tijeras Biozone Education Center: Site-EPC

Neighborhood Contact Information List – from City of Albuquerque Office of Neighborhood Coordination (ONC), July 2026

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 9 East Gateway Coalition		Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312
District 9 East Gateway Coalition		Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	5052996670
Four Hills Village Association	hk_fhva@comcast.net	Tim	Gallegos	presidentfhva@gmail.com	708 Lamp Post Cir SE	Albuquerque	NM	87123		5057978665
Four Hills Village Association	hk_fhva@comcast.net	Austin	Cummings	AustinC@commercialdoormfg.com	1111 Cuartro Cerros SE	Albuquerque	NM	87123		5055060240

Outlook

Tijeras Biozone Education Center - EPC Public Hearing

From Thea Swift <tswift@plandcollab.com>
Date Tue 8/4/2026 4:37 PM
To eastgatewaycoalition@gmail.com <eastgatewaycoalition@gmail.com>
Cc Kristina Werenko <KWerenko@plandcollab.com>

6 attachments (9 MB)

Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf; 2026_Tijeras Biozone_Site-EPC_Zone Atlas Map.pdf; 2026-05-30-Tijeras Biozone-Site Concept_24x36-final-reduced.pdf; 2026 08 06_Tijeras Biozone Education Center EPC-Site and Landscape Plan-reduced.pdf; Tijeras Biozone_Flyer for Public Meeting on 5.30.26-FINAL-R1.pdf; 2026-05-30_Final Public Meeting Summary for Public Notices.pdf;

Dear Michael,

Pland Collaborative is acting as an agent on behalf of the City of Albuquerque's Open Space Division in applying for approval from the City Planning Department for a Site Plan for development of the Tijeras Biozone Education Center.

In accordance with the Integrated Development Ordinance IDO §14-16-6-4(J)(2), the project will be reviewed by the City's Environmental Planning Commission with a Public Hearing scheduled for September 17, 2026 at 8:40 A.M. (Mountain Standard Time) via Zoom.

Please review the attached information and materials related to this proposed project, as well as additional information for the public hearing. Please reach out to Kristina Werenko at kwerenko@plandcollab.com or 505-268-2266 if you have any questions or concerns.

Kind regards,
Thea

Thea Swift, Associate ASLA
Landscape Designer (she/hers)
600 1st St NW, Suite 100
Albuquerque, NM 87102
PHONE 505.268.2266
www.plandcollab.com

Well designed. Well Pland.

Outlook

Tijeras Biozone Education Center - EPC Public Hearing

From Thea Swift <tswift@plandcollab.com>
Date Tue 8/4/2026 4:40 PM
To dreikeja@comcast.net <dreikeja@comcast.net>
Cc Kristina Werenko <KWerenko@plandcollab.com>

6 attachments (9 MB)

Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf; 2026_Tijeras Biozone_Site-EPC_Zone Atlas Map.pdf; 2026-05-30-Tijeras Biozone-Site Concept_24x36-final-reduced.pdf; 2026 08 06_Tijeras Biozone Education Center EPC-Site and Landscape Plan-reduced.pdf; Tijeras Biozone_Flyer for Public Meeting on 5.30.26-FINAL-R1.pdf; 2026-05-30_Final Public Meeting Summary for Public Notices.pdf;

Dear Julie,

Pland Collaborative is acting as an agent on behalf of the City of Albuquerque's Open Space Division in applying for approval from the City Planning Department for a Site Plan for development of the Tijeras Biozone Education Center.

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Kind regards,
Thea

Thea Swift, Associate ASLA
Landscape Designer (she/hers)
600 1st St NW, Suite 100
Albuquerque, NM 87102
PHONE 505.268.2266
www.plandcollab.com

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Outlook

Tijeras Biozone Education Center - EPC Public Hearing

From Thea Swift <tswift@plandcollab.com>
Date Tue 8/4/2026 4:42 PM
To presidentfhva@gmail.com <presidentfhva@gmail.com>
Cc Kristina Werenko <KWerenko@plandcollab.com>

6 attachments (9 MB)

Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf; 2026_Tijeras Biozone_Site-EPC_Zone Atlas Map.pdf; 2026-05-30-Tijeras Biozone-Site Concept_24x36-final-reduced.pdf; 2026 08 06_Tijeras Biozone Education Center EPC-Site and Landscape Plan-reduced.pdf; Tijeras Biozone_Flyer for Public Meeting on 5.30.26-FINAL-R1.pdf; 2026-05-30_Final Public Meeting Summary for Public Notices.pdf;

Dear Tim,

Pland Collaborative is acting as an agent on behalf of the City of Albuquerque's Open Space Division in applying for approval from the City Planning Department for a Site Plan for development of the Tijeras Biozone Education Center.

In accordance with the Integrated Development Ordinance IDO §14-16-6-4(J)(2), the project will be reviewed by the City's Environmental Planning Commission with a Public Hearing scheduled for September 17, 2026 at 8:40 A.M. (Mountain Standard Time) via Zoom.

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Kind regards,
Thea

Thea Swift, Associate ASLA
Landscape Designer (she/hers)
600 1st St NW, Suite 100
Albuquerque, NM 87102
PHONE 505.268.2266
www.plandcollab.com

Well designed. Well Pland.

Outlook

Tijeras Biozone Education Center - EPC Public Hearing

From Thea Swift <tswift@plandcollab.com>
Date Tue 8/4/2026 4:43 PM
To AustinC@commercialdoormfg.com <AustinC@commercialdoormfg.com>
Cc Kristina Werenko <KWerenko@plandcollab.com>

6 attachments (9 MB)

Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf; 2026_Tijeras Biozone_Site-EPC_Zone Atlas Map.pdf; 2026-05-30-Tijeras Biozone-Site Concept_24x36-final-reduced.pdf; 2026 08 06_Tijeras Biozone Education Center EPC-Site and Landscape Plan-reduced.pdf; Tijeras Biozone_Flyer for Public Meeting on 5.30.26-FINAL-R1.pdf; 2026-05-30_Final Public Meeting Summary for Public Notices.pdf;

Dear Austin,

Pland Collaborative is acting as an agent on behalf of the City of Albuquerque's Open Space Division in applying for approval from the City Planning Department for a Site Plan for development of the Tijeras Biozone Education Center.

In accordance with the Integrated Development Ordinance IDO §14-16-6-4(J)(2), the project will be reviewed by the City's Environmental Planning Commission with a Public Hearing scheduled for September 17, 2026 at 8:40 A.M. (Mountain Standard Time) via Zoom.

Please review the attached information and materials related to this proposed project, as well as additional information for the public hearing. Please reach out to Kristina Werenko at kwerenko@plandcollab.com or 505-268-2266 if you have any questions or concerns.

Kind regards,
Thea

Thea Swift, Associate ASLA
Landscape Designer (she/hers)
600 1st St NW, Suite 100
Albuquerque, NM 87102
PHONE 505.268.2266
www.plandcollab.com

Well designed. Well Pland.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: August 4, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(J) Public Notice.** This notice is being provided to *(mark as relevant)*:

- [x] Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- [ ] Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(J)(1)(a)

1. Subject Property Address* 15600 Central Ave SE, Albuquerque NM 87123
   Location Description south of U.S. Rte 66 at 15600 Central Ave SE, Albuquerque NM 87123
2. Property Owner* City of Albuquerque
3. Agent/Applicant* *[if applicable]* City of Albuquerque and Pland Collaborative
4. Application Type(s)[2]* see IDO Table 6-1-1
   - [x] Site Plan – EPC
   - [ ] Subdivision _____ (Minor, Major, or Bulk Land)
   - [ ] Vacation _____ (Easement, Private Way, or Public Right-of-way)
   - [ ] Variance – EPC
   - [ ] Waiver _____(DHO or Wireless Telecommunication Facility)
   - [ ] Other: _____

   Summary of project/request[3]*:

   The proposed site design supports future program development and includes the design of low-impact outdoor visitor engagement opportunities. These include inclusive-use areas to allow for an immersive nature-based experience for visitors with disabilities, as well as on-site ecological and hydrological restoration.
5. This application will be heard at a public meeting or hearing by*:
   - ( ) Development Hearing Officer (DHO)
   - ( ) Landmarks Commission (LC)
   - (•) Environmental Planning Commission (EPC)

[1] If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.
[2] Applications for the Zoning Hearing Examiner require a public notice form available here: https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner. Otherwise, mark all that apply.
[3] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: Thursday, September 17, 2026 at 8:40 A.M. Mountain Time

Location*[4]: https://cabq.zoom.us/j/83932559165, Webinar ID: 839 3255 9165, Call in: (719) 359-4580

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Kristina Werenko

Email: kwerenko@plandcollab.com

Phone: 505-268-2266 x110

☑ Website or project page: https://www.cabq.gov/parksandrecreation/open-space/lands/tijeras-cultural-corridor

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Other: _____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(J)(1)(b):

1. Zone Atlas Page(s)*[5] M-23-Z, L-24-Z, L-23-Z, M-24-Z
2. Project Materials, as relevant*[6]

☑ Architectural drawings

☐ Elevations of the proposed building(s)

☑ Other relevant illustrations

☑ Neighborhood meeting summary, if held

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

_____

_____

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

[Note: Items with an asterisk (*) are required.]

4. ***For Site Plan Applications only****, attach the site plan showing, at a minimum:
   - ☑ a. Location of proposed buildings and landscape areas.*
   - ☑ b. Access and circulation for vehicles and pedestrians.*
   - ☑ c. Maximum height of any proposed structures, with building elevations.*
   - N/A d. **For residential development***: Maximum number of proposed dwelling units.
   - ☑ e. **For non-residential development***:
     - N/A Total gross floor area of proposed project.
     - N/A Gross floor area for each proposed use.

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[acres]* 5.32 acres of proposed project development area (total property is 25-acres)
2. IDO Zone District Unincorporated Bernalillo County (A-1, C-1) NR-PO-B
3. Overlay Zone(s) *[if applicable]* Select Select Select Select
4. Center or Corridor Area *[if applicable]*
5. Current Land Use(s) *[vacant, if none]* City of Albuquerque Major Public Open Space

NOTE: Pursuant to IDO §14-16-6-4(K), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-Plan: https://www.cabq.gov/planning/abq-plan

Useful Links

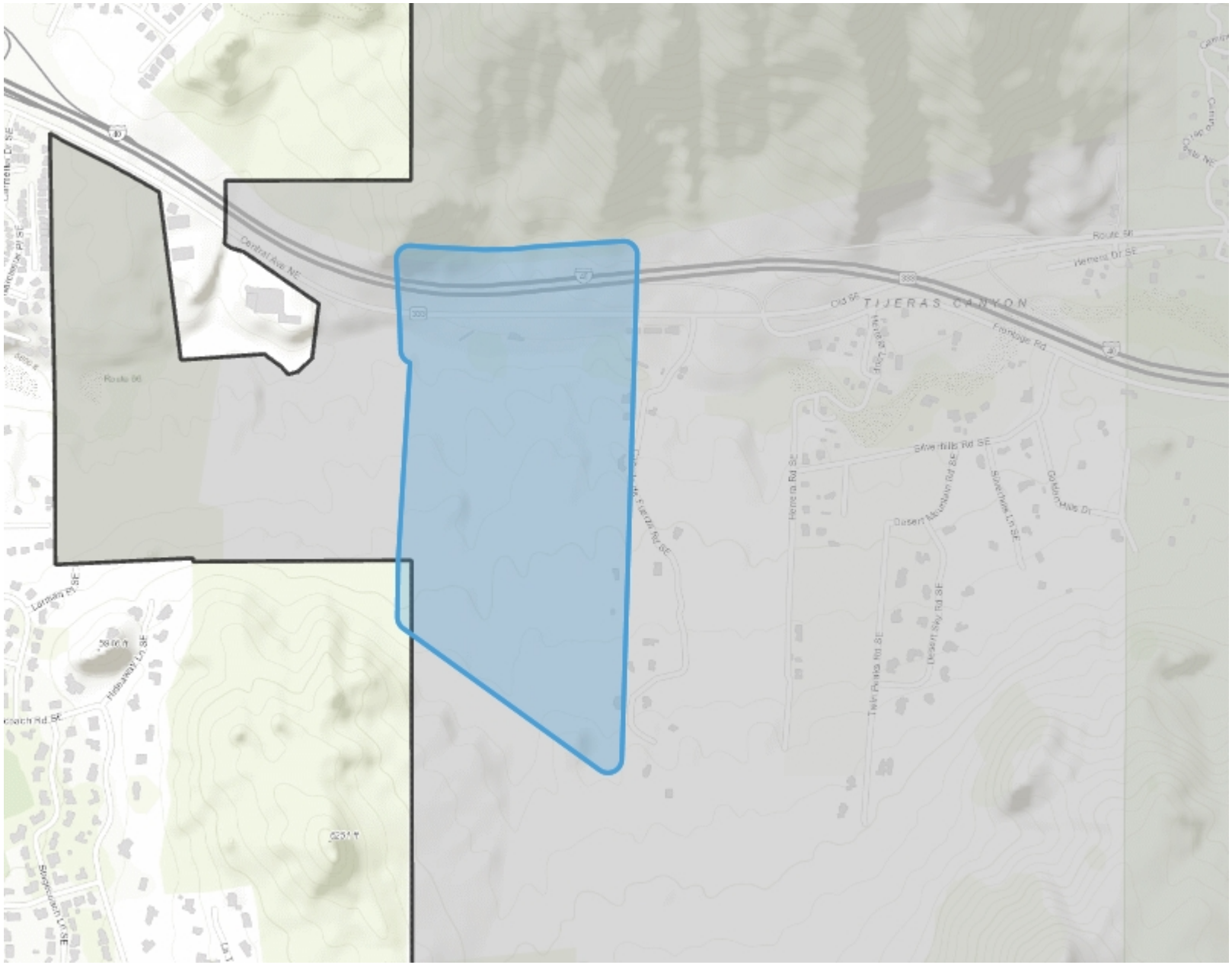
Integrated Development Ordinance (IDO): https://ido.abq-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

Buffer Map Public Notice - Address List from COA Planning Dept

geometry	UPC	TAXYR	OWNER	OWNSTATE	OWNADD	OWNADD2	SITUSADD	SITUSADD2	LEGALDESC	ACREAGE
Geocortex.G	1.02E+17	2025	CITY OF ALBUQUERQUE	NM	PO BOX 1293	ALBUQUERQUE NM 87103-1293	16000 CENTRAL AVE SE	ALBUQUERQUE NM 87123	TR 4 (E'LY PORT OF PARCEL C MARIAN G. MALCOLM) RESEARCHPARK INC EXCL PORT OUT TO R/W	61.7963
Geocortex.G	1.02E+17	2025	DEAN CHRISTINE	NM	68 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123-9727	68 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123	TR 2 PLAT OF TRS 1 THRU 4 LANDS OF HOWARD B STERLING A REPLAT OF LOT 1 LANDS OF HELEN CARDER CONT 2.4300 AC M/L	2.43
Geocortex.G	1.02E+17	2025	DENNING DEAN & SABRINA	NM	38 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123-9720	38 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123	TR B-1 PLAT OF TRACT "B-1" LANDS OF R.B POLK & SONSCONT 3.2557 AC	3.2557
Geocortex.G	1.02E+17	2025	FALKENTHAL ELEANOR M TRUSTEE FALKENTHAL RVLT	NM	20 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123-9720	20 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123	TRACT 1-G-1 PLAT OF TRACT 1-G-1 & 1-G-2 CABLLO DEFUERZA BEING A REPLAT OF TRACT 1-G CABALLO DE FUERZACONT 1.0014 AC +/-	1.0014
Geocortex.G	1.02E+17	2025	KERSI DOMINIC & REBECCA	NM	619 PROSPECT AVE NW	ALBUQUERQUE NM 87102-1077	26 CABALLO DE FUERZA RD	ALBUQUERQUE NM 87123	TRACT 1-G-2 PLAT OF TRACT 1-G-1 & 1-G-2 CABALLO DEFUERZA BEING A REPLAT OF TRACT 1-G CABALLO DE FUERZACONT 1.2159 AC +/-	1.2159
Geocortex.G	1.02E+17	2025	KLENNERT LINDSAY A & WADE L	NM	62 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123-9727	62 CABALLO DE FUERZA RD	ALBUQUERQUE NM 87123	LOT H-3 OF LAND DIVISION PLAT LTS H-1 H-2 H-3 & H-4 LANDS OF JOHNY RAY THOMAS SEC 36 T10N R4E CONT 1.1259 AC	1.12
Geocortex.G	1.02E+17	2025	MCCORKLE SHERMAN & CATHY	NM	14 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123-9720	14 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123	TR 1-F OF THE PLAT OF TRS 1-F & 1-G CABALLO DE FUERZA (REPLOF TR 1-D)	2.22
Geocortex.G	1.02E+17	2025	N M STATE HIGHWAY COMM	NM	PO BOX 1641	SANTA FE NM 87504	N/A	ALBUQUERQUE NM 87123	TRACT IN SE1/4 SE1/4 SW1/4 NW1/4 OF SEC 25 T10N R4E CONT 1.211 AC M/L	1.2
Geocortex.G	1.02E+17	2025	POLK RICHARD S & BARBARA J	NM	PO BOX 50728	ALBUQUERQUE NM 87181	CABALLO DE FUERZA SE	ALBUQUERQUE NM 87123	TRACT 1-E CABALLO DE FUERZA REPLAT TRACT 1 LANDS OF JACOBS CONT 3.159 AC	3.15
Geocortex.G	1.02E+17	2025	REGENTS OF UNM REAL ESTATE DEPT	NM	MSC06-3595-1 UNIVERSITY OF NM	ALBUQUERQUE NM 87131-0001	N/A	ALBUQUERQUE NM 87123	N1/2 & PORT OF S1/2 SEC 25 T10N R4E CONT 323.76AC	323.76
Geocortex.G	1.02E+17	2025	SUNDERLAND W GEORGE & LORETTA V	NM	2431 SAN PEDRO DR NE	ALBUQUERQUE NM 87110-4101	44 CABALLO DE FUERZA SE	ALBUQUERQUE NM 87123	LOT H-4 OF LAND DIVISION PLAT LTS H-1 H-2 H-3 & H-4 LANDS OF JOHNY RAY THOMAS SEC 36 T10N R4E CONT 1.2007 AC	1.2
Geocortex.G	1.02E+17	2025	SUNDERLAND WALTER G & LORETTA V CO-TRUSTEES SUNDERLAND FAMILY TRUST	NM	2431 SAN PEDRO DR NE	ALBUQUERQUE NM 87110-4101	40 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123	TR G LAND DIVISION PLAT LANDS OF HELEN CARDER CONT 2.676 AC	2.68
Geocortex.G	1.02E+17	2025	ULLRICH JAMES E TRUSTEE ULLRICH RVT	NM	PO BOX 1356	TIJERAS NM 87059-1356	53 CABALLO DE FUERZA RD SE	ALBUQUERQUE NM 87123	TR 3 PLAT OF TRS 1 THRU 4 LANDS OF HOWARD B STERLING A REPLAT OF LOT 1 LANDS OF HELEN CARDER CONT 1.0403 AC M/L	1.04

15600 Central Ave SE



Legend

- City of Albuquerque Municipal
- Montaño Bridge
- Bernalillo County Assessor Pa
- Outside City Limits

Notes

Buffer: 100 Feet
Right-of-way: I-40

2,108 0 1,054 2,108 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

6/29/2026

© City of Albuquerque

1: 12,650

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

DEAN CHRISTINE
68 CABALLO DE FUERZA RD SE
ALBUQUERQUE NM 87123-9727

DENNING DEAN & SABRINA
38 CABALLO DE FUERZA RD SE
ALBUQUERQUE NM 87123-9720

FALKENTHAL ELEANOR M TRUSTEE
FALKENTHAL RVLT
20 CABALLO DE FUERZA RD SE
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KERSI DOMINIC & REBECCA
619 PROSPECT AVE NW
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N M STATE HIGHWAY COMM
PO BOX 1641
SANTA FE NM 87504

POLK RICHARD S & BARBARA J
PO BOX 50728
ALBUQUERQUE NM 87181

REGENTS OF UNM REAL ESTATE DEPT
MSC06-3595-1 UNIVERSITY OF NM
ALBUQUERQUE NM 87131-0001

SUNDERLAND W GEORGE & LORETTA V
2431 SAN PEDRO DR NE
ALBUQUERQUE NM 87110-4101

SUNDERLAND WALTER G & LORETTA V
CO-TRUSTEES SUNDERLAND FAMILY TRUST
2431 SAN PEDRO DR NE
ALBUQUERQUE NM 87110-4101

ULLRICH JAMES E TRUSTEE ULLRICH RVT
PO BOX 1356
TIJERAS NM 87059-1356

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: August 4, 2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(J) Public Notice.** This notice is being provided to *(mark as relevant)*:

- ☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- ☑ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(J)(1)(a)

1. Subject Property Address* 15600 Central Ave SE, Albuquerque NM 87123
   Location Description south of U.S. Rte 66 at 15600 Central Ave SE, Albuquerque NM 87123
2. Property Owner* City of Albuquerque
3. Agent/Applicant* *[if applicable]* City of Albuquerque and Pland Collaborative
4. Application Type(s)[2]* see IDO Table 6-1-1
   - ☑ Site Plan – EPC
   - ☐ Subdivision _____ (Minor, Major, or Bulk Land)
   - ☐ Vacation _____ (Easement, Private Way, or Public Right-of-way)
   - ☐ Variance – EPC
   - ☐ Waiver _____(DHO or Wireless Telecommunication Facility)
   - ☐ Other: _____

   Summary of project/request[3]*:

   The proposed site design supports future program development and includes the design of low-impact outdoor visitor engagement opportunities. These include inclusive-use areas to allow for an immersive nature-based experience for visitors with disabilities, as well as on-site ecological and hydrological restoration.
5. This application will be heard at a public meeting or hearing by*:
   - ○ Development Hearing Officer (DHO)
   - ○ Landmarks Commission (LC)
   - ◉ Environmental Planning Commission (EPC)

[1] If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.
[2] Applications for the Zoning Hearing Examiner require a public notice form available here: https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner. Otherwise, mark all that apply.
[3] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Hearing Date/Time*: Thursday, September 17, 2026 at 8:40 A.M. Mountain Time

Location*[4]: https://cabq.zoom.us/j/83932559165, Webinar ID: 839 3255 9165, Call in: (719) 359-4580

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Kristina Werenko

Email: kwerenko@plandcollab.com

Phone: 505-268-2266 x110

☑ Website or project page: https://www.cabq.gov/parksandrecreation/open-space/lands/tijeras-cultural-corridor

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Other: _____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(J)(1)(b):

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2. Project Materials, as relevant*[6]

☑ Architectural drawings

☐ Elevations of the proposed building(s)

☑ Other relevant illustrations

☑ Neighborhood meeting summary, if held

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

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_____

[4] Physical address or Zoom link

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     - N/A Gross floor area for each proposed use.

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[acres]* 5.32 acres of proposed project development area (total property is 25-acres)
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3. Overlay Zone(s) *[if applicable]* _____ Select Select Select Select
4. Center or Corridor Area *[if applicable]* _____
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Useful Links

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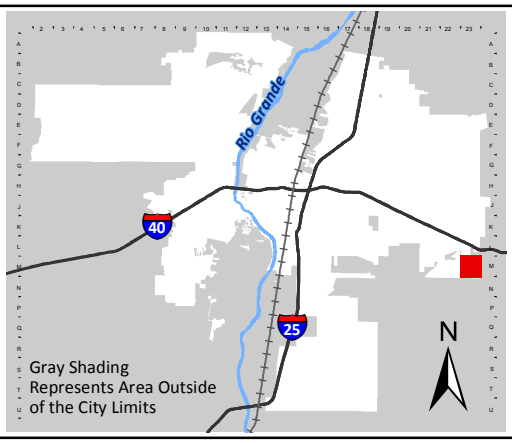


For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

M-23-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

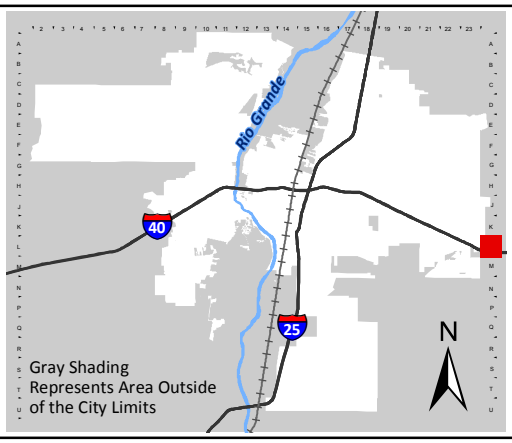
Feet

0 250 500 1,000



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018



Zone Atlas Page:
L-24-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
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- View Protection Overlay (VPO) Zone

Feet
0 250 500 1,000

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

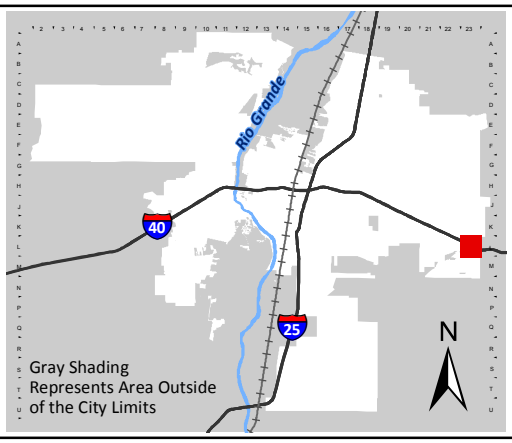


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IDO Zone Atlas
May 2018

IDO Zoning information as of May 17, 2018

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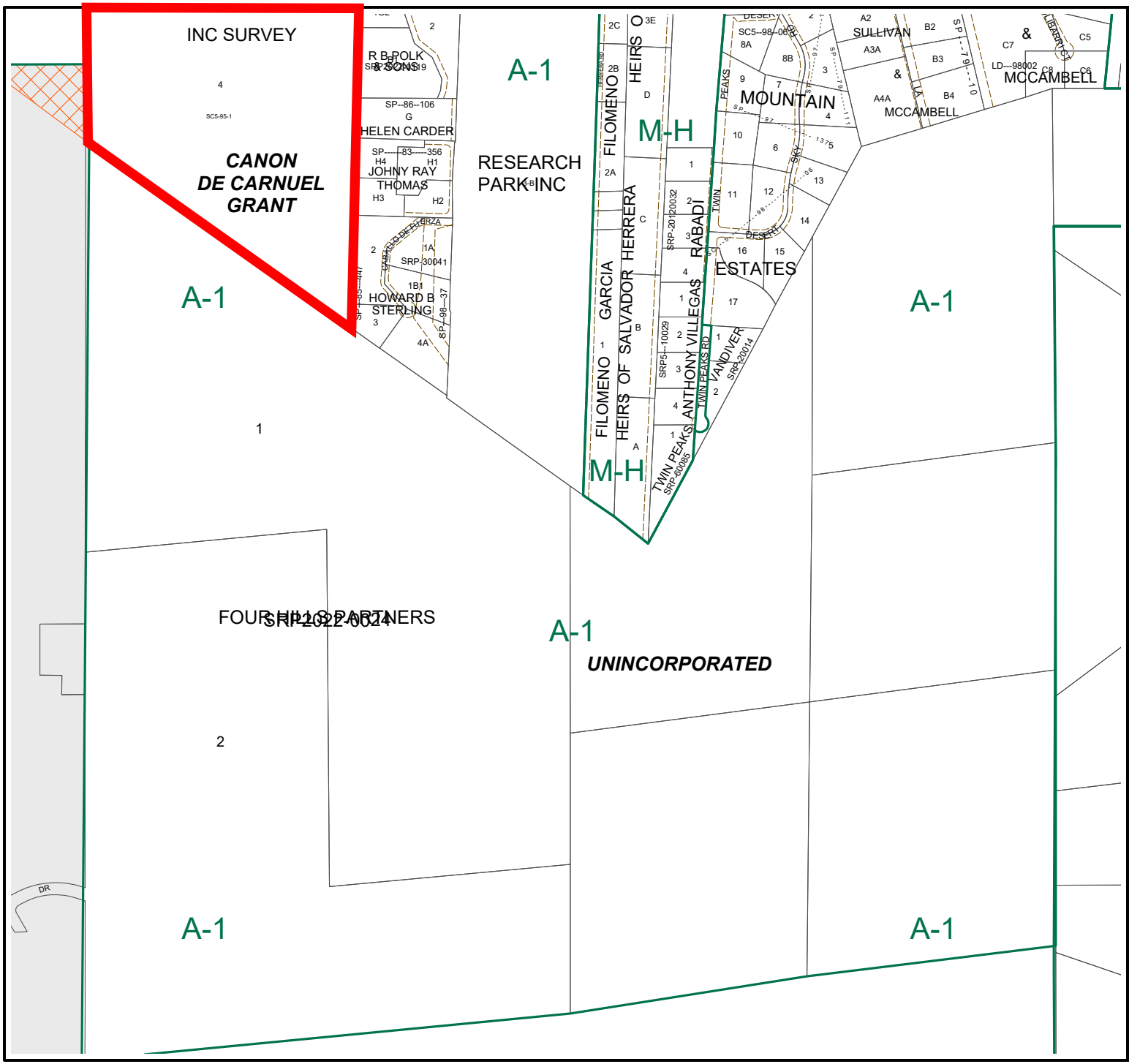
Zone Atlas Page:

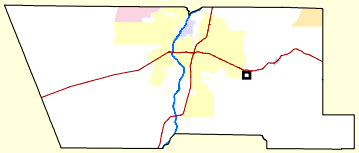
L-23-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
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- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet

0 250 500 1,000





LEGAL DESCRIPTION

T10N

R4E

SEC 36

UNIFORM PROPERTY CODE

1-024-055

250 0 250 500 750 1,000

Feet

Map amended through Spring 2026

BERN CO Bernalillo County

PLANNING & DEVELOPMENT SERVICES
GIS TECHNOLOGY SECTION

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data from Bernalillo County and the City of Albuquerque. For current information visit https://www.bernco.gov/planning/download-zone-atlas-.aspx.

