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OFFICIAL NOTIFICATION OF DECISION

April 20, 2023

City of Albuquerque Parks &
Recreation Department
1801 4th Street NW
Albuquerque, NM 87102

Project # PR-2023-008180
SI-2023-00628 – EPC – Major Amendment
SI-2023-00282 – Site Plan – EPC

LEGAL DESCRIPTION:

Consensus Planning, agent for the City of Albuquerque Parks & Recreation Department, requests an EPC - Major Amendment for an approximately 40-acre site, legally described as Tract A, Plat of Tract A, North Domingo Baca Park and a Site Plan- EPC for an approximately 5-acre portion of Tract A, Zoned NR-PO-A, located on the between Louisiana Blvd. NE, Wyoming Blvd. NE, Corona Ave. NE, and Carmel Ave. NE (C-19).
Staff Planners: Megan Jones & Robert Messenger

On April 20, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-008180/Case Number SI-2023-00628 –Major Amendment and SI-2023-00282 – Site Plan - EPC based on the following Findings and subject to the following Conditions of Approval:

FINDINGS –SI 2023-00628, Major Amendment

1. The request is for text amendments to the North Domingo Baca Park (NDBP) Master Development Plan for an approximately 40-acre site, legally described as all or a portion of Tract A, Plat of Tract A North Domingo Baca Park, located on Wyoming Blvd. NE, between Louisiana Blvd. NE, Corona Ave. NE and Carmel Ave. NE (the “subject site”).
2. The subject site is zoned NR-PO-A (Non-Residential Park and Open Space, city owned or managed Park Zone District), a zoning designation received upon adoption of the IDO. The subject site was formerly zoned SU-1 for PRD (Planned Residential Development).
3. The EPC is hearing the request because: 1) The NDBP Master Plan states that significant changes to the plan, such as elimination of certain park amenities, require EPC approval, and 2) it exceeds the thresholds for a minor amendment in IDO 6-4(Y)(2). In this case, the request would decrease the dimension of a standard (amount of required parking greater than 10%) pursuant to Table 6-4-4 [6-4(Y)(2)(a)2.] therefore, it is a Major Amendment.
4. The applicant wishes amend the NDBP Master Development Plan: to 1) remove all references to the planned structured parking at NDBP, 2) Change the required parking totals to reflect current and future required parking based on the elimination of the structured parking lot and current and future

park programming/uses, 3) Remove all references to the planned City library and associated parking for the Library, and 4) revise the Master Plan Layout to reflect the proposed changes.

5. Upon receiving approval of this request, the applicant would be required to update the Master Plan layout with all previous administrative amendments to create consistency and reflect the current and future NDBP programming.
6. The subject site is located in an Area of Consistency and is in the La Cueva Activity Center as designated by the Comprehensive Plan. Wyoming Blvd. NE is designated as a Multi-Modal Corridor in the Comprehensive Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan, the North Domingo Baca Park Master Development Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Character from Chapter 4:

A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities

The subject site is located in an Area of Consistency. The request would enhance, protect and preserve the community because park serves the La Cueva Activity Center area and surrounding neighborhoods. The Park is distinct because it offers a range of active and passive recreation facilities and provides panoramic views to the east and west. The request would enhance and preserve the community's distinct character by providing a pool facility consistent with the Master Plan.

B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The request would facilitate quality development that is consistent with the distinct character of the community because the proposed site plan is required to follow MDP design standards, which were created with the involvement of the surrounding community.

The proposed Site Plan includes a pool facility and associated landscaping, parking, grading and drainage, etc. that is consistent in scale with the surrounding park facilities. The proposed text amendments to the Master plan, reflect proposed development and future park programming.

C. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would generally protect the identity and cohesiveness of neighborhoods nearby. The proposed Site Plan incorporates design standards in the North Domingo Baca Park Master Plan that provide cohesiveness, which would help to protect the character of building design in the area. Additionally, the proposed Master Plan Amendment ensures the appropriate scale and location of parking for the park, which would better fit the character and design of the park.

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

North Domingo Baca Park is a special place that contributes to the character of the La Cueva Activity Center and surrounding neighborhoods. The Aquatic Center is the final phase of development and would enhance the parks special qualities and contribute to quality of life for existing and future residents. The Master Development Plan is being amended to reflect current and future park programming, which would ensure that the park continues to contribute to the distinct character of the surrounding community.

9. The request is consistent with the following Comprehensive Plan Goals and Policy regarding Process and CPAs from Chapter 4:

- A. Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

The applicant engaged the community through a facilitated meeting for the request (December 8, 2022). The applicant worked with the neighborhood associations to identify the characteristics of the aquatics center that the community wished to incorporate in to the proposed development.

- B. 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 held a facilitated meeting with the Neighborhood Associations (NA) on December 8, 2022, which provided an engagement opportunity between the applicant and the community to identify the needs of the affected residents. The applicant has worked with the NA to address the needs and areas of concern.

- C. 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.

