

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 2nd Floor, Albuquerque, NM 87102
PO Box 1293, Albuquerque, NM 87103
Office (505) 924-3860



ENVIRONMENTAL PLANNING COMMISSION

NOTICE OF DECISION

Case Number: [SP-2026-00072](#) - Site Plan – EPC, Extraordinary Facility

Hearing Date: 10-15-2026

Applicant: Pland Collaborative

Subject Property: 15600 & 16000 Central Ave SE

Case Description: 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 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)

Staff Planner: Jude Miller

DECISION

On October 15, 2026, the Environmental Planning Commission (EPC) voted to APPROVE Plan # [SP-2026-00072](#), a Site Plan – EPC, Extraordinary Facility based on the following Findings and subject to the following Conditions of Approval.

FINDINGS

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 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 Goals 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 and 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: 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 Goals and Policies 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:

- i. 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:

- i. 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: Arroyos:

- i. 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.

- ii. 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.

- iii. 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.

- iv. 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.

- v. 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:

- i. 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.

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

- 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 site plan mitigates adverse impacts on the subject site and surrounding area. A sensitive lands analysis pursuant to § 14-16-5-2(C) was included with the request due to the presence of sensitive lands on site. The applicant provided evidence that the proposed extraordinary facility will not negatively impact the sensitive lands. The intent of the improvements is to allow equitable access to the Open Space property for experiential, recreational, and educational purposes and provide slope and vegetation restoration along Tijeras Creek.

- 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 site is not within an approved Master Development Plan; criterion (f) does not apply.

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

- H. 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.

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 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 4, 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.

CONDITIONS OF APPROVAL

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.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by **October 30, 2026**. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development

Ordinance (IDO), [§ 14-16-6-4\(U\)](#) (Appeals). A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notice if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

Sincerely,

A handwritten signature in cursive script that reads "Megan Jones".

for Alan Varela
Planning Director

AV/MJ/JM

cc: Thea Swift, tswift@plandcollab.com
Kristina Werenko, kwerenko@plandcollab.com
Colleen Langan-McRoberts, cmcroberts@cabq.gov
Michael Brasher, District 9 East Gateway Coalition, eastgatewaycoalition@gmail.com
Julie Dreike, District 9 East Gateway Coalition, dreikeja@comcast.net
Four Hills Village Association, hk_fhva@comcast.net
Tim Gallegos, Four Hills Village Association, presidentfhva@gmail.com
Austin Cummings, Four Hills Village Association, AustinC@commercialdoormfg.com
Legal, dking@cabq.gov
Legal, acon@cabq.gov
EPC file