M-24-Z





Tijeras Biozone Education Center

Public Informational Meeting

Join us to meet with City of Albuquerque Open Space Division staff and special-guest, Councilor Renée Grout, and learn more about future outdoor educational amenities, creek restoration, and trail plans for this unique and important public Open Space.

May 30, 2026
9:00 - 10:00am

Tijeras Biozone Education Center:
15600 Central Ave SE
Albuquerque, NM 87123

CITY OF ALBUQUERQUE OPEN SPACE PARKS AND RECREATION

ONE ALBUQUERQUE parks & recreation

May 30, 2026

Tijeras Biozone Education Center
On-Site Public Meeting (Address: 15600 Central Ave SE, Albuquerque, NM 87123)
Meeting Summary

On May 30, 2026, the City of Albuquerque Open Space Division, the Office of Councilor Grout, and the design consultant, Pland Collaborative, held a public neighborhood meeting to discuss updated and proposed programming and design plans for the project. The flyer and advertisement for this public meeting were posted on May 15, 2026 by the Office of Councilor Grout (see the included flyer). There were thirteen members of the public who attended the meeting, including two staff representatives from ALMA Tile (the 2026 artist-in-residence for the Tijeras Biozone Education Center), along with an additional five members of City staff, and City Councilor, Ms. Reneé Grout, and Policy Analyst for District 9, Ms. Rachel Miller, and two landscape architecture consultants from Pland Collaborative.

This neighborhood public meeting covered an overview of the project purpose and proposed design elements, an update regarding the proposed ecological restoration treatments based upon City Open Space Division analysis and consultation with the environmental engineering firm, Biohabitats, and an update from the artist-in-residence, ALMA Tile, about their public engagement with local students and the local community as part of informing the approved-design and installation (currently underway) for small, on-site mosaic sculptures.

Questions from the audience that were addressed by the design consultant and City staff included topics of concern and interest such as, the ongoing work and process of flood mitigation and flood debris management and removal, the planting of native species as part of restoration work, the plans for the existing building, protection of the creek riparian corridor and limiting public access to more sensitive ecological and wildlife habitat areas, possible techniques and strategies for future creek corridor restoration efforts including a discussion of Beaver Dam Analogues, and a reiteration of the goal of site interpretation and signage at the Tijeras Biozone Education Center project to align with the overall goals and story of the Tijeras Cultural Corridor efforts.

SITE DESIGN CONCEPT



ONE ALBUQUERQUE

CITY OF ALBUQUERQUE OPEN SPACE PARKS AND RECREATION

CIUDAD SOIL & WATER CONSERVATION DISTRICT

pland COLLABORATIVE

TIJERAS BIOZONE EDUCATION CENTER
PROPOSED SITE PLAN

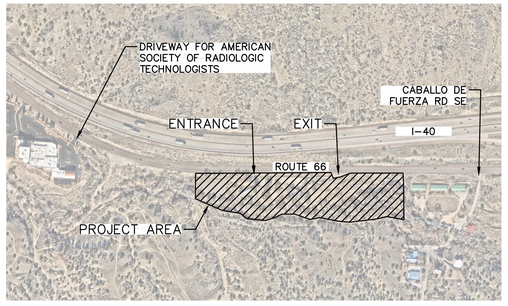
SITE KEYED NOTES

SYMBOL	CODE	DESCRIPTION	QTY
	S-01	15' X 10' SHADE STRUCTURE. MAXIMUM HEIGHT TO BE 12'-0". STRUCTURES SHALL BE BUILT OUT OF STEEL, WOOD, AND STONE, IN NATURAL EARTH TONES.	150 SF
	S-02	"TREE HOUSE" GATHERING PLATFORMS AND SEATING. MAXIMUM STRUCTURE FLOOR HEIGHT ABOVE GROUND PLANE TO BE 5'-0". MATERIAL: COMPOSITE WOOD AND PVC PLANKS.	836 SF
	S-03	"TREE HOUSE" ACCESSIBLE RAMP. MATERIAL: COMPOSITE WOOD AND PVC PLANKS.	
	S-04	RAISED DECK. MAXIMUM FLOOR HEIGHT OF DECK ABOVE GROUND PLANE TO BE 2'-0". MATERIAL: COMPOSITE WOOD AND PVC PLANKS.	1,890 SF
	S-05	COA OPEN SPACE STANDARD STEEL ADA FAMILY PICNIC TABLE.	
	S-06	EXISTING TREE – SEE LANDSCAPE PLAN.	
	S-07	EXISTING CORRAL TO REMAIN.	
	S-09	CONCRETE ADA PARKING SPACES WITH AISLE AND SIGNAGE. ONE SPACE SIGNED AS VAN ACCESSIBLE.	1,300 SF
	S-10	EXISTING BUILDING TO REMAIN.	
	S-11	NATURAL STONE SEAT WALL (18" HEIGHT).	
	S-12	FIRE PIT. CITY USE ONLY.	
	S-13	VEHICULAR SITE ACCESS PIPE GATE. MAXIMUM HEIGHT TO BE: 6'-0".	
	S-14	CONCRETE OR NATURAL STONE RETAINING WALL. 4'-0" TO 6'-0" HEIGHT.	
	S-15	COA OPEN SPACE STANDARD 6'-0" LENGTH BENCH.	
	S-16	VISITOR RESTROOM WITH TWO ADA FAMILY STALLS AND COMPOSTING TOILETS – SEE PRECEDENT IMAGES.	128 SF
	S-17	SEATING STUMP.	
	S-18	PLANK AND STUMP CHALLENGE FEATURE.	
	S-19	TERRACED STUMP GATHERING AND CHALLENGE AREA ("STUMP-SCAPE").	
	S-20	HAMMOCK PASSIVE ENGAGEMENT FEATURE. MAXIMUM HEIGHT TO BE 9'-0".	475 SF
	S-21	SUSPENDED NET CLIMBER CHALLENGE FEATURE.	
	S-22	"WOLF DEN" SHADE STRUCTURE WITH SEATING. MAXIMUM HEIGHT TO BE 12'-0". STRUCTURES SHALL BE BUILT OUT OF STEEL, WOOD, AND STONE IN NATURAL EARTH TONES.	
	S-24	PORTABLE RESTROOM PAD: CONCRETE 57 SQFT. ACCOMMODATES TWO PORTABLE RESTROOMS.	
	S-25	VERTICAL LOG CHALLENGE FEATURE.	
	S-26	TURF GRASS LANDSCAPE BERM FOR AMPHITHEATER STYLE SEATING.	4,356 SF
	S-27	SITE PIPE FENCING. MAXIMUM HEIGHT TO BE: 6'-0".	
	S-28	PEDESTRIAN ACCESS PIPE GATE. MAXIMUM HEIGHT TO BE: 6'-0".	
	S-29	CONCRETE PARKING BUMPERS.	
	S-31	INTERPRETIVE SIGNAGE.	
	S-32	COA OPEN SPACE STANDARD TRASH RECEPTACLE.	
	S-33	COA OPEN SPACE STANDARD BIKE RACK.	
	S-34	STABILIZED CRUSHER FINE STAGE.	478 SF
	S-35	EXISTING GATE.	745 SF
	S-36	OUTDOOR WORK AREA PAVED WITH NATURAL MATERIALS; INCLUDES STEEL AND WOOD COUNTERTOPS AND WORK SINK, FED FROM WELL.	745 SF
	S-37	SHREDDED WOOD MULCH.	7,290 SF
	S-39	STABILIZED CRUSHER FINES ADA WALKING PATH AND AREAS. WIDTH OF PATHS VARIES: 6'-0" OR 8'-0".	38,887 SF
	S-40	TURF GRASS.	2,868 SF
	S-41	NATIVE VEGETATION SCREENING AND PASSIVE RECREATION BERM. BERM HEIGHTS VARY 2'-0" TO 4'-0".	10,526 SF
	S-42	STORMWATER HARVESTING BASIN.	15,461 SF
	S-43	REVEGETATION SEEDING: HABITAT AND FORBES MIX.	28,486 SF
	S-44	BASE COURSE PARKING AND VEHICULAR ACCESS.	24,245 SF
	S-45	REVEGETATION SEEDING: UPLANDS GRASS BLEND.	40,980 SF
	S-46	ACCESSIBLE SURFACING.	6,597 SF
	S-47	REVEGETATION SEEDING: LOWLANDS GRASS BLEND.	33,277 SF
	S-48	13'-4" X 16'-8" DUMPSTER AND ENCLOSURE.	128 SF
	S-49	EXISTING OVERHEAD ELECTRIC UTILITY.	
	S-50	ALTERNATIVE LOCATION: VISITOR RESTROOM WITH TWO ADA FAMILY STALLS AND COMPOSTING TOILETS – SEE PRECEDENT IMAGES.	
	S-51	EXISTING GREEN STORM WATER INFRASTRUCTURE CHECK DAMS AND PONDING AREA.	
	S-52	EXISTING SENSORY NATURE TRAIL TO REMAIN.	
	S-53	STONE STEPS WITH STEEL HANDRAIL.	
	S-54	BRIDGE AT SWALE CROSSING.	
	S-55	BENCH INTEGRAL TO DECK.	
	S-56	EXISTING MOSAIC GATEWAY ART INSTALLATION.	450 SF
	S-57	30' X 15' SHADE STRUCTURE. MAXIMUM HEIGHT TO BE 12'-0".	11,836 SF
	S-58	INFORMAL OVERFLOW PARKING (26 SPACES).	
	S-59	CITY OF ALBUQUERQUE STANDARD OPEN SPACE SIGN.	
	S-60	EXISTING POWER POLE UTILITY. NUMERICAL VALUE BENEATH KEYED NOTE, SHOWN ON PLAN, IS THE DISTANCE IN LINEAR FEET FROM POLE TO NEAREST-PROPOSED STRUCTURE.	
	S-61	EXISTING TELEPHONE UTILITY.	
	S-62	EXISTING LIGHT POLE UTILITY.	
	S-63	EXISTING WATER UTILITY.	
	S-64	ONE-WAY DIRECTIONAL SIGNAGE.	
	S-65	EXISTING FENCE.	
	S-66	EXISTING STORM DRAINAGE UTILITY.	
	S-67	DO NOT ENTER DIRECTIONAL SIGNAGE.	

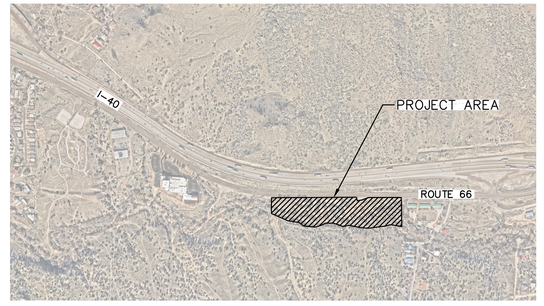
SEE LS501 FOR RESTROOM AND LIGHTING PRECEDENT IMAGES

SITE GENERAL NOTES

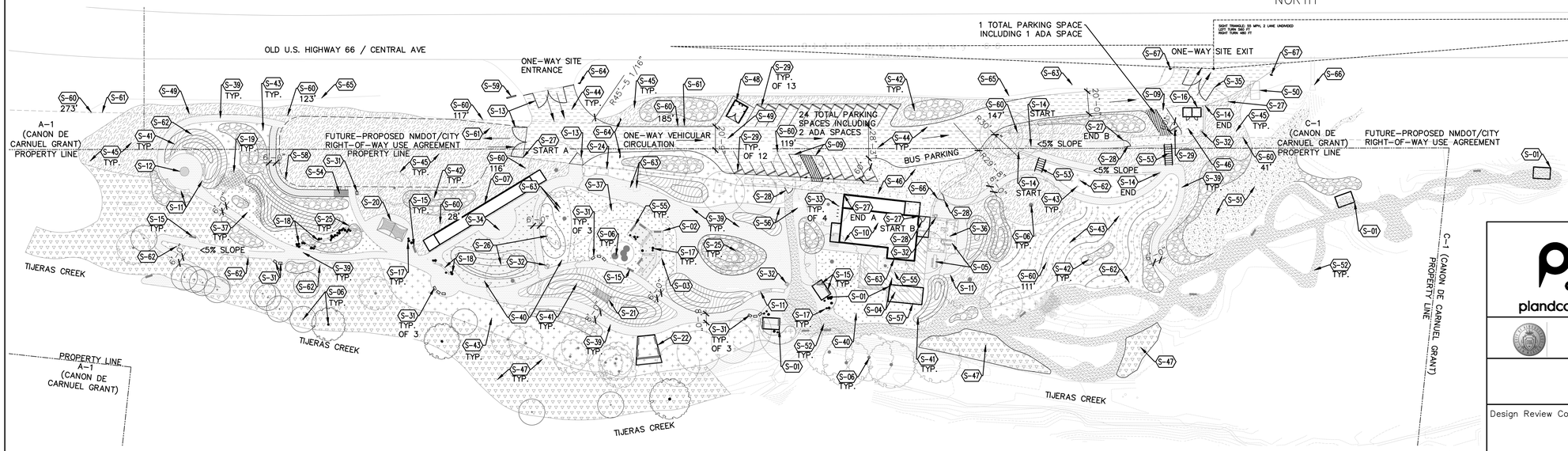
1. THIS IS A WORKING SITE MANAGED BY THE CITY OF ALBUQUERQUE IN PARTNERSHIP WITH THE CIUDAD SOIL AND WATER CONSERVATION DISTRICT IN SERVICE OF THE TIJERAS ARROYO WATERSHED CULTURAL CORRIDOR AND OTHER CITY OF ALBUQUERQUE OPEN SPACE PROJECTS. IT WILL BE NECESSARY TO TAKE AN ADAPTIVE MANAGEMENT APPROACH TO ALLOW FOR THE FLEXIBILITY NEEDED TO ACCOMMODATE VARIOUS PROGRAMMING, MAINTENANCE AND OPERATIONS USES OVER TIME. THE INTENT AS DESCRIBED ON THESE PLANS WILL REMAIN CONSISTENT, BUT THE ARRANGEMENT OF SITE FEATURES, ESPECIALLY VEGETATION ZONES, MAY SHIFT OVER TIME.
2. LED SITE LIGHTING FOR USE DURING LIMITED EVENTS IS PROPOSED AT THE FOLLOWING LOCATIONS: STAGE, MAIN PARKING LOT, RESTROOM AND RESTROOM PARKING, EXISTING BUILDING (FRONT PORCH), AND THE PROPOSED RAISED DECK SOUTH OF THE BUILDING. LIMITED, MOTION-ACTIVATED SECURITY LIGHTING IS PROPOSED AT PARKING AREAS, RESTROOM, AND BUILDING WITH THE FLEXIBILITY TO BUILD OUT ADDITIONAL SECURITY LIGHTING IF DEEMED NECESSARY FOR VISITOR AND SITE SAFETY. SEE LS501.
   - 2.1. *TYPES OF SITE LIGHTING SHALL BE WILDLIFE-FRIENDLY AND DARK SKY COMPLIANT. SEE PRECEDENT IMAGES FOR EXAMPLES. HEIGHT: 12' TO 16'.
   - 2.2. * ALL FUTURE LIGHTING SHALL CONFORM TO THE BERNALILLO COUNTY CODE OF ORDINANCES. ARTICLE VI. – LIGHT POLLUTION, SEC. 30-181 —30-215.



C EXISTING DRIVEWAYS
SCALE: 1"=500'-0"
0 400' 800'
NORTH



B VICINITY MAP – L-23, L-24
SCALE: 1"=800'-0"
0 400' 800'
NORTH



A SITE PLAN
SCALE: 1"=50'-0"
0 50' 100'
NORTH

REVISIONS			
NO.	DATE	REMARKS	BY
		DESIGNED BY: KW/TS	DATE 08/06/2026
		DRAWN BY: TS	DATE 08/06/2026
		CHECKED BY: KW	DATE 08/06/2026

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plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
SITE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No. L-23, L-24

Sheet LS101

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

BENCH MARKS

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
WORK COMPLETED BY DATE
ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

PROJECT# XXXXX

TIJERAS BIOZONE ADA SENSORY TRAIL

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

PROPOSED PLANT LIST/LEGEND

PLANT PALLETS ARE CONCEPTUAL TO COMMUNICATE THE INTENT OF THE PLANTING CONCEPT. ACTUAL PLANT PALETTES WILL BE DETERMINED BY CITY FORESTER AND OPEN SPACE SUPERINTENDENT AND TIJERAS BIOZONE OPEN SPACE MANAGERS. PLANT CHOICES WILL LIKELY CHANGE AND BE ADDED TO OVER TIME AS DEEMED NECESSARY BY PARITIES LISTED ABOVE. PLANT SELECTION, PLANTING STRATEGIES, AND IRRIGATION TECHNIQUES HAVE BEEN IDENTIFIED AND SELECTED IN ORDER TO PROTECT AND RESTORE EXISTING NATIVE VEGETATION ON-SITE, AS WELL AS CONSERVE WATER IN ALIGNMENT WITH THE SITE'S HISTORIC AND CURRENT RESTORATION AND MANAGEMENT PRACTICES.

SITE TREES FOR GENERAL LANDSCAPING

COMMON NAME	BOTANICAL NAME	MATURE SIZE (HT X SPD)
BOXELDER	ACER NEGUNDO	25' X 25'
NETLEAF HACKBERRY	CELTIS RETICULATA	12' X 12'
NEW MEXICO LOCUST	ROBINIA NEOMEXICANA	10' X 10'
COTTONWOOD	POPULUS FREMONTII	50' X 50'
GOODDING WILLOW	SALIX GOODDINGII	30' X 30'
PEACH LEAF WILLOW	SALIX AMYGDALOIDES	30' X 40'
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15' X 15'
SHRUB LIVE OAK	QUERCUS TURBINELLA	15' X 15'
DESERT WILLOW	CHILOPSIS LINEARIS	20' X 18'

NATIVE TURF GRASS BLEND FOR LAWN AREAS – 7,249 SF

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
BUFFALOGRASS	BUCHLOE DACTYLOIDES	TBD
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
KENTUCKY BLUEGRASS, POA	PRATENSIS OR	
CREEPING RED FESCUE, FESTUCA	RUBRA	TBD
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	TBD
SHEEP FESCUE	FESTUCA OVINA	TBD
GALLETA GRASS	PLEURAPHIS JAMESII	TBD

WOODY SHRUBS FOR SCREENING (REVEGETATION SEEDING MIX) – 10,526 SF

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	TBD
WOLFBERRY	LYCIUM ANDERSONII	TBD
THREE LEAF SUMAC	RHUS TRILOBATA	TBD
GREEN MORMON TEA	EPHEDRA VIRIDIS	TBD
NEW MEXICO SALTBUSH	ATRIPLEX OBOVATA	TBD
CLIFFROSE	PURSHIA STANSBURIANA	TBD
RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA	TBD
CURRANT	RIBES SPP.	TBD
WESTERN CHOKE CHERRY	PRUNUS VIRGINIANA	TBD
SILVER SAGEBRUSH	ARTEMISIA CANA	TBD
WINTERFAT	KRASCHENINNIKOVIA LANATA	TBD

CONTAINERIZED CACTUS AND SUCCULENTS (NO SUPPLEMENTAL WATER)

COMMON NAME	BOTANICAL NAME
BEARGRASS	NOLINA MICROCARPA
BANANA YUCCA	YUCCA BACCATA

HABITAT AND FORBES (REVEGETATION SEEDING MIX) – 28,534 SF

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
DESERT FOUR O'CLOCK	MIRABILIS MULTIFLORA	TBD
SAND PENSTEMON	PENSTEMON AMBIGUUS	TBD
WHITESTEM PAPERFLOWER	PSILOSTROPHE COOPERI	TBD
SAND SAGE	ARTEMISIA FILIFOLIA	TBD
EVENING PRIMROSE	OENOTHERA PALLIDA	TBD
PRAIRIE ZINNIA	ZINNIA GRANDIFLORA	TBD
BLUE FLAX	LINUM LEWSII	TBD
GLOBEMALLOW	SPHAERALCEA SPP.	TBD
YARROW	ACHILLEA MILLEFOLIUM	TBD
WHITE PRAIRIE CLOVER	DALEA CANDIDA	TBD

UPLANDS GRASS BLEND (REVEGETATION SEEDING MIX) – 38,195 SF

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	TBD
SCRATCHGRASS	MUHLENBERGIA ASPERIFOLIA	TBD
MOUNTAIN MUHLY	MUHLENBERGIA MONTANA	TBD
NEEDLE & THREAD GRASS	HESPEROSTIPA COMATA	TBD
INDIAN RICE GRASS	ORYZOPSIS HYMENOIDES	TBD
SILVER BEARD GRASS	BOTHRIOCHLOA LAGUROIDES	TBD
DESERT SALTGRASS	DISTICHLIS SPICATA	TBD

STORMWATER HARVESTING BASINS FOR STORMWATER MANAGEMENT – 15,622 SF

COMMON NAME	BOTANICAL NAME	MATURE SIZE (HT X SPD)
NM OLIVE	FORESTIERA NEOMEXICANA	12' X 12'
COYOTE WILLOW	SALIX EXIGUA	6' X 6'
CURRANT	RIBES SPP.	5' X 5'
WESTERN CHOKE CHERRY	PRUNUS VIRGINIANA	10' X 8'
MULE FAT	BACCHARIS SALICIFOLIA	10' X 8'
FALSE INDIGO BUSH	AMORPHA FRUTICOSA	SEEDED (PLS/ACRE)
BLUE FLAX	LINUM LEWSII	TBD
EVENING PRIMROSE	OENOTHERA PALLIDA	TBD
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	TBD
BIG BLUESTEM	ANDROPOGON GERARDI	TBD
ALKALI SACATON	SPOROBOLUS AIROIDES	TBD
GIANT SACATON	SPOROBOLUS WRIGHTII	TBD
GALLETA GRASS	PLEURAPHIS JAMESII	TBD

LOWLANDS GRASS BLEND (REVEGETATION SEEDING MIX) – 33,633 SF

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	TBD
GIANT SACATON	SPOROBOLUS WRIGHTII	TBD
ALKALI SACATON	SPOROBOLUS AIROIDES	TBD
BIG BLUESTEM	ANDROPOGON GERARDI	TBD
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	TBD
SILVER BEARD GRASS	BOTHRIOCHLOA LAGUROIDES	TBD
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	TBD
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	TBD

LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:

1. THE OPEN SPACE AND FORESTRY DIVISION OF THE PARKS AND RECREATION DEPARTMENT WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT THE PROPOSED OPEN SPACE IN COORDINATION WITH PARTNERS INCLUDING CIUDAD SOIL AND WATER CONSERVATION DISTRICT.

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:

1. SPRAY IRRIGATION IS PROPOSED ONLY FOR HIGH-USE LAWN AREAS. ONE AREA IS BEHIND THE EXISTING BUILDING ADJACENT TO THE PROPOSED DECK AND ONE AT THE STAGE TO PROVIDE INFORMAL SEATING. THESE AREAS TOTAL 7,249 SQUARE FEET AND 5.4% OF THE OVERALL LANDSCAPED AREA.
2. PLANT SPECIES ARE LOW OR MEDIUM WATER USE SPECIES PER THE OFFICIAL ALBUQUERQUE PLANT PALETTE AND SIZING LIST.
3. THE PROJECT WILL ASSESS THE FEASIBILITY OF REPAIRING AND MAINTAINING THE EXISTING AUTOMATIC IRRIGATION SYSTEM CONNECTED TO WELL WATER (EXISTING) TO ESTABLISH THE NATIVE TURF GRASS AREAS. THE USE OF WATER BOX IRRIGATION, SUCH AS IBC WATER TOTES FOR WATER STORAGE WITH DISTRIBUTION VIA HOSE ON GRAVITY OR RELEASED INTO BUCKETS FOR MANUAL WATERING, WILL BE USED FOR PLANT AND SEED MIX ESTABLISHMENT. PASSIVE WATER HARVESTING WILL BE USED THROUGHOUT THE SITE WHERE POSSIBLE IN STORMWATER BASINS, SWALES AND DEPRESSIONS. ACTIVE WATER HARVESTING IN THE FORM OF RAIN BARRELS COLLECTING WATER FROM THE EXISTING BUILDING, NEW RESTROOM, AND NEW SHADE STRUCTURES WILL BE USED AS APPROPRIATE.

LANDSCAPE CALCULATIONS:

- TOTAL LOT AREA: 231,739 SF
  LESS TOTAL BUILDING AREA: 3,156 SF
  LESS R.O.W. LANDSCAPING:100,029 SF
  NET LOT AREA: 128,554 SF
- REQUIRED MINIMUM LANDSCAPE AREA (15% OF NET LOT AREA) – [5-6(C)(2)]:
  19,283 SF
  PROVIDED LANDSCAPE AREA:
  133,759 SF (104% OF NET LOT AREA)
- REQUIRED VEGETATIVE COVERAGE (75% OF REQUIRED LANDSCAPE AREA) – [5-6(C)(2)(C)]:
  14,462 SF
  PROVIDED VEGETATIVE COVERAGE IN LANDSCAPE AREAS:
  133,759 SF (925% OF REQUIRED TOTAL COVERAGE)
- REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF REQUIRED VEGETATIVE COVERAGE) – [5-6(C)(2)(C)]:
  3,616 SF
  PROVIDED GROUND LEVEL VEGETATIVE COVERAGE:
  133,759 (3,699% OF REQUIRED TOTAL COVERAGE)
- REQUIRED PARKING LOT INTERIOR LANDSCAPE – [5-6(F)(2)]:
  9,316 SF 10% MINIMUM OF PARKING LOT AREAS CONTAINING 50 OR LESS SPACES)
  PROVIDED PARKING LOT INTERIOR LANDSCAPE:
  12,530 SF (135% OF REQUIRED PARKING LOT INTERIOR LANDSCAPE)
- REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES – [5-6(F)(2)(C)]:
  25 TOTAL SPACES
  3 REQUIRED TREES
  PROVIDED PARKING LOT TREES:
  10 TREES

SYMBOL LEGEND

EXISTING INVASIVE TREES TO BE REMOVED.

EXISTING TREES TO REMAIN.

HATCH LEGEND – NATURE OF GROUND COVER MATERIALS

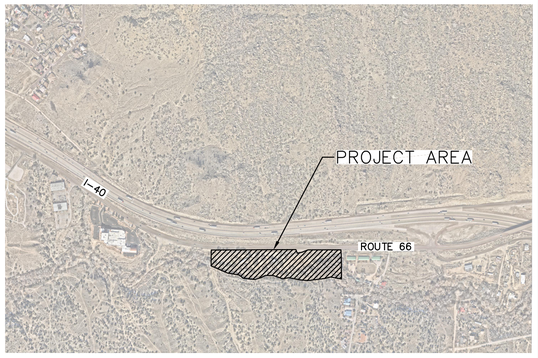
IMPERVIOUS PAVEMENT AT ADA PARKING AND BUILDING ACCESS.

LESS-PERVIOUS ACCESSIBLE WALKING PATHS AND GATHERING AREAS (STABILIZED CRUSHER FINES).

PONDING AREA: PERVIOUS RAINWATER HARVESTING BASIN FOR STORMWATER MANAGEMENT AND SUPPLEMENTAL IRRIGATION.

PERVIOUS BASE COURSE PARKING LOT AND VEHICULAR CIRCULATION.

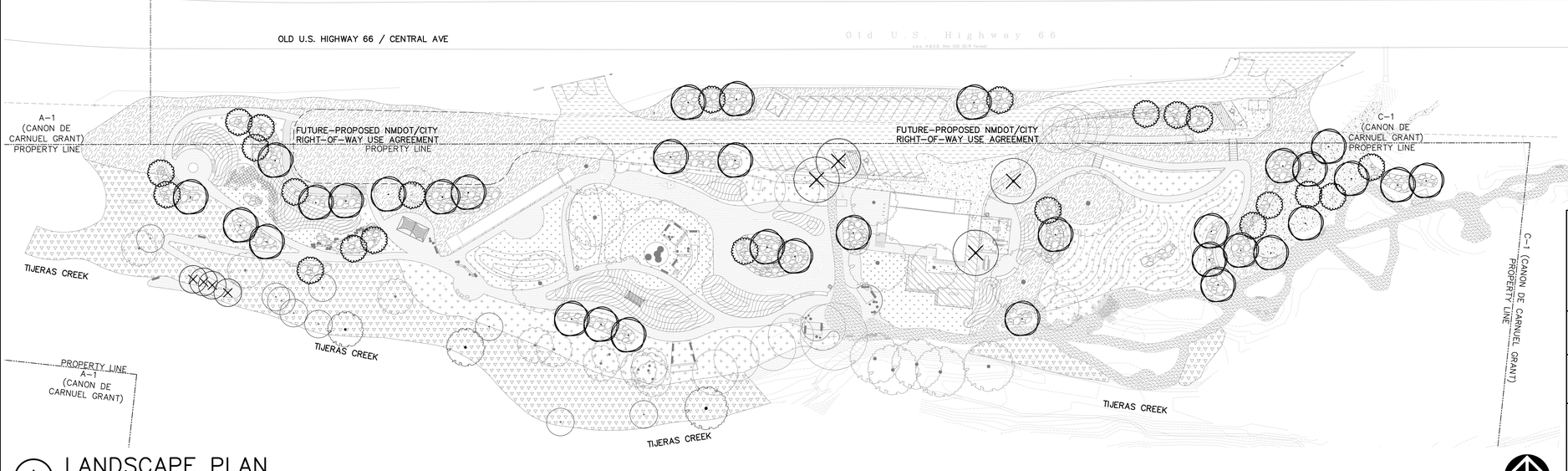
SEE PLANT LEGEND FOR ALL OTHER GROUND COVER MATERIALS. ALL GROUND COVER MATERIALS IN PLANT LEGEND ARE PERVIOUS.



B VICINITY MAP – L-23, L-24
SCALE: 1"=800'-0"
0 400' 800'
NORTH

EXISTING SITE VEGETATION IMAGES





A LANDSCAPE PLAN
SCALE: 1"=50'-0"
0 50' 100'
NORTH

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CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
LANDSCAPE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No. L-23, L-24

Sheet LP101

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY / DATE
WORK COMPLETED / DATE
ACCEPTANCE BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE
MICRO-FILM INFORMATION
RECORDED BY / DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

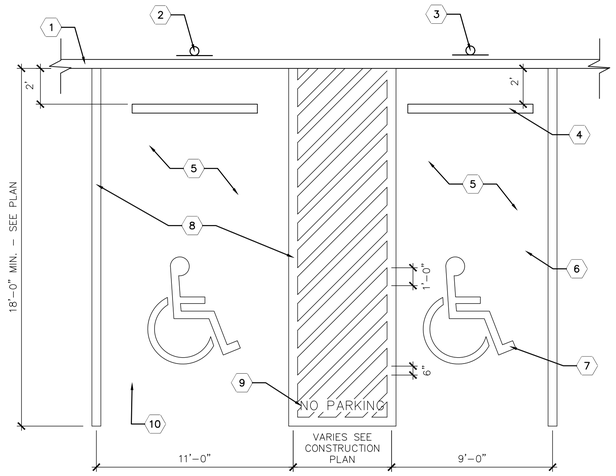
REVISIONS

NO.	DATE	REMARKS	BY
		DESIGNED BY: KW/TS	DATE 08/06/2026
		DRAWN BY: TS	DATE 08/06/2026
		CHECKED BY: KW	DATE 08/06/2026

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

TIJERAS BIOZONE ADA SENSORY TRAIL

PROJECT# XXXXX



KEYED NOTES

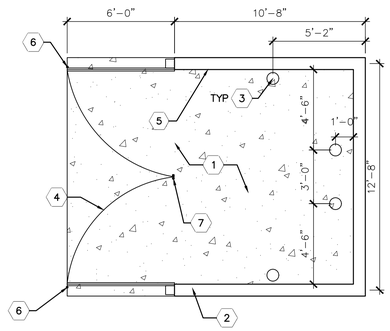
1. CONCRETE HEADER CURB
2. ACCESSIBLE VAN PARKING SIGN PER DETAIL 4/LS502.
3. ACCESSIBLE PARKING SIGN PER DETAIL 4/LS502
4. PARKING BUMPER PER DETAIL 6/LS501
5. PAVEMENT
6. STANDARD ADA PARKING STALL
7. ACCESSIBLE PARKING SYMBOL PER DETAIL 5/LS502
8. 6" WIDE PAINT STRIPE
9. SEE GENERAL NOTE B
10. VAN ADA PARKING STALL

GENERAL NOTES

A. THE STRIPING AT ADA PARKING STALLS SHALL BE 6" WIDE. THE COLOR SHALL BE BLUE.
B. THE FOLLOWING WORDS SHALL BE PAINTED ON STRIPED ADA ACCESS AISLES AT LOCATION SHOWN IN DETAIL; "NO PARKING". EACH LETTER SHALL BE 1' HIGH BY 6" WIDE BY 1" THICK.

D ACCESSIBLE PARKING STRIPING DETAIL

1/4" = 1'-0"

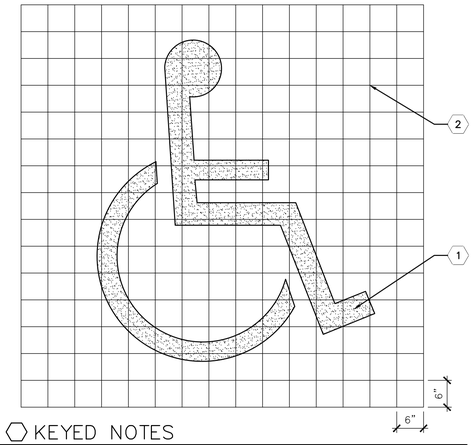


KEYED NOTES

1. 6" VEHICULAR CONCRETE PAD
2. 6'-0" HEIGHT CMU WALL – SEE STRUCTURAL
3. STATIONARY BOLLARD – SEE DETAIL XX/LS502 BOLLARDS SHALL BE A MAXIMUM 6" FROM SIDE WALLS AND 12" FROM BACK WALL.
4. 12'-0" WIDE DOUBLE METAL GATES PER DETAIL XX/LS502.
5. 1/2" EXPANSION JOINT BETWEEN PAD AND CMU WALL.
6. DRILL HOLES IN APRON FOR 1/2" DROP BAR IN OPEN AND CLOSED POSITION

C DUMPSTER ENCLOSURE – PLAN

1/4" = 1'-0"



KEYED NOTES

1. BLUE TRAFFIC RATED PAINT.
2. GRID SHOWN FOR PROPORTIONING ONLY.

B ACCESSIBLE PARKING SYMBOL STRIPING

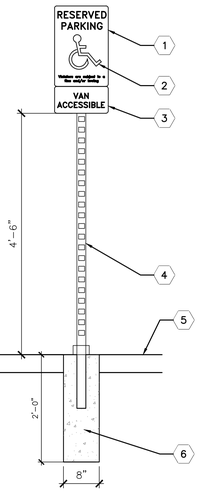
3/4" = 1'-0"

RESTROOM PRECEDENT IMAGES



LIGHTING PRECEDENT IMAGES– DARK SKY AND WILDLIFE FRIENDLY





KEYED NOTES

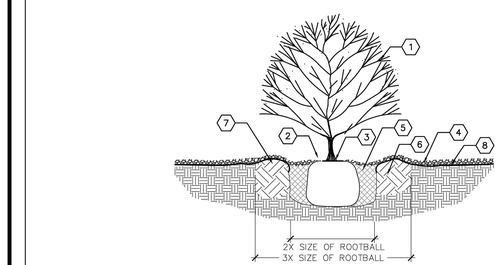
1. GREEN LETTERS ON WHITE BACKGROUND
2. WHITE/BLUE SYMBOL #R7-8-12, SIZE 12"X18"
3. GREEN LETTERS ON WHITE BACKGROUND SIGN 12" X 6" – APPLICABLE TO ONE VAN ACCESSIBLE PARKING SPACE ONLY.
4. 1-1/2" X 1-1/2" MIN. SQ. STEEL TUBE
5. FINISH GRADE
6. 3000 PSI CONCRETE FOOTING

GENERAL NOTES

A. SIGN SHALL CONFORM TO THE CURRENT STANDARDS OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.' CONTRACTOR SHALL VERIFY CURRENT EDITION.
B. EACH SPACE SHALL BE POSTED WITH A SIGN CENTERED ON THE STALL.
C. SIGN POST SHALL BE LOCATED MINIMUM 24" FROM FRONT EDGE OF CONCRETE PARKING BUMPER – SEE CONSTRUCTION PLAN.

A ACCESSIBLE PARKING SIGN

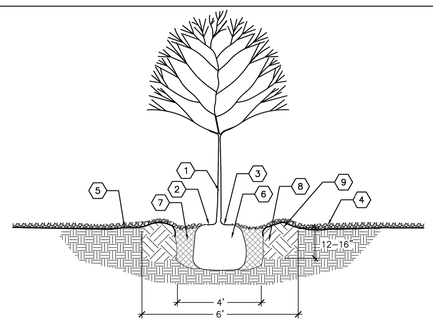
3/4" = 1'-0"



CONSTRUCTION NOTES:

1. SHRUB LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S)
3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
7. 2" HIGH X 6" WIDE BERM
8. WEED BARRIER FABRIC – SEE IRRIGATION PLANTING PLAN – TURN DOWN 6" AT EDGES

CITY OF ALBUQUERQUE
REVISIONS
SHRUB PLANTING
DWG. No 2716



CONSTRUCTION NOTES:

1. TREE LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK
3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. MULCH – SEE PLANTING PLAN
5. WEED BARRIER FABRIC – SEE PLANTING PLAN – TURN DOWN 6" AT EDGES
6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL
7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
9. 4" HIGH X 12" WIDE BERM, 6' MINIMUM DIAMETER OR AS SHOWN ON THE PLANS

NOTE:
A. THE WIDTH OF THE TREE WELL MAY BE REDUCED AS NOTED ON THE PLANS OR ADJUSTED BY THE LANDSCAPE ARCHITECT TO MEET FIELD CONDITIONS

CITY OF ALBUQUERQUE
REVISIONS
TREE PLANTING
DWG. No 2714

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
MARKINGS — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
BENCH MARKS
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS
NO. | DATE | REMARKS | BY
DESIGNED BY: KW/TS — DATE 08/06/2026
DRAWN BY: TS — DATE 08/06/2026
CHECKED BY: KW — DATE 08/06/2026

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

PROJECT# XXXXX

TIJERAS BIOZONE ADA SENSORY TRAIL

pland COLLABORATIVE
plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
SITE AND LANDSCAPE DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No. L-23, L-24

Sheet LS501

UNITED STATES POSTAL SERVICE.

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1135 BROADWAY BLVD NE
ALBUQUERQUE, NM 87101-0001
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08/04/2026 04:34 PM

TRACKING NUMBERS

9589 0710 5270 3939 3657 42
9589 0710 5270 3230 4734 50
9589 0710 5270 3230 4734 98
9589 0710 5270 3230 4734 43
9589 0710 5270 3939 3705 24
9589 0710 5270 3939 3657 35
9589 0710 5270 3939 3657 28
9589 0710 5270 3230 4735 04
9589 0710 5270 3230 4734 74
9589 0710 5270 3230 4734 29
9589 0710 5270 3230 4734 36
9589 0710 5270 3230 4734 67
9589 0710 5270 3230 4734 81

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(UP TO 25 ITEMS)

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Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope Albuquerque, NM 87110 Weight: 0 lb 0.40 oz Estimated Delivery Date Fri 08/07/2026	1		$1.69
Certified Mail® Tracking #: 9589 0710 5270 3939 3657 42			$5.55
Total			$7.24
First-Class Mail® Large Envelope Albuquerque, NM 87131 Weight: 0 lb 4.00 oz Estimated Delivery Date Fri 08/07/2026	1		$2.56
Certified Mail® Tracking #: 9589 0710 5270 3230 4734 50			$5.55
Total			$8.11
First-Class Mail® Large Envelope Albuquerque, NM 87123 Weight: 0 lb 4.00 oz Estimated Delivery Date Fri 08/07/2026	1		$2.56
Certified Mail® Tracking #: 9589 0710 5270 3230 4734 98			$5.55
Total			$8.11
First-Class Mail® Large Envelope Albuquerque, NM 87123 Weight: 0 lb 4.00 oz Estimated Delivery Date Fri 08/07/2026	1		$2.56
Certified Mail® Tracking #: 9589 0710 5270 3230 4734 43			$5.55
Total			$8.11
First-Class Mail® Large Envelope Albuquerque, NM 87123 Weight: 0 lb 4.00 oz Estimated Delivery Date Fri 08/07/2026	1		$2.56
Certified Mail® Tracking #: 9589 0710 5270 3939 3705 24			$5.55
Total			$8.11
First-Class Mail® Large Envelope Albuquerque, NM 87181 Weight: 0 lb 4.00 oz Estimated Delivery Date Fri 08/07/2026	1		$2.56
Certified Mail® Tracking #: 9589 0710 5270 3939 3657 35			$5.55
Total			$8.11
First-Class Mail® Large Envelope Tijeras, NM 87059 Weight: 0 lb 4.00 oz Estimated Delivery Date Fri 08/07/2026	1		$2.56
Certified Mail® Tracking #:			$5.55

Fri 08/07/2026
Certified Mail® $5.55
Tracking #:
9589 0710 5270 3939 3657 28
Total $8.11

First-Class Mail® 1 $2.56
Large Envelope
Albuquerque, NM 87123
Weight: 0 lb 4.00 oz
Estimated Delivery Date
Fri 08/07/2026
Certified Mail® $5.55
Tracking #:
9589 0710 5270 3230 4735 04
Total $8.11

First-Class Mail® 1 $2.56
Large Envelope
Santa Fe, NM 87504
Weight: 0 lb 3.90 oz
Estimated Delivery Date
Fri 08/07/2026
Certified Mail® $5.55
Tracking #:
9589 0710 5270 3230 4734 74
Total $8.11

First-Class Mail® 1 $2.56
Large Envelope
Albuquerque, NM 87103
Weight: 0 lb 4.00 oz
Estimated Delivery Date
Fri 08/07/2026
Certified Mail® $5.55
Tracking #:
9589 0710 5270 3230 4734 29
Total $8.11

First-Class Mail® 1 $2.56
Large Envelope
Albuquerque, NM 87123
Weight: 0 lb 4.00 oz
Estimated Delivery Date
Fri 08/07/2026
Certified Mail® $5.55
Tracking #:
9589 0710 5270 3230 4734 36
Total $8.11

First-Class Mail® 1 $2.56
Large Envelope
Albuquerque, NM 87102
Weight: 0 lb 4.00 oz
Estimated Delivery Date
Fri 08/07/2026
Certified Mail® $5.55
Tracking #:
9589 0710 5270 3230 4734 67
Total $8.11

First-Class Mail® 1 $2.56
Large Envelope
Albuquerque, NM 87110
Weight: 0 lb 4.00 oz
Estimated Delivery Date
Fri 08/07/2026
Certified Mail® $5.55
Tracking #:
9589 0710 5270 3230 4734 81
Total $8.11

Grand Total: $104.56

Credit Card Remit $104.56
Card Name: VISA
Account #: XXXXXXXXXXXX9194
Approval #: 02871G
Transaction #: 671
AID: A0000000031010 Chip
AL: VISA CREDIT
PIN: Not Required CAPITAL ONE VISA

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☐ Adult Signature Required	$ $0.00
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☐ Adult Signature Restricted Delivery	$
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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
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Postage	$2.56
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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$2.56
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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☒ Adult Signature Restricted Delivery	$
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☐ Adult Signature Required	$ $0.00
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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$2.56
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☐ Return Receipt (hardcopy)	$ $4.00
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Postage	$1.69
$	
Total Postage and Fees	$7.24
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SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1**.

1. LOCATION

   A. The sign shall be conspicuously located within twenty feet of the public sidewalk (or edge of public street).
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

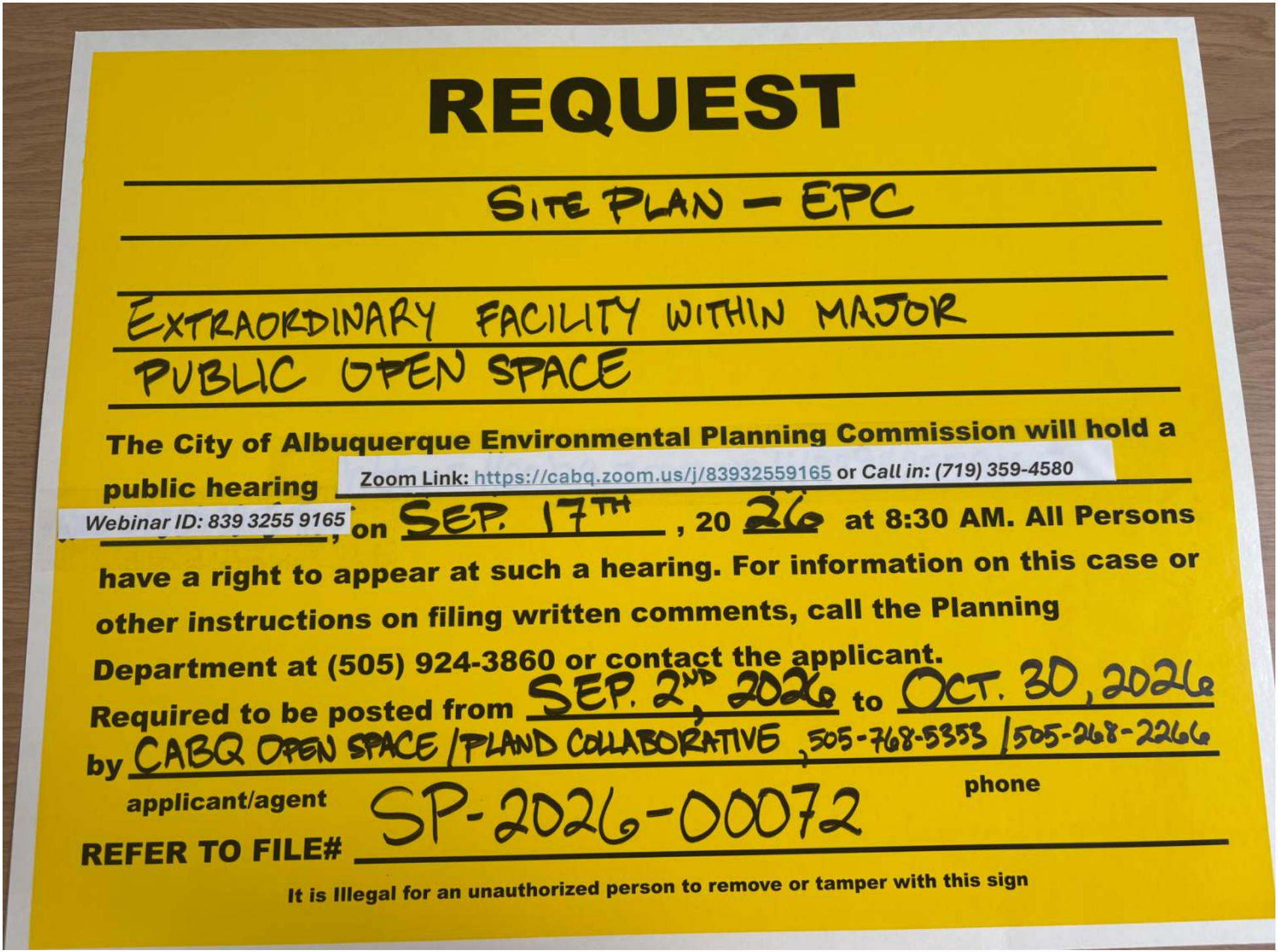
   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: Tijeras BioZone Education Center 15600 Central Ave SE, Albuquerque NM 87123

Applicant/Agent Signature Victor Warenko **Date:** 8/5/2026

Tijeras Biozone and Education Center: Site-EPC
Posted Sign Photos - Sep 2, 2026



Tijeras Biozone and Education Center: Site-EPC
Posted Sign Photos - Sep 2, 2026



Tijeras Biozone and Education Center: Site-EPC
Posted Sign Photos - Sep 2, 2026



Tijeras Biozone and Education Center: Site-EPC
Posted Sign Photos - Sep 2, 2026



Affidavit of Publication

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

Ad Cost:	$107.14
Ad Number:	456440
Account Number:	1007583
Classification:	GOVERNMENT LEGALS

I, Steve Yoder, the undersigned, Legal Representative of the Albuquerque Journal, on oath, state that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, chapter 167, Session Laws of 1937, and payment of fees has been made of assessed and a copy of which is hereto attached, was published in said publication in the daily edition, 1 time on the following date:

August 31, 2026

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Legal Representative

Subscribed to and sworn to me this 31th day of August 2026.

David Lindsey Montoya
Notary Public
County Bernalillo
ID#: 1140229
My commission expires: 04-26-2027

Lisa Cahill
CITY OF ALB PLANNING DEPT
P O BOX 1985
ALBUQUERQUE, NM 87103

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing** on **Thursday, September 17, 2026** at **8:40 a.m.**, using Zoom (online).
Attend by Zoom
https://cabq.zoom.us/j/83932559165

Attend by Phone
(719) 359-4580
Meeting ID: 839 3255 9165
Find your local number: https://cabq.zoom.us/u/alDEsva2b

Please contact City Planning staff via the information below for any of the following:
-To request details about the cases below.
-At least 72 hours prior to the hearing:
-For individuals with disabilities to request special assistance to participate at the public hearing.
-To request interpretation into other languages at the hearing.

Contact Information
-Email: PlanningEPC@cabq.gov
-Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by **9 AM on Wednesday, September 2, 2026.**
-Mail: EPC, c/o EPC Hearing Monitor, CABQ Planning Department, P.O. Box 1293, ABQ, NM 87103
-Online portal: https://cabq.gov/epc-public-comment

Case # SP-2026-00072
Site Plan - EPC, Extraordinary Facility
Pland Collaborative, agent for the City of Albuquerque Open Space Division, requests a Site Plan EPC review of an Extraordinary Facility for all or a portion of Tract 4 (easterly portion of Parcel C Marian G. Malcolm) Research Park Inc., excluding portion out to Right of Way, and Tract within the Southwest/4 Section 25 & 26 T10N R4E, excluding portion to Right of Way, located at 15600/16000 Central Ave SE, south of U.S. Rt. 66, approximately 86.5 acres. (L-23)(L-24)(M-23)(M-24)

Staff Planner: Jude Miller

Journal: August 31, 2026.

STATE OF NEW MEXICO
NOTARY PUBLIC
DAVID LINDSEY MONTOYA
COMMISSION NUMBER 1140229
EXPIRATION DATE 04-26-2027

E) PROPOSED SITE PLAN

SITE KEYED NOTES

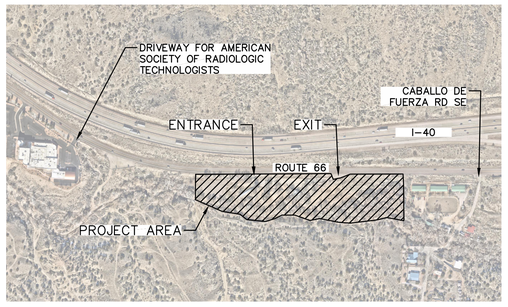
SYMBOL	CODE	DESCRIPTION	QTY
	S-01	15' X 10' SHADE STRUCTURE. MAXIMUM HEIGHT TO BE 12'-0". STRUCTURES SHALL BE BUILT OUT OF STEEL, WOOD, AND STONE, IN NATURAL EARTH TONES.	150 SF
	S-02	"TREE HOUSE" GATHERING PLATFORMS AND SEATING. MAXIMUM STRUCTURE FLOOR HEIGHT ABOVE GROUND PLANE TO BE 5'-0". MATERIAL: COMPOSITE WOOD AND PVC PLANKS.	836 SF
	S-03	"TREE HOUSE" ACCESSIBLE RAMP. MATERIAL: COMPOSITE WOOD AND PVC PLANKS.	
	S-04	RAISED DECK. MAXIMUM FLOOR HEIGHT OF DECK ABOVE GROUND PLANE TO BE 2'-0". MATERIAL: COMPOSITE WOOD AND PVC PLANKS.	1,890 SF
	S-05	LANDSCAPE AREA – SEE LANDSCAPE PLAN.	83,189 SF
	S-07	EXISTING CORRAL TO REMAIN.	
	S-09	CONCRETE ADA PARKING SPACES WITH AISLE AND SIGNAGE. ONE SPACE SIGNED AS VAN ACCESSIBLE.	1,300 SF
	S-10	EXISTING BUILDING TO REMAIN.	
	S-11	NATURAL STONE SEAT WALL (18" HEIGHT).	
	S-12	FIRE PIT. CITY USE ONLY.	
	S-13	VEHICULAR SITE ACCESS PIPE GATE. MAXIMUM HEIGHT TO BE: 6'-0".	
	S-14	CONCRETE OR NATURAL STONE RETAINING WALL. 4'-0" TO 6'-0" HEIGHT.	
	S-16	16'-0" X 8'-0" VISITOR RESTROOM WITH TWO ADA FAMILY STALLS AND COMPOSTING TOILETS. SEE DETAILS FOR ELEVATIONS AND PRECEDENT.	128 SF
	S-18	PLANK AND STUMP CHALLENGE FEATURE.	
	S-19	TERRACED STUMP GATHERING AND CHALLENGE AREA ("STUMP-SCAPE").	
	S-20	HAMMOCK PASSIVE ENGAGEMENT FEATURE IN NATURAL COLORS. MAXIMUM HEIGHT TO BE 9'-0".	475 SF
	S-21	SUSPENDED NET CLIMBER CHALLENGE FEATURE.	
	S-22	"WOLF DEN" SHADE STRUCTURE WITH SEATING. MAXIMUM HEIGHT TO BE 12'-0". STRUCTURES SHALL BE BUILT OUT OF STEEL, WOOD, AND STONE IN NATURAL EARTH TONES.	
	S-24	PORTABLE RESTROOM PAD: CONCRETE 57 SQFT. ACCOMMODATES TWO PORTABLE RESTROOMS.	
	S-25	VERTICAL LOG CHALLENGE FEATURE.	
	S-26	BERM FOR AMPHITHEATER STYLE SEATING.	2,243 SF
	S-27	SITE PIPE OR LATILLA FENCING. MAXIMUM HEIGHT TO BE: 6'-0".	
	S-28	PEDESTRIAN ACCESS PIPE OR LATILLA GATE. MAXIMUM HEIGHT TO BE: 6'-0".	
	S-29	CONCRETE PARKING BUMPERS.	
	S-31	INTERPRETIVE SIGNAGE.	
	S-33	COA OPEN SPACE STANDARD BIKE RACK.	
	S-34	STABILIZED CRUSHER FINE STAGE.	478 SF
	S-35	EXISTING GATE.	
	S-36	OUTDOOR WORK AREA PAVED WITH NATURAL AND ACCESSIBLE MATERIALS; INCLUDES STEEL AND WOOD COUNTERTOPS AND WORK SINK, FED FROM WELL.	745 SF
	S-39	STABILIZED CRUSHER FINES ADA WALKING PATH AND AREAS. WIDTH OF PATHS VARIES: 6'-0" OR 8'-0".	37,002 SF
	S-41	EARTHEN BERM. BERM HEIGHTS VARY 2'-0" TO 4'-0".	10,526 SF
	S-42	STORMWATER HARVESTING BASIN.	15,461 SF
	S-44	BASE COURSE PARKING AND VEHICULAR ACCESS.	24,245 SF
	S-46	ACCESSIBLE SURFACING.	6,597 SF
	S-47	ARMOURING, TERRACING, AND GRADING AS REQUIRED TO STABILIZE SLOPE.	37,969 SF
	S-48	13'-4" X 16'-8" DUMPSTER AND ENCLOSURE.	128 SF
	S-49	EXISTING OVERHEAD ELECTRIC UTILITY.	
	S-50	ALTERNATIVE LOCATION: VISITOR RESTROOM WITH TWO ADA FAMILY STALLS AND COMPOSTING TOILETS. SEE DETAILS FOR ELEVATIONS AND PRECEDENT.	
	S-51	EXISTING GREEN STORM WATER INFRASTRUCTURE CHECK DAMS AND PONDING AREA.	5,403 SF
	S-52	EXISTING SENSORY NATURE TRAIL TO REMAIN.	
	S-53	STONE STEPS WITH STEEL HANDRAIL.	
	S-54	PEDESTRIAN BRIDGE AT SWALE CROSSING.	
	S-55	BENCH INTEGRAL TO DECK.	
	S-56	EXISTING MOSAIC GATEWAY ART INSTALLATION.	450 SF
	S-57	30' X 15' SHADE STRUCTURE. MAXIMUM HEIGHT TO BE 12'-0". STRUCTURES SHALL BE BUILT OUT OF STEEL, WOOD, AND COMPOSITE WOOD IN NATURAL EARTH TONES.	11,836 SF
	S-58	INFORMAL OVERFLOW PARKING AREA (26 SPACES).	
	S-59	CITY OF ALBUQUERQUE STANDARD OPEN SPACE SIGN.	
	S-60	EXISTING POWER POLE UTILITY. NUMERICAL VALUE BENEATH KEYED NOTE, SHOWN ON PLAN, IS THE DISTANCE IN LINEAR FEET FROM POLE TO NEAREST-PROPOSED STRUCTURE.	
	S-61	EXISTING TELEPHONE UTILITY.	
	S-62	EXISTING LIGHT POLE UTILITY.	
	S-63	EXISTING WATER UTILITY.	
	S-64	ONE-WAY DIRECTIONAL SIGNAGE.	
	S-65	EXISTING FENCE.	
	S-66	EXISTING STORM DRAINAGE UTILITY.	
	S-67	DO NOT ENTER DIRECTIONAL SIGNAGE.	

SITE AND LIGHTING LEGEND

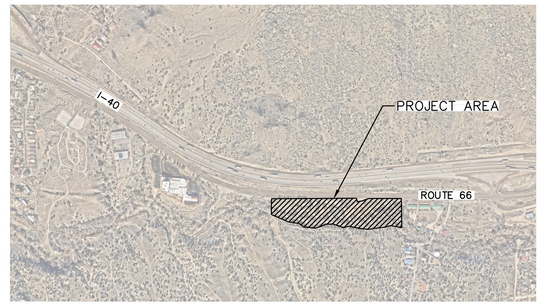
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- EXISTING SENSORY NATURE TRAIL SITE BENCH.
- SEATING STUMP.
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- COA OPEN SPACE STANDARD STEEL ADA FAMILY PICNIC TABLE.
- SITE AREA LIGHTING
- SECURITY LIGHTING

SITE GENERAL NOTES

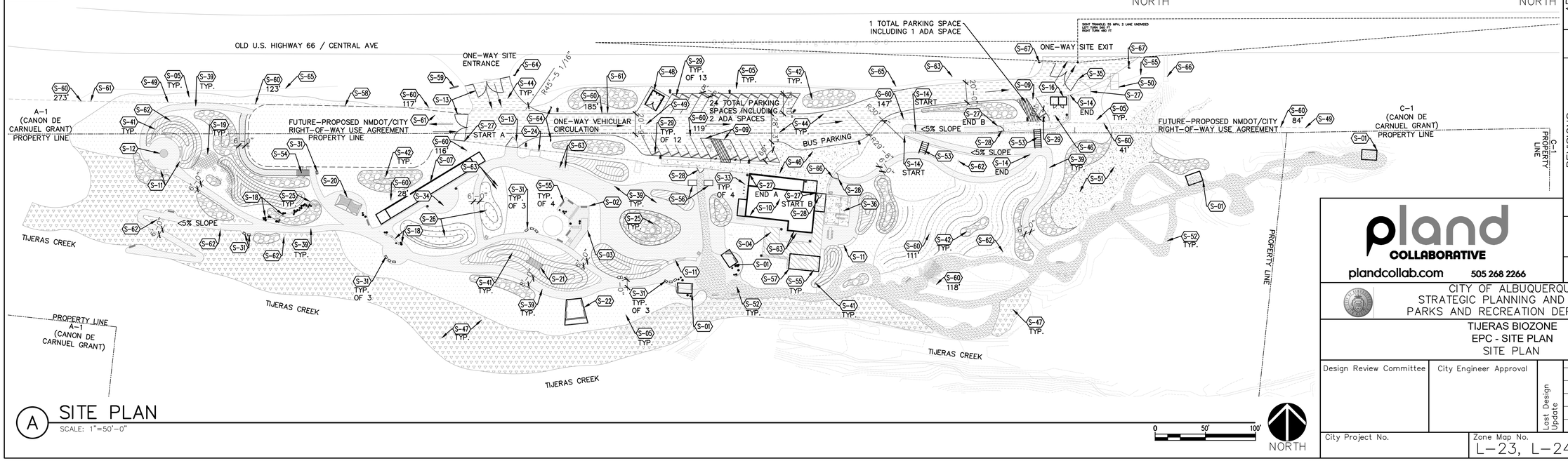
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C EXISTING DRIVEWAYS
SCALE: 1"=500'-0"
0 400' 800'
NORTH



B VICINITY MAP – L-23, L-24
SCALE: 1"=800'-0"
0 400' 800'
NORTH



A SITE PLAN
SCALE: 1"=50'-0"
0 50' 100'
NORTH

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

BENCH MARKS
AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY / INSPECTIONS / ACCEPTANCE BY / FIELD LOCATION BY / DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REMARKS	BY
	08/06/2026		KW/TS
	08/06/2026		TS
	08/06/2026		KW

DESIGNED BY: KW/TS
DRAWN BY: TS
CHECKED BY: KW

pland COLLABORATIVE
plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
SITE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.
Zone Map No. L-23, L-24
Sheet LS101

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

TIJERAS BIOZONE ADA SENSORY TRAIL
PROJECT# XXXXX

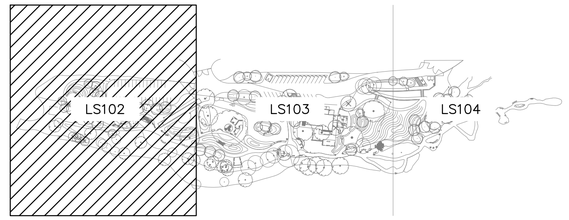
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SITE AND LIGHTING LEGEND

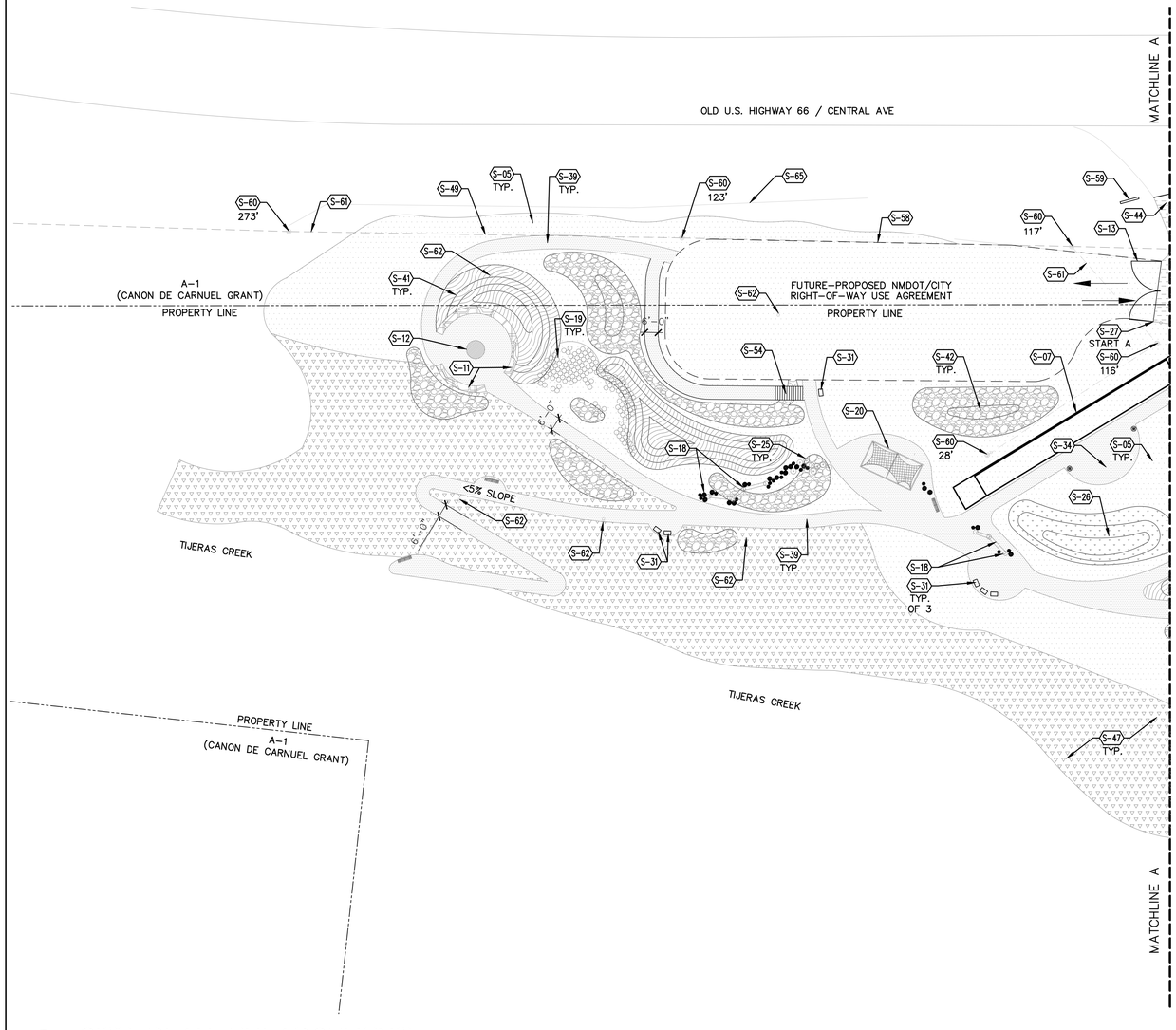
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- COA OPEN SPACE STANDARD STEEL ADA FAMILY PICNIC TABLE.
- SITE AREA LIGHTING
- SECURITY LIGHTING

SEE LS101 FOR EXISTING DRIVEWAYS, VICINITY MAP, SITE EXTENTS, AND TOTAL QUANTITIES / AREAS



KEY MAP

NORTH



SITE KEYED NOTES

SYMBOL	CODE	DESCRIPTION
	S–05	LANDSCAPE AREA – SEE LANDSCAPE PLAN.
	S–07	EXISTING CORRAL TO REMAIN.
	S–11	NATURAL STONE SEAT WALL (18" HEIGHT).
	S–12	FIRE PIT. CITY USE ONLY.
	S–13	VEHICULAR SITE ACCESS PIPE GATE. MAXIMUM HEIGHT TO BE: 6'–0".
	S–18	PLANK AND STUMP CHALLENGE FEATURE.
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	S–42	STORMWATER HARVESTING BASIN.
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	S–61	EXISTING TELEPHONE UTILITY.
	S–62	EXISTING LIGHT POLE UTILITY.
	S–65	EXISTING FENCE.

A SITE PLAN ENLARGEMENT
SCALE: 1"=30'–0"

0 30' 60'

NORTH

AS–BUILT INFORMATION
CONTRACTOR
WORK STAKED BY / DATE
INSPECTIONS / DATE
ACCEPTANCE BY / DATE
FIELD LOCATION BY / DATE
DRAWINGS CORRECTED BY / DATE
RECORDED BY
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

MICRO–FILM INFORMATION

ARCHITECTURAL SEAL
EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS
NO. DATE REMARKS BY
1 08/06/2026 KW/TS
2 08/06/2026 TS
3 08/06/2026 KW

DESIGNED BY: KW/TS
DRAWN BY: TS
CHECKED BY: KW

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

TIJERAS BIOZONE ADA SENSORY TRAIL

PROJECT# XXXXX

pland COLLABORATIVE
plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
SITE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No. L–23, L–24

Sheet LS102

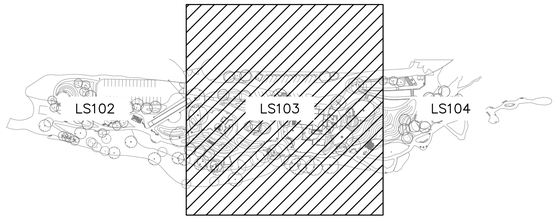
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SITE AND LIGHTING LEGEND

- COA OPEN SPACE STANDARD 6'-0" LENGTH BENCH.
- EXISTING SENSORY NATURE TRAIL SITE BENCH.
- SEATING STUMP.
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- SITE AREA LIGHTING
- SECURITY LIGHTING

SEE LS101 FOR EXISTING DRIVEWAYS, VICINITY MAP, SITE EXTENTS, AND TOTAL QUANTITIES / AREAS

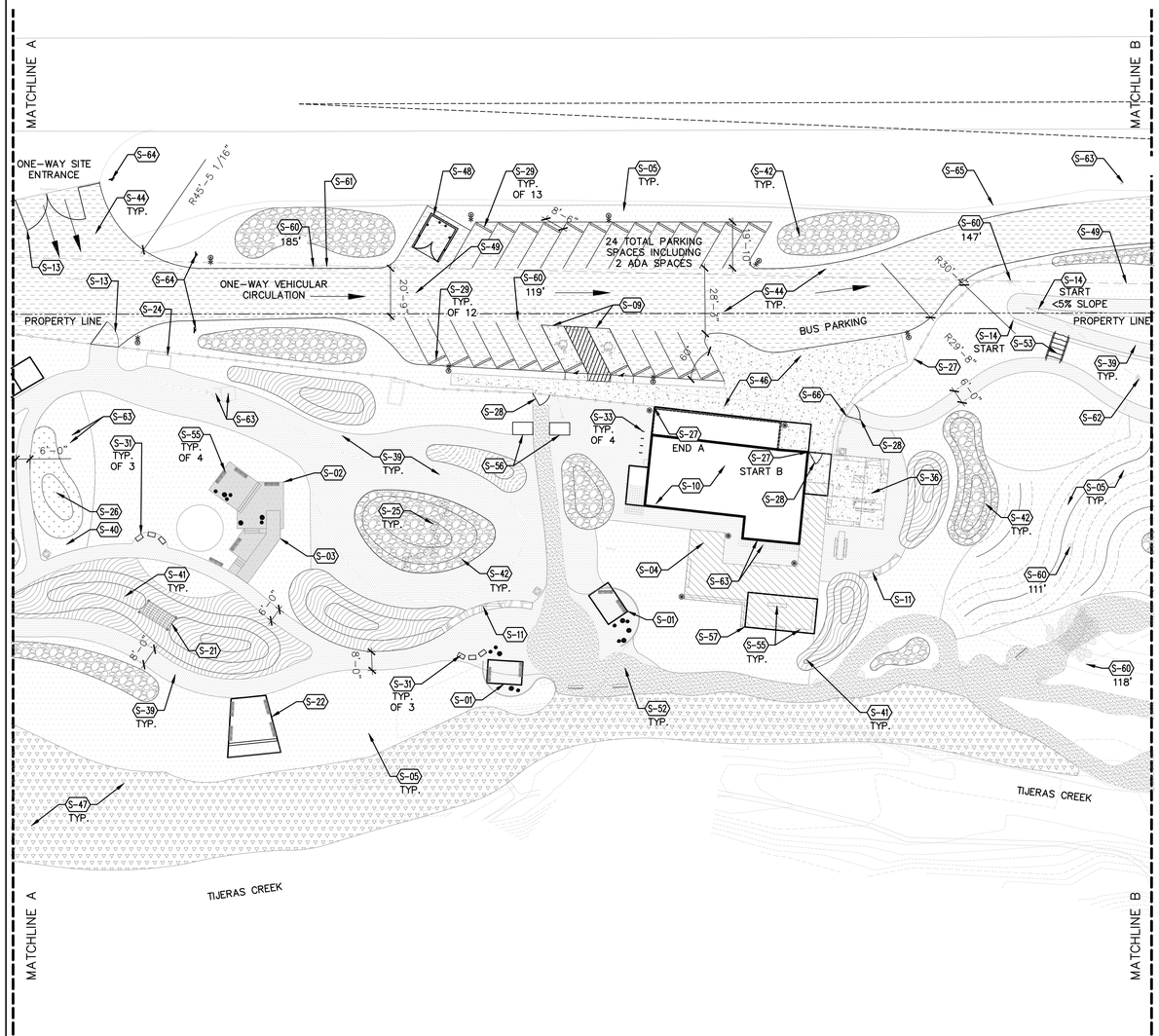


KEY MAP

NORTH

SITE KEYED NOTES

SYMBOL	CODE	DESCRIPTION
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	S-14	CONCRETE OR NATURAL STONE RETAINING WALL. 4'-0" TO 6'-0" HEIGHT.
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	S-24	PORTABLE RESTROOM PAD: CONCRETE 57 SQFT. ACCOMMODATES TWO PORTABLE RESTROOMS.
	S-25	VERTICAL LOG CHALLENGE FEATURE.
	S-26	BERM FOR AMPHITHEATER STYLE SEATING.
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	S-53	STONE STEPS WITH STEEL HANDRAIL.
	S-55	BENCH INTEGRAL TO DECK.
	S-56	EXISTING MOSAIC GATEWAY ART INSTALLATION.
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	S-60	EXISTING POWER POLE UTILITY. NUMERICAL VALUE BENEATH KEYED NOTE, SHOWN ON PLAN, IS THE DISTANCE IN LINEAR FEET FROM POLE TO NEAREST-PROPOSED STRUCTURE.
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	S-63	EXISTING WATER UTILITY.
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	S-65	EXISTING FENCE.
	S-66	EXISTING STORM DRAINAGE UTILITY.



A SITE PLAN ENLARGEMENT
SCALE: 1"=30'-0"

0 30' 60'

NORTH

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY — DATE
WORK COMPLETED — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

TIJERAS BIOZONE ADA SENSORY TRAIL

PROJECT# XXXXX

REVISIONS

NO.	DATE	REMARKS	BY

DESIGNED BY: KW/TS — DATE 08/06/2026
DRAWN BY: TS — DATE 08/06/2026
CHECKED BY: KW — DATE 08/06/2026

pland COLLABORATIVE
plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
SITE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No. L-23, L-24

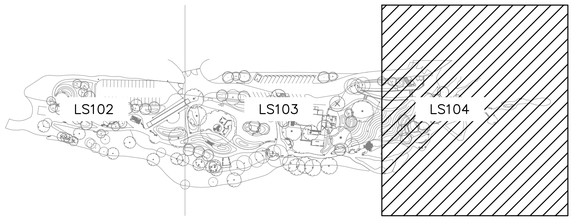
Sheet LS103

SITE GENERAL NOTES

1. THIS IS A WORKING SITE MANAGED BY THE CITY OF ALBUQUERQUE IN PARTNERSHIP WITH THE CIUDAD SOIL AND WATER CONSERVATION DISTRICT IN SERVICE OF THE TIJERAS ARROYO WATERSHED CULTURAL CORRIDOR AND OTHER CITY OF ALBUQUERQUE OPEN SPACE PROJECTS. IT WILL BE NECESSARY TO TAKE AN ADAPTIVE MANAGEMENT APPROACH TO ALLOW FOR THE FLEXIBILITY NEEDED TO ACCOMMODATE VARIOUS PROGRAMMING, MAINTENANCE AND OPERATIONS USES OVER TIME. THE INTENT AS DESCRIBED ON THESE PLANS WILL REMAIN CONSISTENT, BUT THE ARRANGEMENT OF SITE FEATURES, ESPECIALLY VEGETATION ZONES, MAY SHIFT OVER TIME.
2. AS REQUESTED, EXISTING TREES ARE ONLY SHOWN ON THE LANDSCAPE PLAN.
3. LED SITE LIGHTING FOR USE DURING LIMITED EVENTS IS PROPOSED AT THE FOLLOWING LOCATIONS: STAGE, MAIN PARKING LOT, RESTROOM AND RESTROOM PARKING, EXISTING BUILDING (FRONT PORCH), AND THE PROPOSED RAISED DECK SOUTH OF THE BUILDING. LIMITED, MOTION-ACTIVATED SECURITY LIGHTING IS PROPOSED AT PARKING AREAS, RESTROOM, AND BUILDING WITH THE FLEXIBILITY TO BUILD OUT ADDITIONAL SECURITY LIGHTING IF DEEMED NECESSARY FOR VISITOR AND SITE SAFETY. SEE LS501.
   - 3.1. *TYPES OF SITE LIGHTING SHALL BE WILDLIFE-FRIENDLY AND DARK SKY COMPLIANT. SEE PRECEDENT IMAGES FOR EXAMPLES. HEIGHT:12' TO 16'.
   - 3.2. * ALL FUTURE LIGHTING SHALL CONFORM TO THE BERNALILLO COUNTY CODE OF ORDINANCES. ARTICLE VI. – LIGHT POLLUTION, SEC. 30-181 —30-215.

SITE AND LIGHTING LEGEND

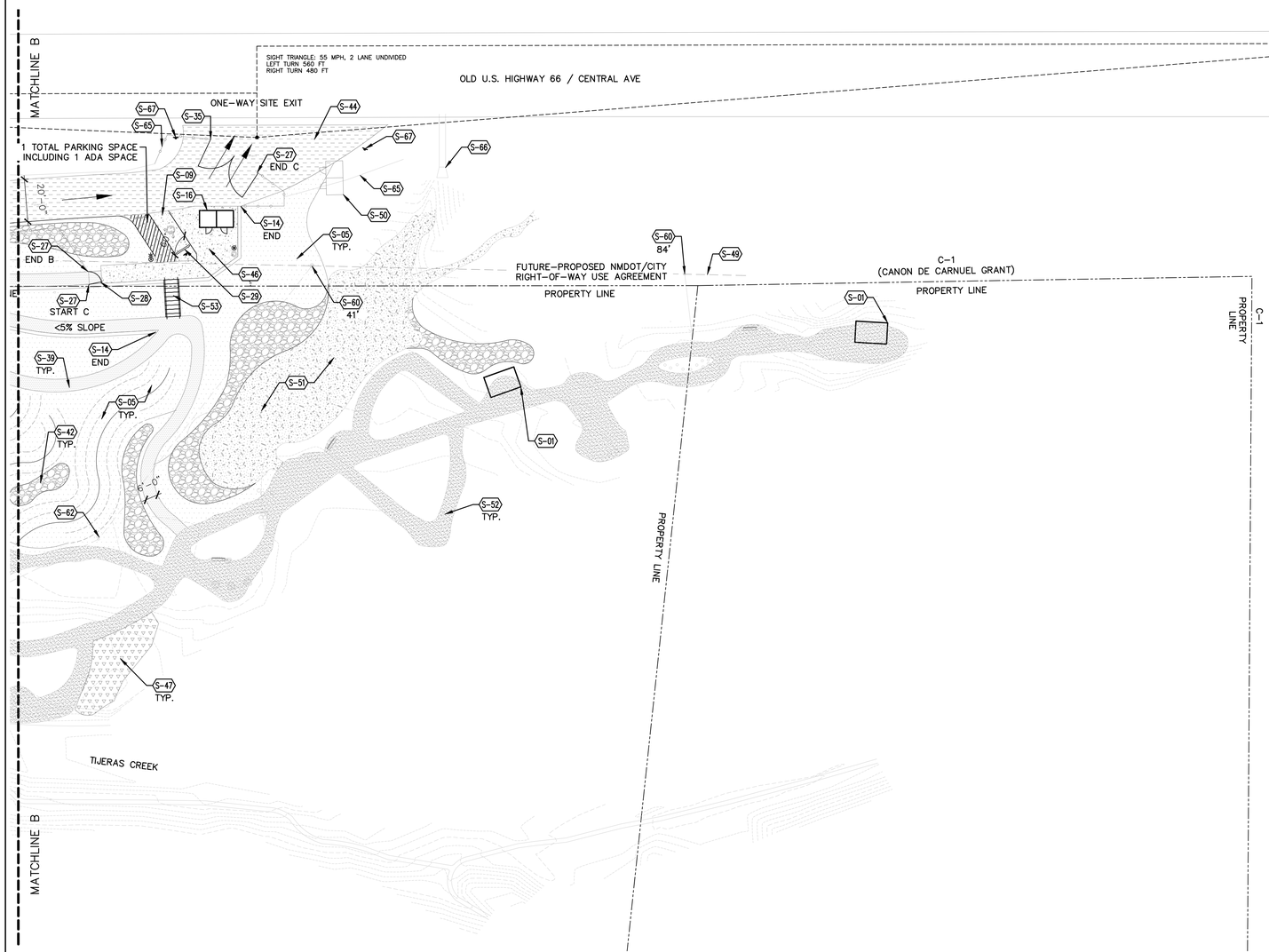
- COA OPEN SPACE STANDARD 6'-0" LENGTH BENCH.
- EXISTING SENSORY NATURE TRAIL SITE BENCH.
- SEATING STUMP.
- COA OPEN SPACE STANDARD TRASH RECEPTACLE.
- COA OPEN SPACE STANDARD STEEL ADA FAMILY PICNIC TABLE.
- SITE AREA LIGHTING
- SECURITY LIGHTING



KEY MAP

NORTH

SEE LS101 FOR EXISTING DRIVEWAYS, VICINITY MAP, SITE EXTENTS, AND TOTAL QUANTITIES / AREAS



A SITE PLAN ENLARGEMENT
SCALE: 1"=30'-0"

0 30' 60'

NORTH

SITE KEYED NOTES

SYMBOL	CODE	DESCRIPTION
	S-01	15' X 10' SHADE STRUCTURE. MAXIMUM HEIGHT TO BE 12'-0". STRUCTURES SHALL BE BUILT OUT OF STEEL, WOOD, AND STONE, IN NATURAL EARTH TONES.
	S-05	LANDSCAPE AREA – SEE LANDSCAPE PLAN.
	S-09	CONCRETE ADA PARKING SPACES WITH AISLE AND SIGNAGE. ONE SPACE SIGNED AS VAN ACCESSIBLE.
	S-14	CONCRETE OR NATURAL STONE RETAINING WALL. 4'-0" TO 6'-0" HEIGHT.
	S-16	16'-0" X 8'-0" VISITOR RESTROOM WITH TWO ADA FAMILY STALLS AND COMPOSTING TOILETS. SEE DETAILS FOR ELEVATIONS AND PRECEDENT.
	S-27	SITE PIPE OR LATILLA FENCING. MAXIMUM HEIGHT TO BE: 6'-0".
	S-28	PEDESTRIAN ACCESS PIPE OR LATILLA GATE. MAXIMUM HEIGHT TO BE: 6'-0".
	S-29	CONCRETE PARKING BUMPERS.
	S-35	EXISTING GATE.
	S-39	STABILIZED CRUSHER FINES ADA WALKING PATH AND AREAS. WIDTH OF PATHS VARIES: 6'-0" OR 8'-0".
	S-42	STORMWATER HARVESTING BASIN.
	S-44	BASE COURSE PARKING AND VEHICULAR ACCESS.
	S-46	ACCESSIBLE SURFACING.
	S-47	ARMOURING, TERRACING, AND GRADING AS REQUIRED TO STABILIZE SLOPE.
	S-49	EXISTING OVERHEAD ELECTRIC UTILITY.
	S-50	ALTERNATIVE LOCATION: VISITOR RESTROOM WITH TWO ADA FAMILY STALLS AND COMPOSTING TOILETS. SEE DETAILS FOR ELEVATIONS AND PRECEDENT.
	S-51	EXISTING GREEN STORM WATER INFRASTRUCTURE CHECK DAMS AND PONDING AREA.
	S-52	EXISTING SENSORY NATURE TRAIL TO REMAIN.
	S-53	STONE STEPS WITH STEEL HANDRAIL.
	S-60	EXISTING POWER POLE UTILITY. NUMERICAL VALUE BENEATH KEYED NOTE, SHOWN ON PLAN, IS THE DISTANCE IN LINEAR FEET FROM POLE TO NEAREST-PROPOSED STRUCTURE.
	S-62	EXISTING LIGHT POLE UTILITY.
	S-65	EXISTING FENCE.
	S-66	EXISTING STORM DRAINAGE UTILITY.
	S-67	DO NOT ENTER DIRECTIONAL SIGNAGE.

AS-BUILT INFORMATION
BENCH MARKS
CONTRACTOR
WORK STARTED BY / DATE
WORK COMPLETED / DATE
ACCEPTANCE BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE
MICRO-FILM INFORMATION
RECORDED BY / DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REMARKS	BY
	08/06/2026		
	08/06/2026		
	08/06/2026		

DESIGNED BY: KW/TS
DRAWN BY: TS
CHECKED BY: KW

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

TIJERAS BIOZONE ADA SENSORY TRAIL
PROJECT# XXXXX

pland COLLABORATIVE
plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

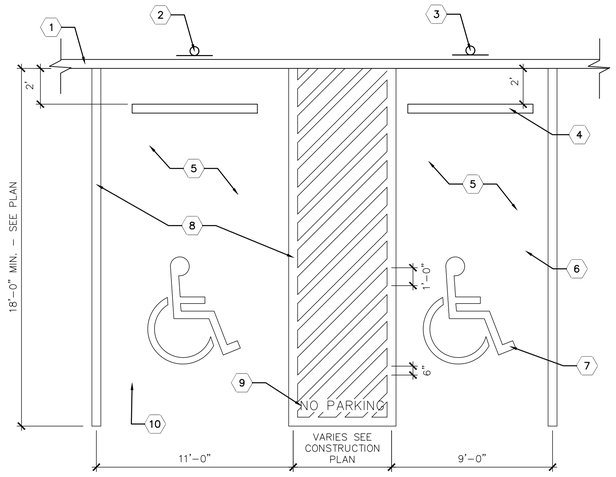
TIJERAS BIOZONE
EPC - SITE PLAN
SITE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No. L-23, L-24

Sheet LS104



KEYED NOTES

1. CONCRETE HEADER CURB
2. ACCESSIBLE VAN PARKING SIGN PER DETAIL 4/LS502.
3. ACCESSIBLE PARKING SIGN PER DETAIL 4/LS502
4. PARKING BUMPER PER DETAIL 6/LS501
5. PAVEMENT
6. STANDARD ADA PARKING STALL
7. ACCESSIBLE PARKING SYMBOL PER DETAIL 5/LS502
8. 6" WIDE PAINT STRIPE
9. SEE GENERAL NOTE B
10. VAN ADA PARKING STALL

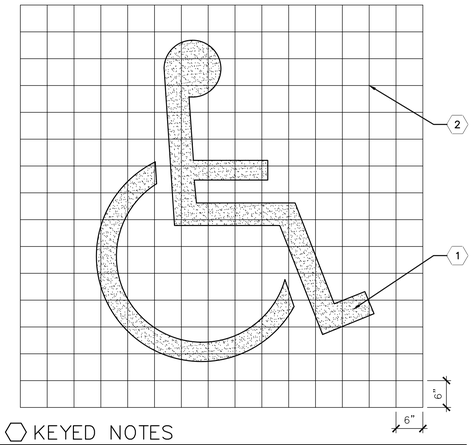
GENERAL NOTES

A. THE STRIPING AT ADA PARKING STALLS SHALL BE 6" WIDE. THE COLOR SHALL BE BLUE.
B. THE FOLLOWING WORDS SHALL BE PAINTED ON STRIPED ADA ACCESS AISLES AT LOCATION SHOWN IN DETAIL; "NO PARKING". EACH LETTER SHALL BE 1' HIGH BY 6" WIDE BY 1" THICK.

C ACCESSIBLE PARKING STRIPING DETAIL

1/4" = 1'-0"

0 1" 2"



KEYED NOTES

1. BLUE TRAFFIC RATED PAINT.
2. GRID SHOWN FOR PROPORTIONING ONLY.

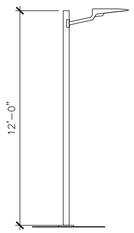
B ACCESSIBLE PARKING SYMBOL STRIPING

3/4" = 1'-0"

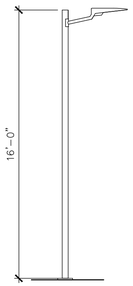
0 1'-4" 2'-8"







SITE AREA

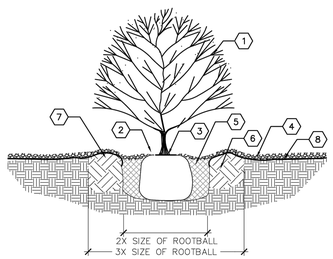


SECURITY

D SITE LIGHTING ELEVATIONS AND PRECEDENTS

1/4" = 1'-0"

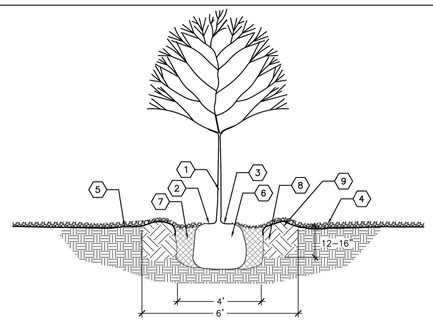
0 4' 8'



CONSTRUCTION NOTES:

1. SHRUB LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S)
3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
7. 2" HIGH X 6" WIDE BERM
8. WEED BARRIER FABRIC – SEE IRRIGATION PLANTING PLAN – TURN DOWN 6" AT EDGES

CITY OF ALBUQUERQUE	
REVISIONS	SHRUB PLANTING
	DWG. No 2716



CONSTRUCTION NOTES:

1. TREE LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK
3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. MULCH – SEE PLANTING PLAN
5. WEED BARRIER FABRIC – SEE PLANTING PLAN – TURN DOWN 6" AT EDGES
6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL
7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
9. 4" HIGH X 12" WIDE BERM, 6' MINIMUM DIAMETER OR AS SHOWN ON THE PLANS

NOTE:
A. THE WIDTH OF THE TREE WELL MAY BE REDUCED AS NOTED ON THE PLANS OR ADJUSTED BY THE LANDSCAPE ARCHITECT TO MEET FIELD CONDITIONS

CITY OF ALBUQUERQUE	
REVISIONS	TREE PLANTING
	DWG. No 2714

KEYED NOTES

1. GREEN LETTERS ON WHITE BACKGROUND
2. WHITE/BLUE SYMBOL #R7-8-12, SIZE 12"X18"
3. GREEN LETTERS ON WHITE BACKGROUND SIGN 12" X 6" – APPLICABLE TO ONE VAN ACCESSIBLE PARKING SPACE ONLY.
4. 1-1/2" X 1-1/2" MIN. SQ. STEEL TUBE
5. FINISH GRADE
6. 3000 PSI CONCRETE FOOTING

GENERAL NOTES

A. SIGN SHALL CONFORM TO THE CURRENT STANDARDS OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.' CONTRACTOR SHALL VERIFY CURRENT EDITION.
B. EACH SPACE SHALL BE POSTED WITH A SIGN CENTERED ON THE STALL.
C. SIGN POST SHALL BE LOCATED MINIMUM 24" FROM FRONT EDGE OF CONCRETE PARKING BUMPER – SEE CONSTRUCTION PLAN.

A ACCESSIBLE PARKING SIGN

3/4" = 1'-0"

0 1'-4" 2'-8"

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY — DATE
WORK COMPLETED — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
RECORDED BY

BENCH MARKS
NO.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

MICRO-FILM INFORMATION
NO.

REVISIONS
NO. | DATE | REMARKS | BY

DESIGNED BY: KW/TS — DATE 08/06/2026
DRAWN BY: TS — DATE 08/06/2026
CHECKED BY: KW — DATE 08/06/2026

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

PROJECT# XXXXX

TIJERAS BIOZONE ADA SENSORY TRAIL

pland COLLABORATIVE
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CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
SITE AND LANDSCAPE DETAILS

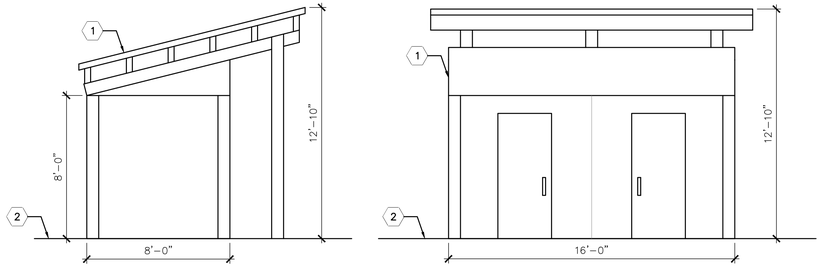
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No. L-23, L-24

Sheet LS501





ELEVATION VIEW A

ELEVATION VIEW B

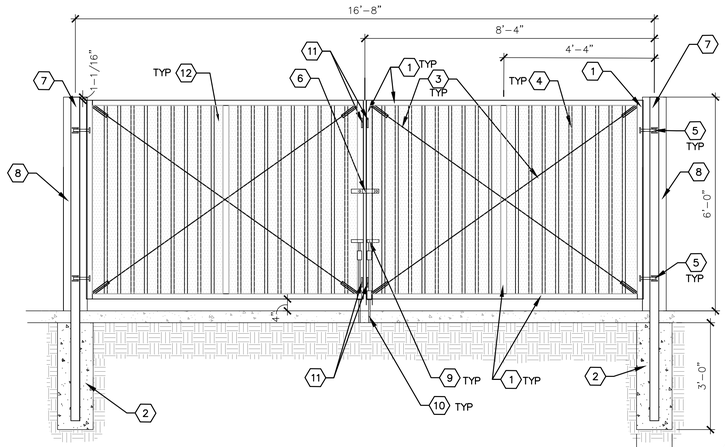
KEYED NOTES

1. VISITOR RESTROOM WITH TWO ACCESSIBLE FAMILY STALLS AND COMPOSTING TOILETS
2. FINISHED GRADE

D RESTROOM CONCEPTUAL ELEVATION AND PRECEDENT IMAGE

1/4" = 1'-0"

0 4' 8'



KEYED NOTES

1. 2"x2" BY 3 GAUGE (1/4 WALL) SQUARE STEEL TUBE WITH CAPS ON OPEN ENDS, TYP.
2. CONCRETE FOOTING.
3. COMPRESSION BRACE 1 5/8" O.D. THE COMPRESSION BRACE SHALL BE POWDER COATED.
4. 3/4" BY 16 GAUGE SQUARE STEEL PICKETS SPACED AT 4" O.C., TYP.
5. TS DISTRIBUTOR EXTRA HEAVY DUTY 180 DEGREE HINGE, MODEL # HAC17824. HINGE SHALL BE WELDED TO POST AND GATE PER MANUFACTURER'S SPECIFICATION. AVAILABLE FROM TS DISTRIBUTORS INC. 1-800-392-3655, TYP.
6. FORK LATCH.
7. 6" BY 3 GAUGE (1/4" THICK WALL) SQUARE STEEL POSTS AT GATES. TOP OF POST SHALL HAVE POST CAP.
8. CMU WALL BEYOND SEE DETAIL A/LS505.
9. 1/2" STEEL DROP BAR.
10. DRILL THROUGH SLAB FOR DROP BAR IN CLOSED AND OPEN POSITION. SIZE AS REQUIRED FOR DROP BAR.
11. 3/8" STEEL ROD LOOP WELDED TO GATES, SEE ENLARGEMENT.

WELD MCNICHOLS, 20 GAUGE GALVANIZED STEEL, WITH 1/4" ROUND HOLE ON 5/16" STAGGERED PERFORATED METAL PLATE TO 3/4" PICKET GRID ON THE BACK SIDE OF GATE FRAME. AVAILABLE FROM MCNICHOLS 877-827-2176. WHERE PERFORATED STEEL PLATE MEET GATE FRAME WELD A 1/4" BY 1/4" STEEL STRIP TO GATE FRAME AND PERFORATED STEEL PLATE.

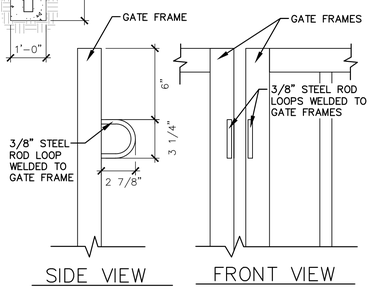
GENERAL NOTES

A. CONTRACTOR SHALL GRIND ALL WELDS SMOOTH. ALL STEEL POSTS, RAILS, PICKETS, CAPS AND PERFORATED METAL PLATES SHALL BE POWDER COATED. COLOR BLACK.
B. ALL DIMENSIONS ARE SHOWN APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND ADJUST DESIGN AS REQUIRED.
C. GATE SHALL BE CONSTRUCTED WITH ALL JOINTS WELDED. THE GATE SHALL ALSO BE CONSTRUCTED TO OPEN 180 DEGREES IN DIRECTION SHOWN ON FENCING PLAN AND LATCH TO ADJACENT FENCE OR AS OTHERWISE SPECIFIED.
D. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF GATES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

B 6' HT. BY 16' WIDE METAL DOUBLESWING DUMPSTER GATES

SCALE: 1/2" = 1'-0"

0 2' 4'

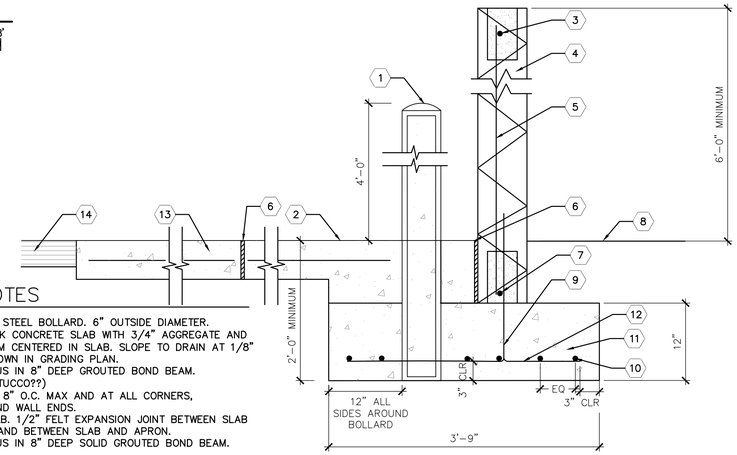


NOTE:

1. 3/8" STEEL ROD LOOP SHALL BE LOCATED 6" FROM TOP AND BOTTOM OF GATES.
2. THE MAXIMUM SPACE BETWEEN GATES SHALL BE 1". THE 3/8" STEEL ROD LOOP SHALL BE LOCATED TOWARD THE OUTSIDE OF GATE FRAME TO ALLOW THE GATES TO BE LOCKED TOGETHER WITH PADLOCKS. THE PADLOCKS WILL BE PROVIDED BY OWNER.

ENLARGEMENT of 3/8" STEEL ROD LOOPS

NTS



KEYED NOTES

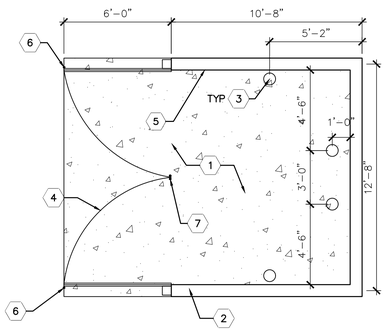
1. CONCRETE FILLED STEEL BOLLARD. 6" OUTSIDE DIAMETER.
2. 4000 PSI 6" THICK CONCRETE SLAB WITH 3/4" AGGREGATE AND 6X6 – 10/10 WWM CENTERED IN SLAB. SLOPE TO DRAIN AT 1/8" PER FOOT AS SHOWN IN GRADING PLAN.
3. (1) #4 CONTINUOUS IN 8" DEEP GROUTED BOND BEAM.
4. 8" CMU WALL. (STUCCO??)
5. #5 VERTICALS AT 8" O.C. MAX AND AT ALL CORNERS, INTERSECTIONS AND WALL ENDS.
6. CONTINUOUS 30 LB. 1/2" FELT EXPANSION JOINT BETWEEN SLAB AND STEM WALL AND BETWEEN SLAB AND APRON.
7. (1) #4 CONTINUOUS IN 8" DEEP SOLID GROUTED BOND BEAM.
8. FINISHED GRADE.
9. DOWELS TO MATCH AND LAP VERTICAL REINFORCING. LAP 2'-6" MINIMUM.
10. (5) #4 CONTINUOUS.
11. 3500 PSI CONCRETE FOOTING.
12. ALTERNATE DOWEL BENDS.
13. 4000 PSI 6" THICK CONCRETE APRON WITH 3/4" AGGREGATE AND 6X6 10/10 WWM CENTERED IN SLAB. SLOPE TO DRAIN AT 1/8" PER FOOT. INSTALL GATE PIN HOLES IN OPEN AND CLOSED POSITION AS NOTED IN DETAIL A/LS502.
14. ASPHALT PAVING.

GENERAL NOTES

1. PROVIDE MASONRY CONTROL JOINTS AT 16'-0" O.C. MAXIMUM IN SITE WALLS.
2. SEE DETAIL E/LS505 FOR PLAN VIEW OF DUMPSTER ENCLOSURE AND APRON.
3. CONTRACTOR SHALL COORDINATE INSPECTIONS WITH SOLID WASTE DEPARTMENT FOR PRE-POUR OF SLAB AND APRON, BOND BEAM, BOLLARDS, AND FINAL INSPECTION.

C CMU DUMPSTER ENCLOSURE WALL, BOLLARDS, PAD AND APRON

N.T.S.



KEYED NOTES

1. 6" VEHICULAR CONCRETE PAD
2. 6'-0" HEIGHT CMU WALL – SEE STRUCTURAL
3. STATIONARY BOLLARD – SEE DETAIL XX/LS502 BOLLARDS SHALL BE A MAXIMUM 6" FROM SIDE WALLS AND 12" FROM BACK WALL.
4. 12'-0" WIDE DOUBLE METAL GATES PER DETAIL XX/LS502.
5. 1/2" EXPANSION JOINT BETWEEN PAD AND CMU WALL.
6. DRILL HOLES IN APRON FOR 1/2" DROP BAR IN OPEN AND CLOSED POSITION

A DUMPSTER ENCLOSURE – PLAN

1/4" = 1'-0"

0 1" 2"

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY — DATE
WORK COMPLETED — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REMARKS	BY
	DATE 08/06/2026		DESIGNED BY: KW/TS
	DATE 08/06/2026		DRAWN BY: TS
	DATE 08/06/2026		CHECKED BY: KW

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

PROJECT# XXXXX

TIJERAS BIOZONE ADA SENSORY TRAIL

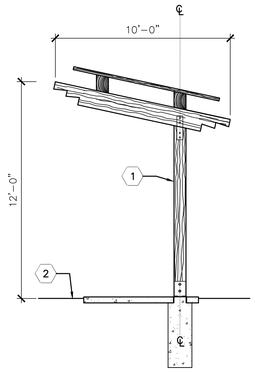
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CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

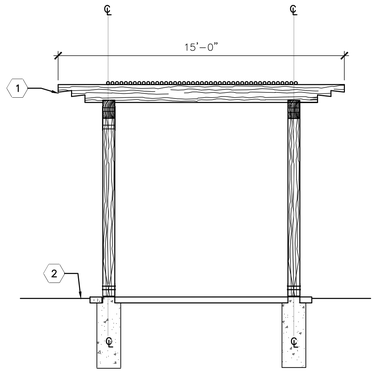
TIJERAS BIOZONE
EPC - SITE PLAN
SITE AND LANDSCAPE DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet
	L-23, L-24	LS502



A. TRANSVERSE SECTION/ELEVATION
15'X10' SHADE STRUCTURES

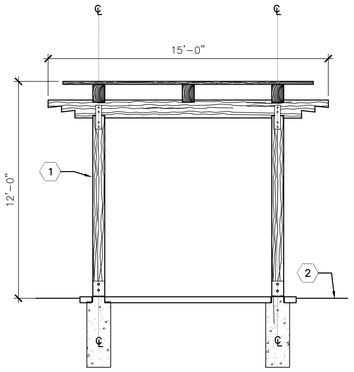


B. LONGITUDINAL ELEVATION

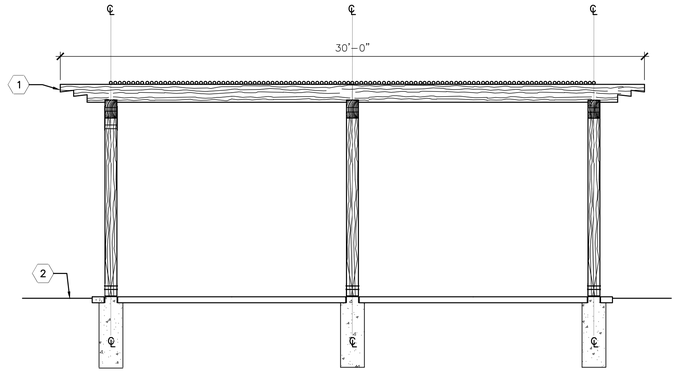
KEYED NOTES

1. SHADE STRUCTURE
2. FINISHED GRADE





A. TRANSVERSE SECTION/ELEVATION
30'X15' SHADE STRUCTURE (DECK)



B. LONGITUDINAL ELEVATION

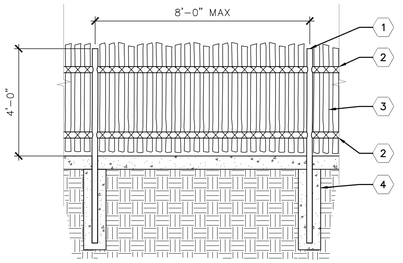
B SHADE STRUCTURE CONCEPTUAL ELEVATIONS

1/4" = 1'-0"

0 4' 8'

OUTDOOR DECK PRECEDENT IMAGE





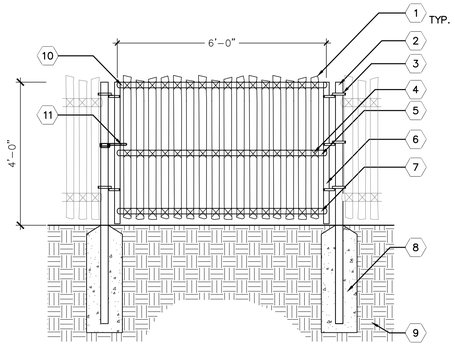
KEYED NOTES

1. 2-1/2" BY 12 GAUGE ROUND STEEL POST WITH POST CAP
2. 2-1/2" BY 12 GAUGE ROUND STEEL RAIL
3. 4" DIA. FIR OR SPRUCE LATILLAS LASHED TO STEEL RAILS WITH 14 GUAGE STEEL WIRE
4. 3000 PSI CONCRETE FOOTING

D LATILLA FENCE PANEL

3/8" = 1'-0"

0 2'-8" 5'-4"



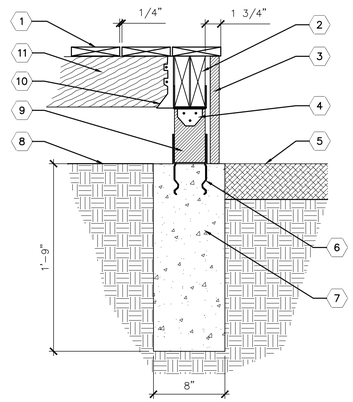
KEYED NOTES

1. 4" DIA. FIR OR SPRUCE LATILLAS LASHED TO STEEL RAILS WITH 14 GAUGE STEEL WIRE
2. 2-1/2" BY 12 GAUGE ROUND STEEL POST WITH POST CAP
3. HINGE, TYP. OF (3) PER GATE
4. 14 GAUGE
5. 1-7/8" O.D. HORIZONTAL CENTER RAIL OF GATE FRAME
6. 1-7/8" O.D. VERTICAL POST OF GATE FRAME
7. 1-7/8" O.D. BOTTOM RAIL OF GATE FRAME
8. 3000 PSI CONCRETE FOOTING
9. SUBGRADE COMPACTED TO 95%
10. 1-7/8" O.D. TOP RAIL OF GATE FRAME
11. LATCH

C 4' HEIGHT X 6' WIDE ORNAMENTAL LATILLA GATE

1/2" = 1'-0"

0 2' 4'



KEYED NOTES

1. COMPOSITE WOOD DECKING.
2. (2) 2" X 6" PRESSURE TREATED WOOD BEAM.
3. 1" X 12" FASCIA BOARD, COLOR TO MATCH DECKING. CONNECT TO FRAME W/ FASTENERS PER MANUFACTURER'S SPECIFICATIONS.
4. SIMPSON BC4Z POST CAP, OR APPROVED EQUAL, W/ 12-16D NAILS.
5. MULCH - SEE PLANTING PLAN FOR TYPE.
6. EMBEDDED SIMPSON PBS44 POST BASE, OR APPROVED EQUAL, W/ 14-16D NAILS.
7. 3500 PSI CONCRETE FOOTING.
8. FINISH GRADE.
9. 4" X 4" PRESSURE TREATED WOOD POST.
10. SIMPSON LUS26Z JOIST HANGER, OR APPROVED EQUAL, W/ 8-10D NAILS.
11. 2" X 6" PRESSURE TREATED WOOD JOIST.

A 12"-24" HEIGHT DECK FRAMING CROSS SECTION

1 1/2" = 1'-0"

0 8" 1'-4"

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY / DATE
INSPECTIONS / DATE
ACCEPTANCE BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE
RECORDED BY
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. / BY / DATE

SEAL

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

MICRO-FILM INFORMATION
DATE

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

TIJERAS BIOZONE ADA SENSORY TRAIL

PROJECT# XXXXX

REVISIONS

NO.	DATE	REMARKS	BY

DESIGNED BY: KW/TS 08/06/2026
DRAWN BY: TS 08/06/2026
CHECKED BY: KW 08/06/2026

pland COLLABORATIVE
plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
SITE AND LANDSCAPE DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

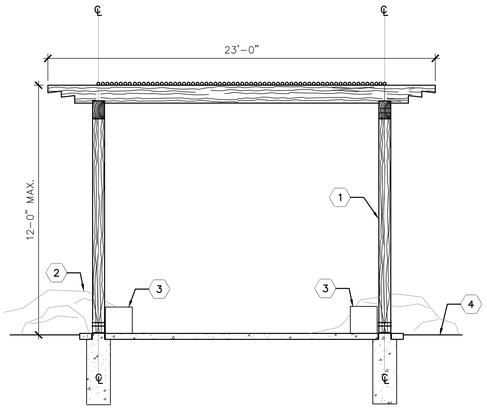
City Project No.

Zone Map No. L-23, L-24

Sheet LS503

KEYED NOTES

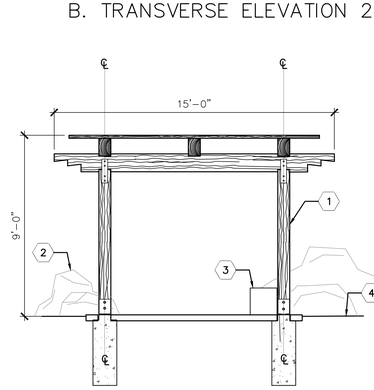
1. SHADE STRUCTURE
2. SEATING AND "DEN" BOULDERS
3. BENCH
4. FINISHED GRADE



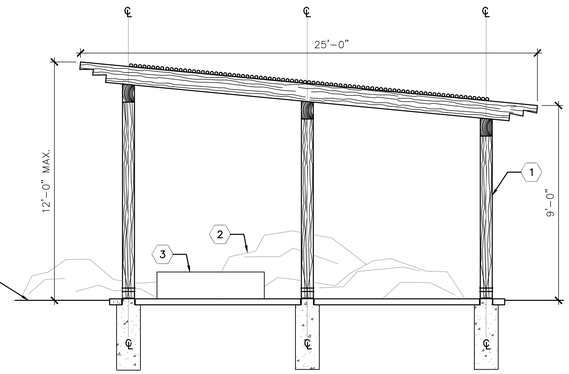




B. TRANSVERSE ELEVATION 2



A. TRANSVERSE ELEVATION 1

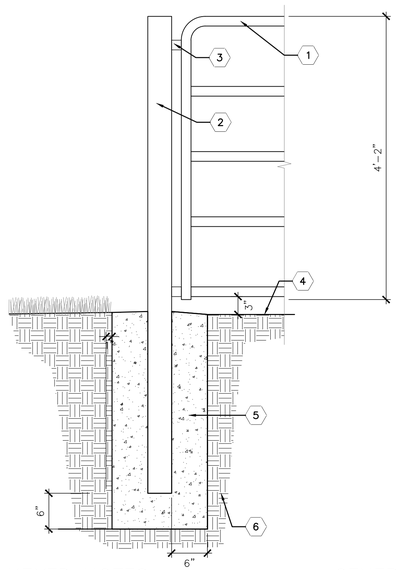


B. LONGITUDINAL ELEVATION

D "WOLF DEN" SHADE STRUCTURE CONCEPTUAL ELEVATIONS

1/4" = 1'-0"

0 4' 8'



KEYED NOTES

1. RED 12'6RL TUBE GATE WITH ASSOCIATED HINGING AND LATCHING HARDWARE (2–LAG SCREW J–BOLTS, 2–FEMALE HINGES, AND A CHAIN LATCH), AS AVAILABLE FROM AMERICAN FENCE & SUPPLY CO
2. 4" DIA. STEEL PIPE WITH WELDED CAP. LENGTH 7'–0" OR AS NEEDED FOR PROPER INSTALLATION OF GATE
3. GATE HINGE PER MANUFACTURER'S SPECIFICATIONS
4. FINISH GRADE
5. 3000 PSI CONCRETE FOOTING
6. SUBGRADE COMPACTED TO 95%

GENERAL NOTES

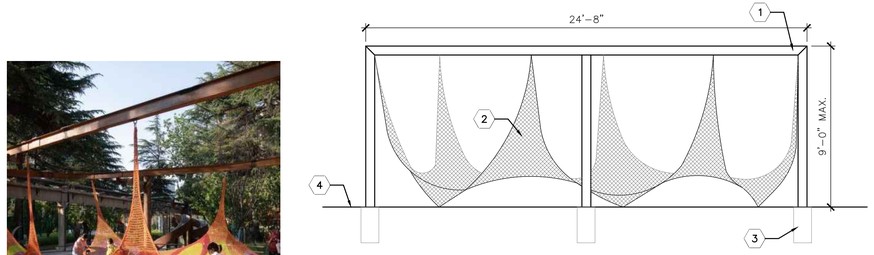
A. CONTRACTOR SHALL INSTALL GATE PER MANUFACTURER'S SPECIFICATIONS.
B. SIMILAR INSTALLATION DETAIL SHALL BE USED FOR POST AT OPPOSITE END OF GATE.
C. GATE SHALL BE CONSTRUCTED TO OPEN A MIN. OF 90 DEGREES IN BOTH DIRECTIONS.



C 6–FOOT HEIGHT TUBE STEEL FENCE AND 12–FOOT WIDE GATE

1" = 1'-0"

0 1' 2'



KEYED NOTES

1. TIMBER OR UNPAINTED STEEL
2. HAMMOCK NETTING IN NATURAL COLORS
3. STRUCTURAL FOOTING
4. FINISHED GRADE

A HAMMOCK STRUCTURE CONCEPTUAL ELEVATION AND PRECEDENT IMAGE

1/4" = 1'-0"

0 4' 8'

AS–BUILT INFORMATION
CONTRACTOR
WORK STARTED BY / DATE
WORK COMPLETED / DATE
ACCEPTANCE BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE

BENCH MARKS

MICRO–FILM INFORMATION
RECORDED BY / DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ARCHITECTURAL SEAL

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DESIGNED BY: KW/TS DATE 08/06/2026
DRAWN BY: TS DATE 08/06/2026
CHECKED BY: KW DATE 08/06/2026

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DATE: AUGUST 06, 2026

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TIJERAS BIOZONE ADA SENSORY TRAIL

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CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
SITE AND LANDSCAPE DETAILS

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. | Zone Map No. L–23, L–24 | Sheet LS504

PROPOSED PLANT LIST/LEGEND

PLANT PALLETS ARE CONCEPTUAL TO COMMUNICATE THE INTENT OF THE PLANTING CONCEPT. ACTUAL PLANT PALETTES WILL BE DETERMINED BY CITY FORESTER AND OPEN SPACE SUPERINTENDENT AND TIJERAS BIOZONE OPEN SPACE MANAGERS. PLANT CHOICES WILL LIKELY CHANGE AND BE ADDED TO OVER TIME AS DEEMED NECESSARY BY PARITIES LISTED ABOVE. PLANT SELECTION, PLANTING STRATEGIES, AND IRRIGATION TECHNIQUES HAVE BEEN IDENTIFIED AND SELECTED IN ORDER TO PROTECT AND RESTORE EXISTING NATIVE VEGETATION ON-SITE, AS WELL AS CONSERVE WATER IN ALIGNMENT WITH THE SITE'S HISTORIC AND CURRENT RESTORATION AND MANAGEMENT PRACTICES.

SITE TREES FOR GENERAL LANDSCAPING

COMMON NAME	BOTANICAL NAME	MATURE SIZE (HT X SPD)
BOXELDER	ACER NEGUNDO	25' X 25'
NETLEAF HACKBERRY	CELTIS RETICULATA	12' X 12'
NEW MEXICO LOCUST	ROBINIA NEOMEXICANA	10' X 10'
COTTONWOOD	POPULUS FREMONTII	50' X 50'
GOODDING WILLOW	SALIX GOODDINGII	30' X 30'
PEACH LEAF WILLOW	SALIX AMYGDALOIDES	30' X 40'
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15' X 15'
SHRUB LIVE OAK	QUERCUS TURBINELLA	15' X 15'
DESERT WILLOW	CHILOPSIS LINEARIS	20' X 18'

NATIVE TURF GRASS BLEND FOR LAWN AREAS – 7,249 SF

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
BUFFALOGRASS	BUCHLOE DACTYLOIDES	TBD
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
KENTUCKY BLUEGRASS, POA PRATENSIS OR		
CREEPING RED FESCUE, FESTUCA RUBRA		TBD
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	TBD
SHEEP FESCUE	FESTUCA OVINA	TBD
GALLETA GRASS	PLEURAPHIS JAMESII	TBD

WOODY SHRUBS FOR SCREENING AND BUFFER (REVEGETATION SEEDING MIX) – 10,526 SF

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	TBD
WOLFBERRY	LYCIUM ANDERSONII	TBD
THREE LEAF SUMAC	RHUS TRILOBATA	TBD
GREEN MORMON TEA	EPHEDRA VIRIDIS	TBD
NEW MEXICO SALTBUSH	ATRIPLEX OBOVATA	TBD
CLIFFROSE	PURSHIA STANSBURIANA	TBD
RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA	TBD
CURRANT	RIBES SPP.	TBD
WESTERN CHOKE CHERRY	PRUNUS VIRGINIANA	TBD
SILVER SAGEBRUSH	ARTEMISIA CANA	TBD
WINTERFAT	KRASCHENINNIKOVIA LANATA	TBD

CONTAINERIZED CACTUS AND SUCCULENTS (NO SUPPLEMENTAL WATER)

COMMON NAME	BOTANICAL NAME
BEARGRASS	NOLINA MICROCARPA
BANANA YUCCA	YUCCA BACCATA

HABITAT AND FORBES (REVEGETATION AND BUFFER SEEDING MIX) – 28,534 SF

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
DESERT FOUR O'CLOCK	MIRABILIS MULTIFLORA	TBD
SAND PENSTEMON	PENSTEMON AMBIGUUS	TBD
WHITESTEM PAPERFLOWER	PSILOSTROPHE COOPERI	TBD
SAND SAGE	ARTEMISIA FILIFOLIA	TBD
EVENING PRIMROSE	OENOTHERA PALLIDA	TBD
PRAIRIE ZINNIA	ZINNIA GRANDIFLORA	TBD
BLUE FLAX	LINUM LEWISII	TBD
GLOBEMALLOW	SPHAERALCEA SPP.	TBD
YARROW	ACHILLEA MILLEFOLIUM	TBD
WHITE PRAIRIE CLOVER	DALEA CANDIDA	TBD

UPLANDS GRASS BLEND (REVEGETATION AND BUFFER SEEDING MIX) – 38,195 SF

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	TBD
SCRATCHGRASS	MUHLENBERGIA ASPERIFOLIA	TBD
MOUNTAIN MUHLY	MUHLENBERGIA MONTANA	TBD
NEEDLE & THREAD GRASS	HESPEROSTIPA COMATA	TBD
INDIAN RICE GRASS	ORYZOPSIS HYMENOIDES	TBD
SILVER BEARD GRASS	BOTHRIOCHLOA LAGUROIDES	TBD
DESERT SALTGRASS	DISTICHLIS SPICATA	TBD

STORMWATER HARVESTING BASINS FOR STORMWATER MANAGEMENT – 15,622 SF

COMMON NAME	BOTANICAL NAME	MATURE SIZE (HT X SPD)
NM OLIVE	FORESTIERA NEOMEXICANA	12' X 12'
COYOTE WILLOW	SALIX EXIGUA	6' X 6'
CURRANT	RIBES SPP.	5' X 5'
WESTERN CHOKE CHERRY	PRUNUS VIRGINIANA	10' X 8'
MULE FAT	BACCHARIS SALICIFOLIA	10' X 8'
FALSE INDIGO BUSH	AMORPHA FRUTICOSA	SEEDED (PLS/ACRE)
BLUE FLAX	LINUM LEWISII	TBD
EVENING PRIMROSE	OENOTHERA PALLIDA	TBD
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	TBD
BIG BLUESTEM	ANDROPOGON GERARDI	TBD
ALKALI SACATON	SPOROBOLUS AIROIDES	TBD
GIANT SACATON	SPOROBOLUS WRIGHTII	TBD
GALLETA GRASS	PLEURAPHIS JAMESII	TBD

LOWLANDS GRASS BLEND (REVEGETATION SEEDING MIX) – 33,633 SF

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	TBD
GIANT SACATON	SPOROBOLUS WRIGHTII	TBD
ALKALI SACATON	SPOROBOLUS AIROIDES	TBD
BIG BLUESTEM	ANDROPOGON GERARDI	TBD
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	TBD
SILVER BEARD GRASS	BOTHRIOCHLOA LAGUROIDES	TBD
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	TBD
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	TBD

LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:

1. THE OPEN SPACE AND FORESTRY DIVISION OF THE PARKS AND RECREATION DEPARTMENT WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT THE PROPOSED OPEN SPACE IN COORDINATION WITH PARTNERS INCLUDING CIUDAD SOIL AND WATER CONSERVATION DISTRICT.

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:

1. SPRAY IRRIGATION IS PROPOSED ONLY FOR HIGH-USE LAWN AREAS. ONE AREA IS BEHIND THE EXISTING BUILDING ADJACENT TO THE PROPOSED DECK AND ONE AT THE STAGE TO PROVIDE INFORMAL SEATING. THESE AREAS TOTAL 7,249 SQUARE FEET AND 5.4% OF THE OVERALL LANDSCAPED AREA.
2. PLANT SPECIES ARE LOW OR MEDIUM WATER USE SPECIES PER THE OFFICIAL ALBUQUERQUE PLANT PALETTE AND SIZING LIST.
3. THE PROJECT WILL ASSESS THE FEASIBILITY OF REPAIRING AND MAINTAINING THE EXISTING AUTOMATIC IRRIGATION SYSTEM CONNECTED TO WELL WATER (EXISTING) TO ESTABLISH THE NATIVE TURF GRASS AREAS. THE USE OF WATER BOX IRRIGATION, SUCH AS IBC WATER TOTES FOR WATER STORAGE WITH DISTRIBUTION VIA HOSE ON GRAVITY OR RELEASED INTO BUCKETS FOR MANUAL WATERING, WILL BE USED FOR PLANT AND SEED MIX ESTABLISHMENT. PASSIVE WATER HARVESTING WILL BE USED THROUGHOUT THE SITE WHERE POSSIBLE IN STORMWATER BASINS, SWALES AND DEPRESSIONS. ACTIVE WATER HARVESTING IN THE FORM OF RAIN BARRELS COLLECTING WATER FROM THE EXISTING BUILDING, NEW RESTROOM, AND NEW SHADE STRUCTURES WILL BE USED AS APPROPRIATE.

LANDSCAPE CALCULATIONS:

- TOTAL LOT AREA: 231,739 SF
  LESS TOTAL BUILDING AREA: 3,156 SF
  LESS R.O.W. LANDSCAPING:100,029 SF
  NET LOT AREA: 128,554 SF
- REQUIRED MINIMUM LANDSCAPE AREA (15% OF NET LOT AREA) – [5-6(C)(2)]:
  19,283 SF
  PROVIDED LANDSCAPE AREA:
  133,759 SF (104% OF NET LOT AREA)
- REQUIRED VEGETATIVE COVERAGE (75% OF REQUIRED LANDSCAPE AREA) – [5-6(C)(2)(C)]:
  14,462 SF
  PROVIDED VEGETATIVE COVERAGE IN LANDSCAPE AREAS:
  133,759 SF (925% OF REQUIRED TOTAL COVERAGE)
- REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF REQUIRED VEGETATIVE COVERAGE) – [5-6(C)(2)(C)]:
  3,616 SF
  PROVIDED GROUND LEVEL VEGETATIVE COVERAGE:
  133,759 (3,699% OF REQUIRED TOTAL COVERAGE)
- REQUIRED PARKING LOT INTERIOR LANDSCAPE – [5-6(F)(2)]:
  9,316 SF 10% MINIMUM OF PARKING LOT AREAS CONTAINING 50 OR LESS SPACES)
  PROVIDED PARKING LOT INTERIOR LANDSCAPE:
  12,530 SF (135% OF REQUIRED PARKING LOT INTERIOR LANDSCAPE)
- REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES – [5-6(F)(2)(C)]:
  25 TOTAL SPACES
  3 REQUIRED TREES
  PROVIDED PARKING LOT TREES:
  10 TREES

SYMBOL LEGEND

EXISTING INVASIVE TREES TO BE REMOVED.

EXISTING TREES TO REMAIN.

HATCH LEGEND – NATURE OF GROUND COVER MATERIALS

IMPERVIOUS PAVEMENT AT ADA PARKING AND BUILDING ACCESS.

LESS-PERVIOUS ACCESSIBLE WALKING PATHS AND GATHERING AREAS (STABILIZED CRUSHER FINES).

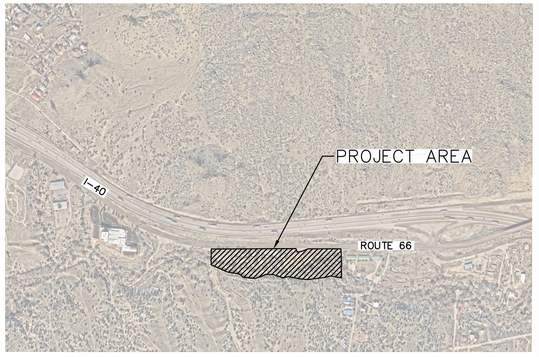
PONDING AREA: PERVIOUS RAINWATER HARVESTING BASIN FOR STORMWATER MANAGEMENT AND SUPPLEMENTAL IRRIGATION.

PERVIOUS BASE COURSE PARKING LOT AND VEHICULAR CIRCULATION.

SHREDDED WOOD MULCH.

EXISTING GREEN STORM WATER INFRASTRUCTURE CHECK DAMS AND PONDING AREA.

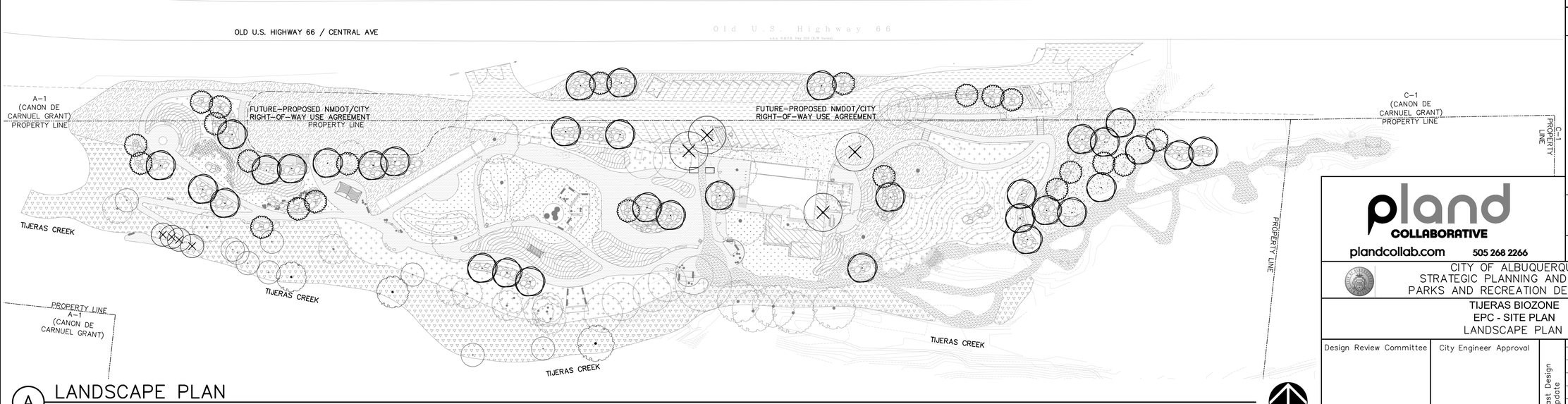
SEE PLANT LEGEND FOR ALL OTHER GROUND COVER MATERIALS. ALL GROUND COVER MATERIALS IN PLANT LEGEND ARE PERVIOUS.



B VICINITY MAP – L-23, L-24
SCALE: 1"=800'-0"
0 400' 800'
NORTH

EXISTING SITE VEGETATION IMAGES





A LANDSCAPE PLAN
SCALE: 1"=50'-0"
0 50' 100'
NORTH

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY — DATE
WORK COMPLETED — DATE
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FIELD NOTES
NO. | BY | DATE

ARCHITECTURAL SEAL

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REVISIONS

NO.	DATE	REMARKS	BY
		DESIGNED BY: KW/TS	DATE 08/06/2026
		DRAWN BY: TS	DATE 08/06/2026
		CHECKED BY: KW	DATE 08/06/2026

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DATE: AUGUST 06, 2026

TIJERAS BIOZONE ADA SENSORY TRAIL
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plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
LANDSCAPE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.
Zone Map No. L-23, L-24
Sheet LP101

PROPOSED PLANT LIST/LEGEND

PLANT PALLETS ARE CONCEPTUAL TO COMMUNICATE THE INTENT OF THE PLANTING CONCEPT. ACTUAL PLANT PALETTES WILL BE DETERMINED BY CITY FORESTER AND OPEN SPACE SUPERINTENDENT AND TIJERAS BIOZONE OPEN SPACE MANAGERS. PLANT CHOICES WILL LIKELY CHANGE AND BE ADDED TO OVER TIME AS DEEMED NECESSARY BY PARITIES LISTED ABOVE. PLANT SELECTION, PLANTING STRATEGIES, AND IRRIGATION TECHNIQUES HAVE BEEN IDENTIFIED AND SELECTED IN ORDER TO PROTECT AND RESTORE EXISTING NATIVE VEGETATION ON-SITE, AS WELL AS CONSERVE WATER IN ALIGNMENT WITH THE SITE'S HISTORIC AND CURRENT RESTORATION AND MANAGEMENT PRACTICES.

SITE TREES FOR GENERAL LANDSCAPING

COMMON NAME	BOTANICAL NAME	MATURE SIZE (HT X SPD)
BOXELDER	ACER NEGUNDO	25' X 25'
NETLEAF HACKBERRY	CELTIS RETICULATA	12' X 12'
NEW MEXICO LOCUST	ROBINIA NEOMEXICANA	10' X 10'
COTTONWOOD	POPULUS FREMONTII	50' X 50'
GOODDING WILLOW	SALIX GOODDINGII	30' X 30'
PEACH LEAF WILLOW	SALIX AMYGDALOIDES	30' X 40'
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15' X 15'
SHRUB LIVE OAK	QUERCUS TURBINELLA	15' X 15'
DESERT WILLOW	CHILOPSIS LINEARIS	20' X 18'

NATIVE TURF GRASS BLEND FOR LAWN AREAS

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
BUFFALOGRASS	BUCHLOE DACTYLOIDES	TBD
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
KENTUCKY BLUEGRASS, POA	PRATENSIS OR	
CREEPING RED FESCUE, FESTUCA	RUBRA	TBD
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	TBD
SHEEP FESCUE	FESTUCA OVINA	TBD
GALLETA GRASS	PLEURAPHIS JAMESII	TBD

WOODY SHRUBS FOR SCREENING AND BUFFER (REVEGETATION SEEDING MIX)

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	TBD
WOLFBERRY	LYCIUM ANDERSONII	TBD
THREE LEAF SUMAC	RHUS TRILOBATA	TBD
GREEN MORMON TEA	EPHEDRA VIRIDIS	TBD
NEW MEXICO SALTBUSH	ATRIPLEX OBOVATA	TBD
CLIFFROSE	PURSHIA STANSBURIANA	TBD
RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA	TBD
CURRANT	RIBES SPP.	TBD
WESTERN CHOKE CHERRY	PRUNUS VIRGINIANA	TBD
SILVER SAGEBRUSH	ARTEMISIA CANA	TBD
WINTERFAT	KRASCHENINNIKOVIA LANATA	TBD

CONTAINERIZED CACTUS AND SUCCULENTS (NO SUPPLEMENTAL WATER)

COMMON NAME	BOTANICAL NAME
BEARGRASS	NOLINA MICROCARPA
BANANA YUCCA	YUCCA BACCATA

HABITAT AND FORBES (REVEGETATION AND BUFFER SEEDING MIX)

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
DESERT FOUR O'CLOCK	MIRABILIS MULTIFLORA	TBD
SAND PENSTEMON	PENSTEMON AMBIGUUS	TBD
WHITESTEM PAPERFLOWER	PSILOSTROPHE COOPERI	TBD
SAND SAGE	ARTEMISIA FILIFOLIA	TBD
EVENING PRIMROSE	OENOTHERA PALLIDA	TBD
PRAIRIE ZINNIA	ZINNIA GRANDIFLORA	TBD
BLUE FLAX	LINUM LEWISII	TBD
GLOBEMALLOW	SPHAERALCEA SPP.	TBD
YARROW	ACHILLEA MILLEFOLIUM	TBD
WHITE PRAIRIE CLOVER	DALEA CANDIDA	TBD

UPLANDS GRASS BLEND (REVEGETATION AND BUFFER SEEDING MIX)

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	TBD
SCRATCHGRASS	MUHLENBERGIA ASPERIFOLIA	TBD
MOUNTAIN MUHLY	MUHLENBERGIA MONTANA	TBD
NEEDLE & THREAD GRASS	HESPEROSTIPA COMATA	TBD
INDIAN RICE GRASS	ORYZOPSIS HYMENOIDES	TBD
SILVER BEARD GRASS	BOTHRIOCHLOA LAGUROIDES	TBD
DESERT SALTGRASS	DISTICHLIS SPICATA	TBD

STORMWATER HARVESTING BASINS FOR STORMWATER MANAGEMENT

COMMON NAME	BOTANICAL NAME	MATURE SIZE (HT X SPD)
NM OLIVE	FORESTIERA NEOMEXICANA	12' X 12'
COYOTE WILLOW	SALIX EXIGUA	6' X 6'
CURRANT	RIBES SPP.	5' X 5'
WESTERN CHOKE CHERRY	PRUNUS VIRGINIANA	10' X 8'
MULE FAT	BACCHARIS SALICIFOLIA	10' X 8'
FALSE INDIGO BUSH	AMORPHA FRUTICOSA	SEEDED (PLS/ACRE)
BLUE FLAX	LINUM LEWISII	TBD
EVENING PRIMROSE	OENOTHERA PALLIDA	TBD
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	TBD
BIG BLUESTEM	ANDROPOGON GERARDI	TBD
ALKALI SACATON	SPOROBOLUS AIROIDES	TBD
GIANT SACATON	SPOROBOLUS WRIGHTII	TBD
GALLETA GRASS	PLEURAPHIS JAMESII	TBD

LOWLANDS GRASS BLEND (REVEGETATION SEEDING MIX)

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	TBD
GIANT SACATON	SPOROBOLUS WRIGHTII	TBD
ALKALI SACATON	SPOROBOLUS AIROIDES	TBD
BIG BLUESTEM	ANDROPOGON GERARDI	TBD
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	TBD
SILVER BEARD GRASS	BOTHRIOCHLOA LAGUROIDES	TBD
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	TBD
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	TBD

SYMBOL LEGEND

EXISTING INVASIVE TREES TO BE REMOVED.

EXISTING TREES TO REMAIN.

HATCH LEGEND – NATURE OF GROUND COVER MATERIALS

IMPERVIOUS PAVEMENT AT ADA PARKING AND BUILDING ACCESS.

LESS-PERVIOUS ACCESSIBLE WALKING PATHS AND GATHERING AREAS (STABILIZED CRUSHER FINES).

PONDING AREA: PERVIOUS RAINWATER HARVESTING BASIN FOR STORMWATER MANAGEMENT AND SUPPLEMENTAL IRRIGATION.

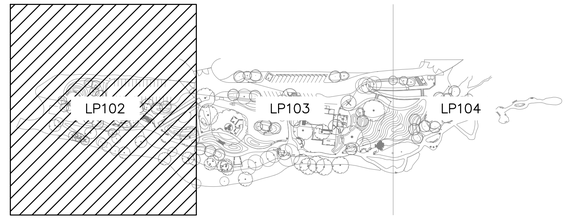
PERVIOUS BASE COURSE PARKING LOT AND VEHICULAR CIRCULATION.

SHREDDED WOOD MULCH.

EXISTING GREEN STORM WATER INFRASTRUCTURE CHECK DAMS AND PONDING AREA.

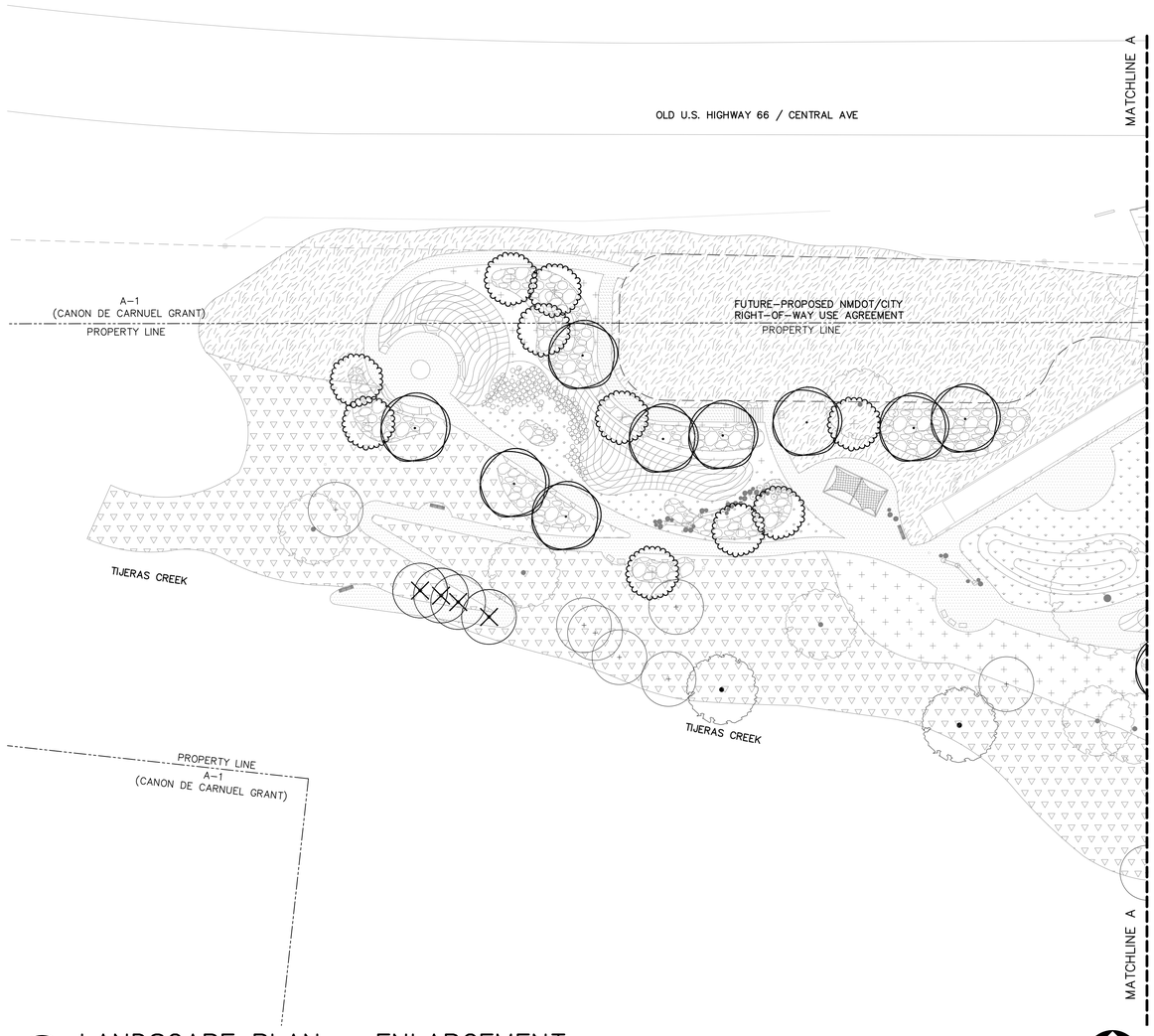
SEE PLANT LEGEND FOR ALL OTHER GROUND COVER MATERIALS. ALL GROUND COVER MATERIALS IN PLANT LEGEND ARE PERVIOUS.

SEE LP101 FOR VICINITY MAP, SITE EXTENTS, LANDSCAPE ORDINANCE COMPLIANCE, AND PLANT LIST SQUARE FOOTAGE



KEY MAP

NORTH



A LANDSCAPE PLAN – ENLARGEMENT

SCALE: 1"=30'-0"

0 30' 60'

NORTH

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY / DATE
WORK COMPLETED / DATE
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FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE
BENCH MARKS
MICRO-FILM INFORMATION
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NO.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REMARKS	BY
	DATE 08/06/2026		
	DATE 08/06/2026		
	DATE 08/06/2026		

DESIGNED BY: KW/TS
DRAWN BY: TS
CHECKED BY: KW

pland COLLABORATIVE
plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
LANDSCAPE PLAN

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. | Zone Map No. L-23, L-24 | Sheet LP102

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

TIJERAS BIOZONE ADA SENSORY TRAIL
PROJECT# XXXXX

PROPOSED PLANT LIST/LEGEND

PLANT PALLETS ARE CONCEPTUAL TO COMMUNICATE THE INTENT OF THE PLANTING CONCEPT. ACTUAL PLANT PALETTES WILL BE DETERMINED BY CITY FORESTER AND OPEN SPACE SUPERINTENDENT AND TIJERAS BIOZONE OPEN SPACE MANAGERS. PLANT CHOICES WILL LIKELY CHANGE AND BE ADDED TO OVER TIME AS DEEMED NECESSARY BY PARITIES LISTED ABOVE. PLANT SELECTION, PLANTING STRATEGIES, AND IRRIGATION TECHNIQUES HAVE BEEN IDENTIFIED AND SELECTED IN ORDER TO PROTECT AND RESTORE EXISTING NATIVE VEGETATION ON-SITE, AS WELL AS CONSERVE WATER IN ALIGNMENT WITH THE SITE'S HISTORIC AND CURRENT RESTORATION AND MANAGEMENT PRACTICES.

SITE TREES FOR GENERAL LANDSCAPING

COMMON NAME	BOTANICAL NAME	MATURE SIZE (HT X SPD)
BOXELDER	ACER NEGUNDO	25' X 25'
NETLEAF HACKBERRY	CELTIS RETICULATA	12' X 12'
NEW MEXICO LOCUST	ROBINIA NEOMEXICANA	10' X 10'
COTTONWOOD	POPULUS FREMONTII	50' X 50'
GOODDING WILLOW	SALIX GOODDINGII	30' X 30'
PEACH LEAF WILLOW	SALIX AMYGDALOIDES	30' X 40'
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15' X 15'
SHRUB LIVE OAK	QUERCUS TURBINELLA	15' X 15'
DESERT WILLOW	CHILOPSIS LINEARIS	20' X 18'

NATIVE TURF GRASS BLEND FOR LAWN AREAS

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
BUFFALOGRASS	BUCHLOE DACTYLOIDES	TBD
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
KENTUCKY BLUEGRASS, POA	PRATENSIS OR	
CREEPING RED FESCUE,	FESTUCA RUBRA	TBD
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	TBD
SHEEP FESCUE	FESTUCA OVINA	TBD
GALLETA GRASS	PLEURAPHIS JAMESII	TBD

WOODY SHRUBS FOR SCREENING AND BUFFER (REVEGETATION SEEDING MIX)

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	TBD
WOLFBERRY	LYCIUM ANDERSONII	TBD
THREE LEAF SUMAC	RHUS TRILOBATA	TBD
GREEN MORMON TEA	EPHEDRA VIRIDIS	TBD
NEW MEXICO SALTBUSH	ATRIPLEX OBOVATA	TBD
CLIFFROSE	PURSHIA STANSBURIANA	TBD
RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA	TBD
CURRANT	RIBES SPP.	TBD
WESTERN CHOKE CHERRY	PRUNUS VIRGINIANA	TBD
SILVER SAGEBRUSH	ARTEMISIA CANA	TBD
WINTERFAT	KRASCHENINNIKOVIA LANATA	TBD

CONTAINERIZED CACTUS AND SUCCULENTS (NO SUPPLEMENTAL WATER)

COMMON NAME	BOTANICAL NAME
BEARGRASS	NOLINA MICROCARPA
BANANA YUCCA	YUCCA BACCATA

HABITAT AND FORBES (REVEGETATION AND BUFFER SEEDING MIX)

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
DESERT FOUR O'CLOCK	MIRABILIS MULTIFLORA	TBD
SAND PENSTEMON	PENSTEMON AMBIGUUS	TBD
WHITESTEM PAPERFLOWER	PSILOSTROPHE COOPERI	TBD
SAND SAGE	ARTEMISIA FILIFOLIA	TBD
EVENING PRIMROSE	OENOTHERA PALLIDA	TBD
PRAIRIE ZINNIA	ZINNIA GRANDIFLORA	TBD
BLUE FLAX	LINUM LEWISII	TBD
GLOBEMALLOW	SPHAERALCEA SPP.	TBD
YARROW	ACHILLEA MILLEFOLIUM	TBD
WHITE PRAIRIE CLOVER	DALEA CANDIDA	TBD

UPLANDS GRASS BLEND (REVEGETATION AND BUFFER SEEDING MIX)

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
BLUE GRAMA	BOUTELOUA GRACILIS	TBD
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	TBD
SCRATCHGRASS	MUHLENBERGIA ASPERIFOLIA	TBD
MOUNTAIN MUHLY	MUHLENBERGIA MONTANA	TBD
NEEDLE & THREAD GRASS	HESPEROSTIPA COMATA	TBD
INDIAN RICE GRASS	ORYZOPSIS HYMENOIDES	TBD
SILVER BEARD GRASS	BOTHRIOCHLOA LAGUROIDES	TBD
DESERT SALTGRASS	DISTICHLIS SPICATA	TBD

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MULE FAT	BACCHARIS SALICIFOLIA	10' X 8'
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BLUE FLAX	LINUM LEWISII	TBD
EVENING PRIMROSE	OENOTHERA PALLIDA	TBD
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	TBD
BIG BLUESTEM	ANDROPOGON GERARDI	TBD
ALKALI SACATON	SPOROBOLUS AIROIDES	TBD
GIANT SACATON	SPOROBOLUS WRIGHTII	TBD
GALLETA GRASS	PLEURAPHIS JAMESII	TBD

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COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	TBD
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SILVER BEARD GRASS	BOTHRIOCHLOA LAGUROIDES	TBD
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SYMBOL LEGEND

EXISTING INVASIVE TREES TO BE REMOVED.

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HATCH LEGEND – NATURE OF GROUND COVER MATERIALS

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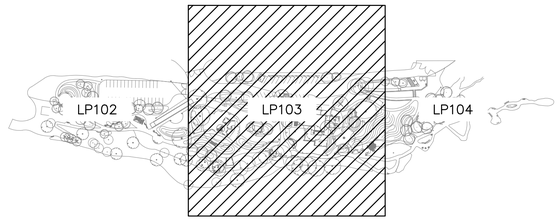
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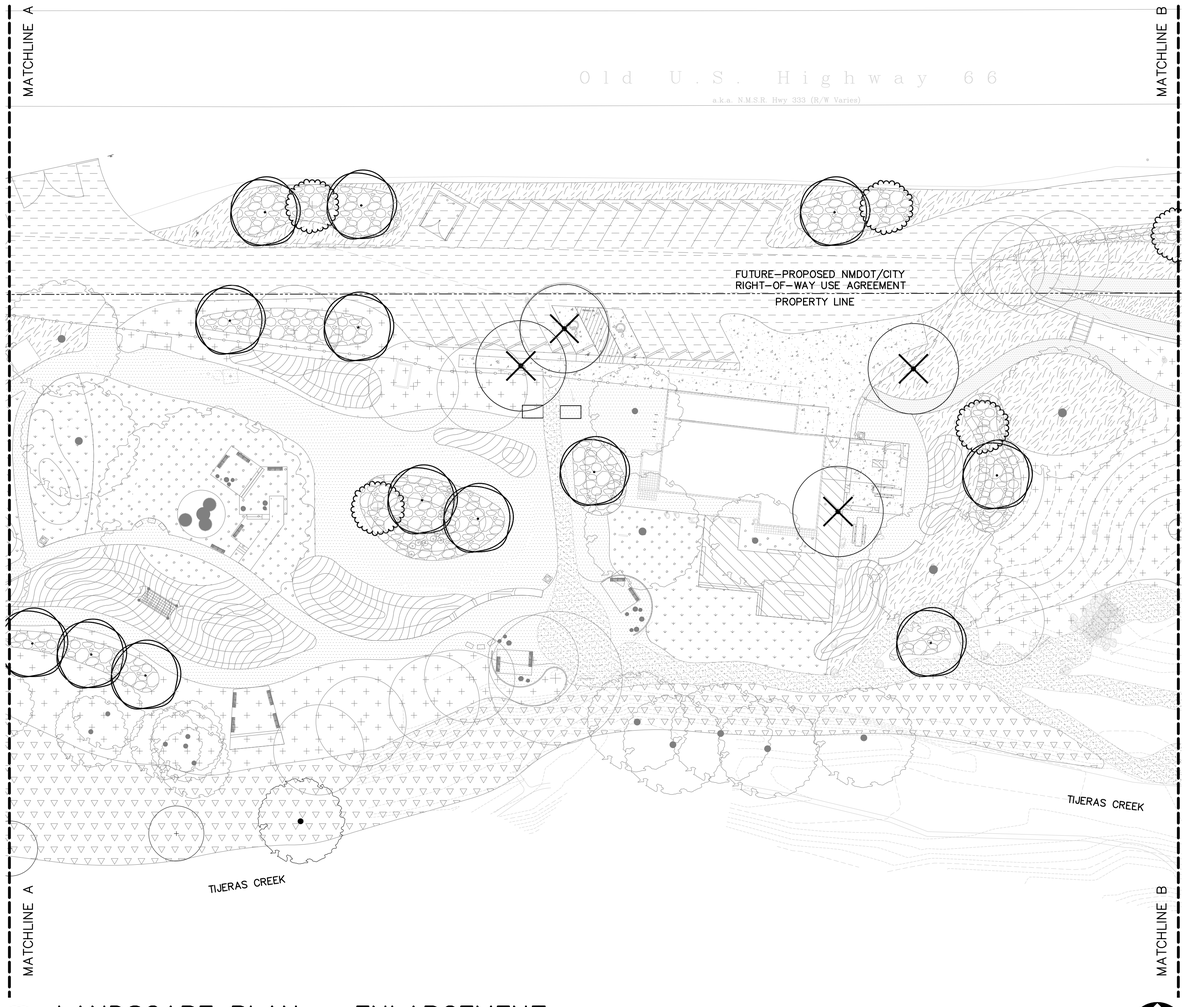
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KEY MAP

NORTH



A LANDSCAPE PLAN – ENLARGEMENT

SCALE: 1"=30'-0"

0 30' 60'

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REVISIONS

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DRAWN BY: TS DATE 08/06/2026
CHECKED BY: KW DATE 08/06/2026

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TIJERAS BIOZONE ADA SENSORY TRAIL

PROJECT# XXXXX

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CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
LANDSCAPE PLAN

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. | Zone Map No. L-23, L-24 | Sheet LP103

PROPOSED PLANT LIST/LEGEND

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COTTONWOOD	POPULUS FREMONTII	50' X 50'
GOODDING WILLOW	SALIX GOODDINGII	30' X 30'
PEACH LEAF WILLOW	SALIX AMYGDALOIDES	30' X 40'
NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	15' X 15'
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NATIVE TURF GRASS BLEND FOR LAWN AREAS

COMMON NAME	BOTANICAL NAME	SEEDED (PLS/ACRE)
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BLUE GRAMA	BOUTELOUA GRACILIS	TBD
KENTUCKY BLUEGRASS, POA PRATENSIS OR CREEPING RED FESCUE, FESTUCA RUBRA		TBD
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	TBD
SHEEP FESCUE	FESTUCA OVINA	TBD
GALLETA GRASS	PLEURAPHIS JAMESII	TBD

WOODY SHRUBS FOR SCREENING AND BUFFER (REVEGETATION SEEDING MIX)

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THREE LEAF SUMAC	RHUS TRILOBATA	TBD
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NEW MEXICO SALTBUSH	ATRIPLEX OBOVATA	TBD
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HABITAT AND FORBES (REVEGETATION AND BUFFER SEEDING MIX)

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SAND SAGE	ARTEMISIA FILIFOLIA	TBD
EVENING PRIMROSE	OENOTHERA PALLIDA	TBD
PRAIRIE ZINNIA	ZINNIA GRANDIFLORA	TBD
BLUE FLAX	LINUM LEWISII	TBD
GLOBEMALLOW	SPHAERALCEA SPP.	TBD
YARROW	ACHILLEA MILLEFOLIUM	TBD
WHITE PRAIRIE CLOVER	DALEA CANDIDA	TBD

UPLANDS GRASS BLEND (REVEGETATION AND BUFFER SEEDING MIX)

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SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	TBD
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LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	TBD
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LOWLANDS GRASS BLEND (REVEGETATION SEEDING MIX)

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SILVER BEARD GRASS	BOTHRIOCHLOA LAGUROIDES	TBD
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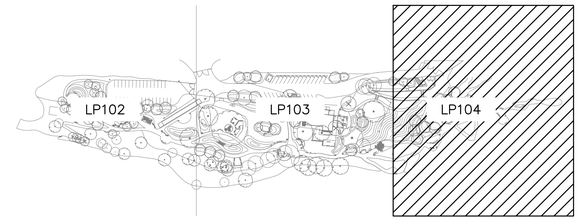
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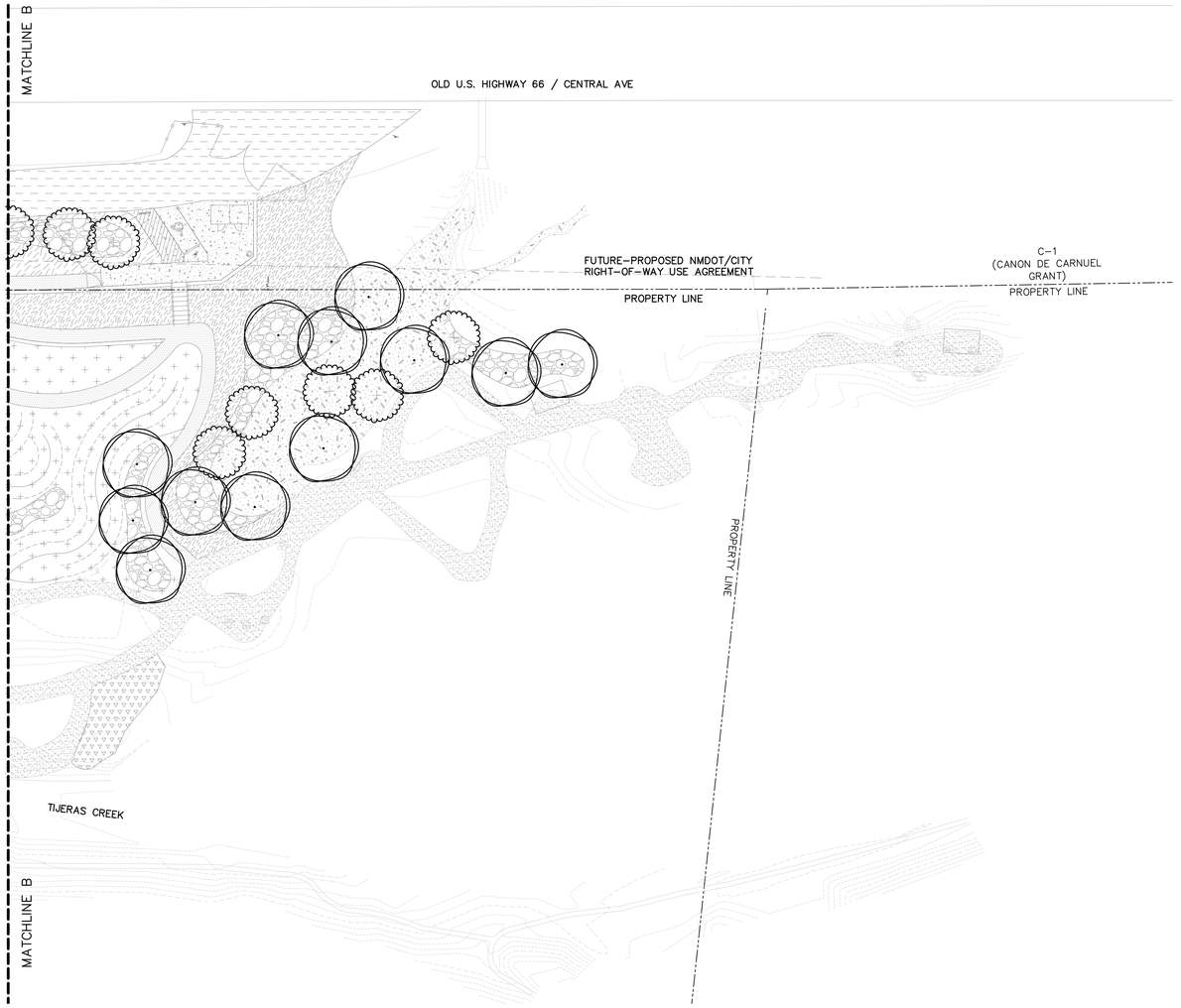
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KEY MAP

NORTH



A LANDSCAPE PLAN – ENLARGEMENT
SCALE: 1"=30'-0"

0 30' 60'

NORTH

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REVISIONS
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1 DATE 08/06/2026 DESIGNED BY: KW/TS
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3 DATE 08/06/2026 CHECKED BY: KW

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City Project No. | Zone Map No. L-23, L-24 | Sheet LP104

SITE SCHEDULE

SYMBOL	CODE	DESCRIPTION
	S-06	EXISTING TREE – SEE LANDSCAPE PLAN.
	S-14	CONCRETE OR NATURAL STONE RETAINING WALL. 4'-0" TO 6'-0" HEIGHT.
	S-53	STONE STEPS WITH STEEL HANDRAIL.

HATCH LEGEND – GRADING AND DRAINAGE PONDING, BERMS (CUT & FILL)

LANDSCAPE BERM AREAS – SEE SITE AND LANDSCAPE PLAN.

HEIGHT VARIES: 1'-0" TO 5'-0" (MAX. SLOPE OF 3:1).
EROSION CONTROL TECHNIQUES: REVEGETATION SEEDING AND BOULDERS OR ROCKWORK FOR STABILIZATION.

PONDING AREA: PERVIOUS RAINWATER HARVESTING BASIN FOR STORMWATER MANAGEMENT, EROSION CONTROL AND SUPPLEMENTAL IRRIGATION – SEE SITE AND LANDSCAPE PLAN.

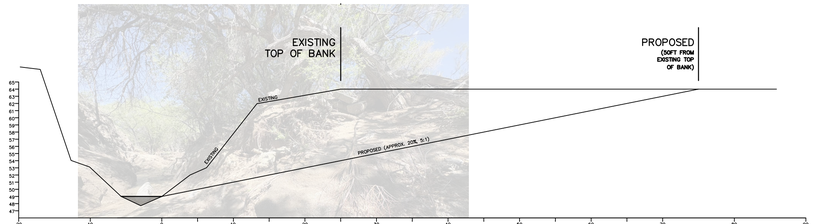
DEPTH VARIES: 6" TO 18" (MAX. SLOPE OF 4:1).
EROSION CONTROL TECHNIQUES: REVEGETATION SEEDING, PLANTINGS, SHREDDED WOOD MULCH AND GROUND COVER, AND ROCKWORK FOR STABILIZATION.

PROPOSED SLOPE RESTORATION AREA – SEE SITE AND LANDSCAPE PLAN.

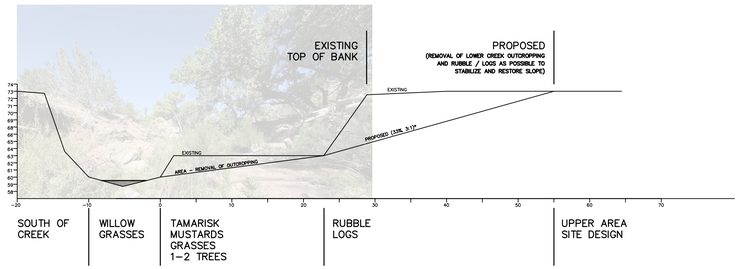
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GRADING KEYED NOTES

- XXXX.XX / X — EXISTING SPOT ELEVATIONS (DESCRIPTION OF EXISTING CONDITION)
- 56XX — EXISTING CONTOUR ELEVATIONS
- XX — PROPOSED SPOT ELEVATIONS (DESCRIPTION OF PROPOSED CHANGE OR *TIE-IN WITH EXISTING GRADES +/-)
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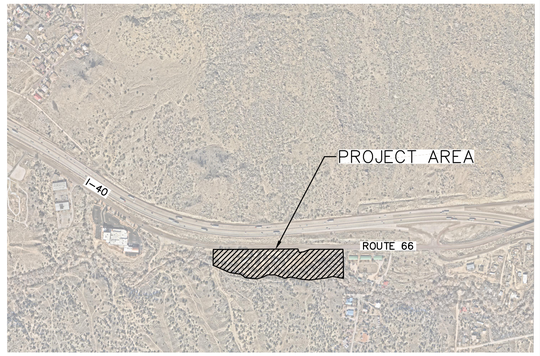
C CROSS SECTION OF PROPOSED SLOPE RESTORATION AREA
SCALE: 1"=10'-0"



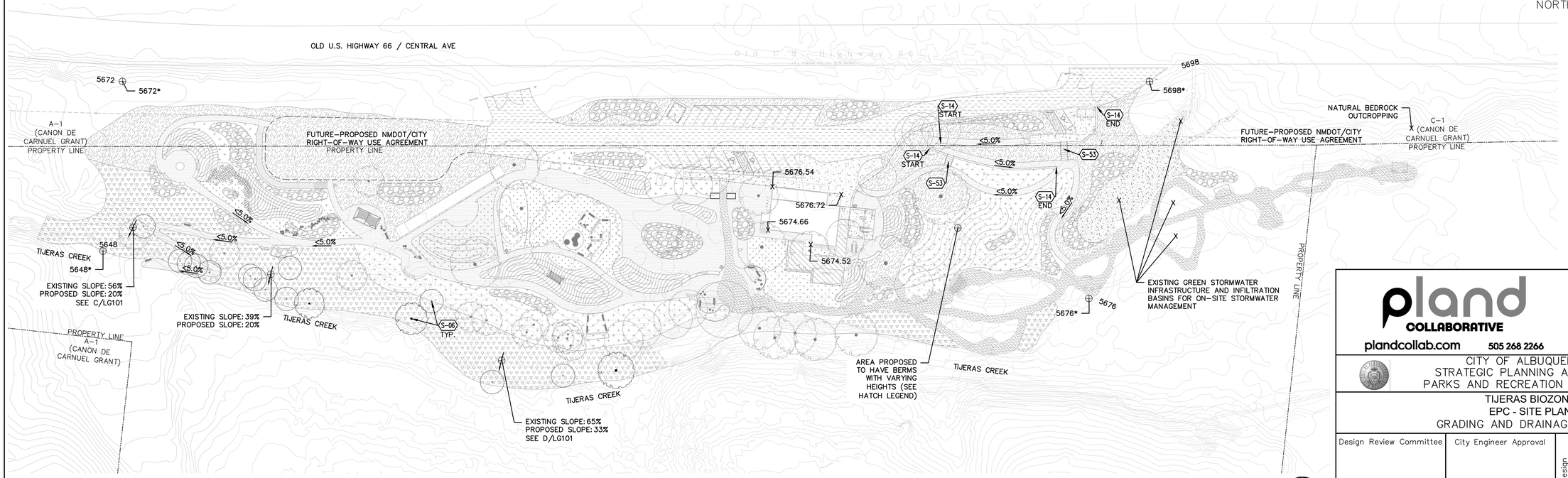
D CROSS SECTION OF PROPOSED SLOPE RESTORATION AREA
SCALE: 1"=10'-0"

GRADING AND DRAINAGE GENERAL NOTES

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6. EXISTING CONTOURS ARE 2'FT INTERVALS (SOURCE: BERNALILLO COUNTY GIS DATA)



B VICINITY MAP – L-23, L-24
SCALE: 1"=800'-0"



A GRADING AND DRAINAGE CONCEPT
SCALE: 1"=50'-0"

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY / DATE
WORK COMPLETED / DATE
ACCEPTANCE BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

MICRO-FILM INFORMATION
RECORDED BY / DATE
NO.

ARCHITECTURAL SEAL

EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REMARKS	BY
DESIGNED BY: KW/TS	DATE 08/06/2026		
DRAWN BY: TS	DATE 08/06/2026		
CHECKED BY: KW	DATE 08/06/2026		

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

PROJECT# XXXXX

TIJERAS BIOZONE ADA SENSORY TRAIL

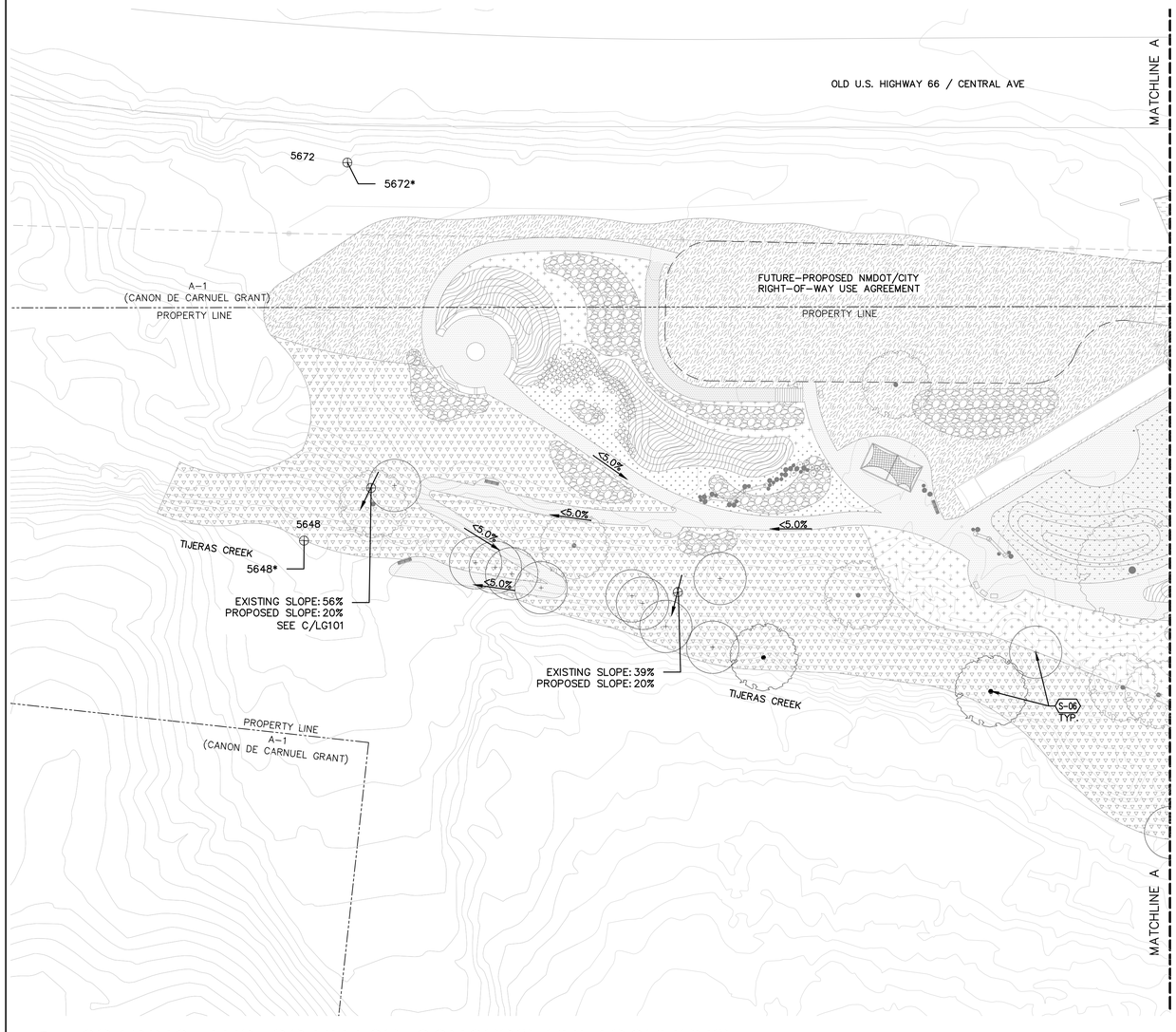
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CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
GRADING AND DRAINAGE CONCEPT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.
Zone Map No. L-23, L-24
Sheet LG101



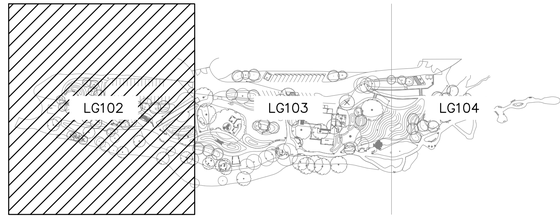
A GRADING AND DRAINAGE CONCEPT ENLARGEMENT

SCALE: 1"=30'-0"

0 30' 60'

NORTH

SEE LG101 FOR VICINITY MAP AND CROSS SECTIONS



KEY MAP

NORTH

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LANDSCAPE BERM AREAS – SEE SITE AND LANDSCAPE PLAN.

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CONTRACTOR
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NO.

ARCHITECTURAL SEAL
EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS
NO. | DATE | REMARKS | BY
DESIGNED BY: KW/TS
DRAWN BY: TS
CHECKED BY: KW

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plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

TIJERAS BIOZONE
EPC - SITE PLAN
GRADING AND DRAINAGE CONCEPT

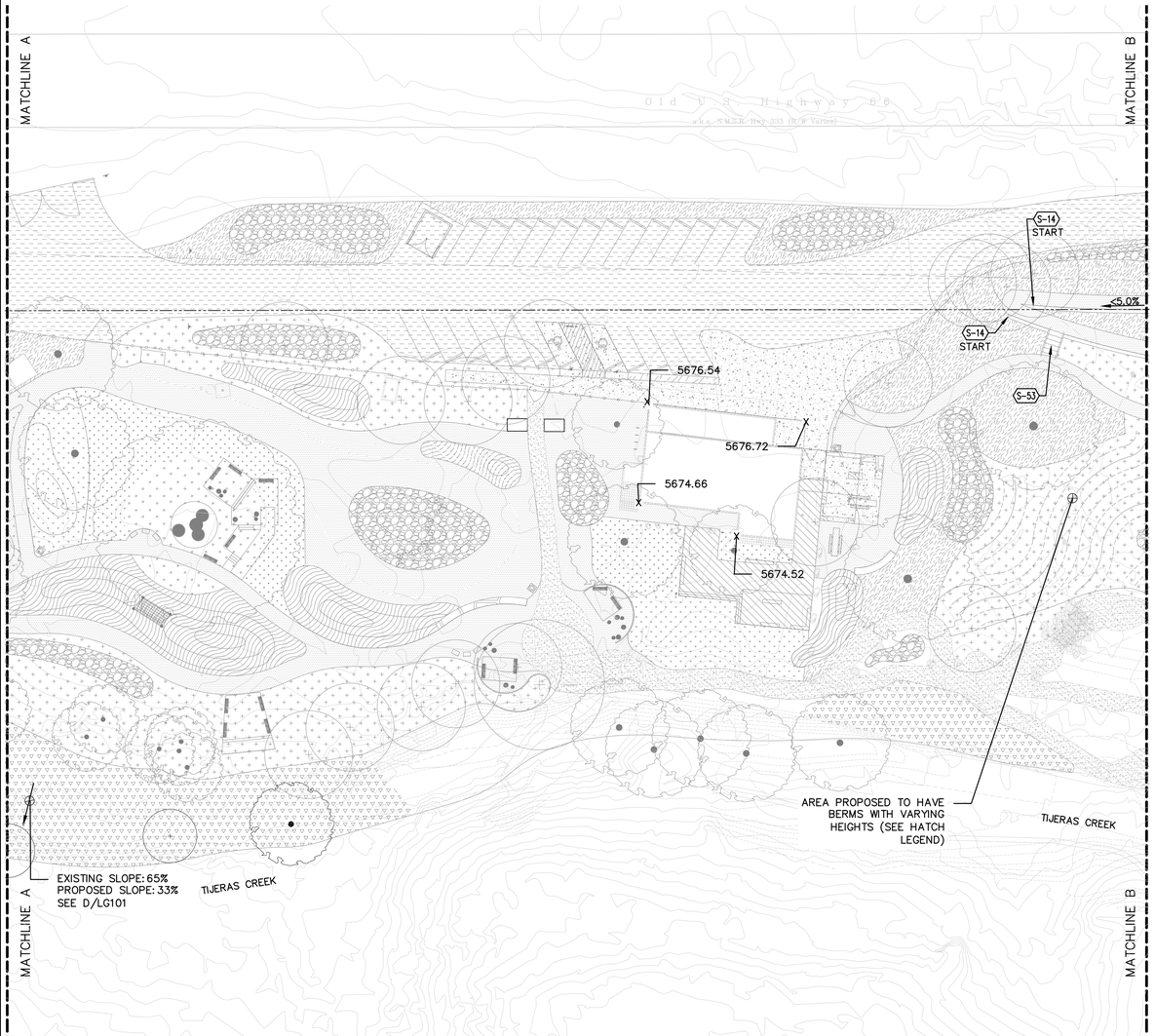
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. | Zone Map No. L-23, L-24 | Sheet LG102

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

TIJERAS BIOZONE ADA SENSORY TRAIL

PROJECT# XXXXX



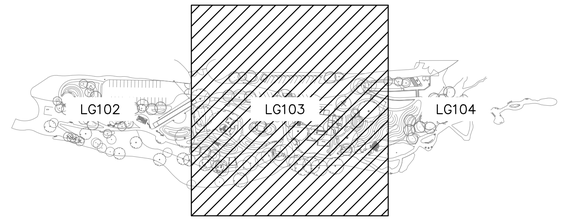
A GRADING AND DRAINAGE CONCEPT ENLARGEMENT

SCALE: 1"=30'-0"

0 30' 60'

NORTH

SEE LG101 FOR VICINITY MAP AND CROSS SECTIONS



KEY MAP

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AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY / DATE
INSPECTIONS / DATE
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FIELD NOTES
NO. / BY / DATE

MICRO-FILM INFORMATION
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ARCHITECTURAL SEAL
EPC SUBMITTAL FOR REVIEW NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	REMARKS	BY
	DATE 08/06/2026		
	DATE 08/06/2026		
	DATE 08/06/2026		

DESIGNED BY: KW/TS
DRAWN BY: TS
CHECKED BY: KW

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

PROJECT# XXXXX TIJERAS BIOZONE ADA SENSORY TRAIL

pland COLLABORATIVE
plandcollab.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

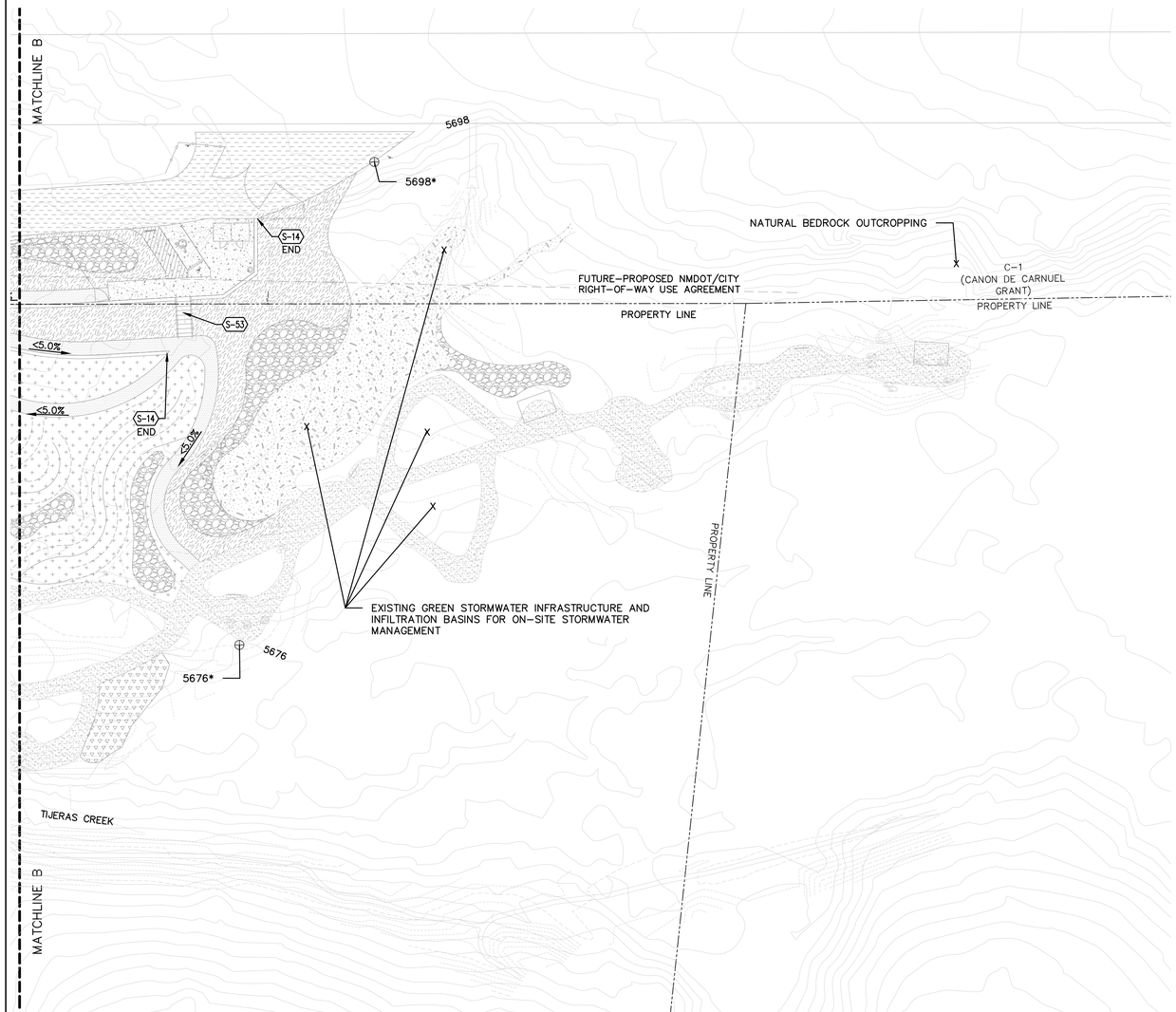
TIJERAS BIOZONE
EPC - SITE PLAN
GRADING AND DRAINAGE CONCEPT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No. L-23, L-24

Sheet LG103



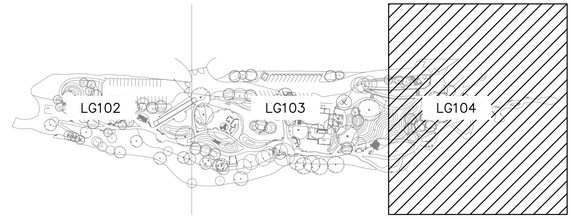
A GRADING AND DRAINAGE CONCEPT ENLARGEMENT

SCALE: 1"=30'-0"

0 30' 60'

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KEY MAP

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SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ARCHITECTURAL SEAL

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REVISIONS

NO.	DATE	REMARKS	BY	DATE
				08/06/2026
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DESIGNED BY: KW/TS
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EPC - SITE PLAN
GRADING AND DRAINAGE CONCEPT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No. L-23, L-24

Sheet LG104

EPC SUBMITTAL NOT FOR CONSTRUCTION
DATE: AUGUST 06, 2026

TIJERAS BIOZONE ADA SENSORY TRAIL

PROJECT# XXXXX

F) AGENCY COMMENTS

PLANNING DEPARTMENT

Hydrology

Proposed development is inside of a floodplain (Zone AE) within the unincorporated area. Please contact Bernalillo County Public Works asking for grading & drainage plan review & approval.

OTHER AGENCIES

Public Service Company of New Mexico (PNM)

There is PNM distribution line and/or easements on the north side of the site along the south side of the Tijeras Canyon Frontage Road. A few service lines enter the site from this distribution line. There is also a distribution line and/or easements along the boundary between the CABQ Open Space lands and the private property to the east.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.