The request would generally enhance the characteristics of the North Albuquerque Community Planning Area (CPA). The design of the proposed building and site features, such as outdoor gathering spaces and landscaped beds, are in harmony with the overall design of North Domingo Baca Park and take advantage of the open space and vistas to the Foothills and volcanoes.

10. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5: Land Use

- A. Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would facilitate the final phase of the North Domingo Baca Park development by providing an aquatics center. The proposed Site Plan is consistent with this goal because the NDBP is adjacent to the Wyoming Multi-Modal Corridor, which connects to the La Cueva Activity Center, which contributes to the growth of the community.

- B. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject area is located in an Area of Consistency adjacent to the Wyoming Multi-Modal Corridor and is within the La Cueva Activity Center. The request maintains appropriate density and scale of development and would enhance buildings and landscaping features already established. By directing these uses to an established park in an Area of Consistency, the request helps maintain a consistent density and scale with the surrounding residential neighborhood. Furthermore, the Master Development Plan amendments maintain appropriate density and scale of development in the park.

- C. Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The request would foster a mixed-use activity center because it would facilitate development of the uses in the park. The NDBP MDP guided the implementation of a range of services including a multi-generational facility, dog park, public recreational facilities that meet the needs of residents and businesses. The proposed amendments help meet the needs of nearby residents by removing the planned library, which is no longer a need of the community and by replacing the planned parking structure with a surface parking lot. Neighbors have historically expressed concerns about parking for the park. Additionally, the proposed Aquatic Center would support healthy lifestyles.

11. The request is consistent with the following Comprehensive Plan Goal and Policy regarding Complete Communities from Chapter 5: Land Use

- A. Goal 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together

The request would serve play needs for nearby residents as well as users of the La Cueva Activity Center, which is designed to be a live-work-learn-shop-play community. The park is within a short walk or bike ride, and will further enhance the existing recreational facilities in North Domingo Baca Park.

- B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to a healthy, sustainable, and distinct community because the subject site is located in a designated Activity Center intended to develop with a mix of uses with access to the Wyoming Multi-Modal Corridor. The subject site is conveniently accessible to pedestrians, bicyclists, and transit users nearby via internal trails, sidewalks and a bike route along Carmel Ave. NE.

12. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Development Patterns and City Development Areas from Chapter 5: Land Use

- A. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would generally promote efficient use of land because the NDBP is connected to existing infrastructure and public facilities, which the proposed Aquatic Center and future development would utilize.

- B. Policy 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an area served by existing infrastructure and public facilities. The request would promote efficient development patterns by utilizing planned and existing parking lots, trails and uses of land. The request is consistent with Policy 5.3.1 Infill Development.

- C. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request reinforces the character and intensity of the existing park buildings and environment, and is generally consistent with the standards of the North Domingo Baca Park Master Plan. The location of the subject site in the Area of Consistency will ensure that its development reinforces the existing recreational character and intensity of North Domingo Baca Park.

- D. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request would generally enhance the existing park and protect the character of existing neighborhoods located in an Area of Consistency, and would prevent siting incompatible uses within the park.

13. The request is consistent with the following Comprehensive Plan Policies regarding Implementation Process from Chapter 5: Land Use

- A. Policy 5.7.1 Coordinated Public Investment: Prioritize public investments and program funding by the City and County to be consistent with and to implement Comp Plan land use goals and policies.

Sub-policy a: Prioritize investment in Centers and Corridors.

The subject site is within the La Cueva Activity Center and near the Wyoming Multi-Modal Corridor. The proposed Site Plan would implement that final phase of planned development of the NDBP, which is evidence of the City's prioritization of public investments in Centers and Corridors.

- B. Policy 5.7.5 Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

Since the original conception of the North Domingo Baca Park Master Development Plan in the early 2000s, there have been regular opportunities for residents and stakeholders to better understand and engage in the planning and development process. There have been opportunities to provide input and engage in the overall park design as well as individual phases of park development.

14. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 7: Urban Design

- A. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region

The subject site is connected to existing pedestrian facilities. The NDBP enhances walkability through the use of trails and sidewalk connections to the surrounding neighborhoods, and the La Cueva Activity Center. The request helps promote high-quality pedestrian-oriented neighborhoods and generally promotes pedestrian-oriented design by providing connections to existing trails and walkways and installing bike racks.

- B. Goal 7.4 Context Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment

The request would facilitate development of the proposed surface parking lot in the associated Site Plan request. The surface parking lot would match the context of the existing parking lots at the park.

- C. Policy 7.4.1 Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

Sub policy b: Encourage shared parking

The request proposes a surface parking lot that provides pedestrian connections to the NDBP facilities for park goers to utilize. The Master Plan has a shared parking concept, which this request continues to implement. The parking lot is accessible from Carmel Ave. NE, providing park goers an additional option for parking at the park.

- D. Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

Sub policy a: Discourage oversized parking facilities.

The request would remove the 235-space parking structure, which would promote off-street parking based on the current needs of the community and park programming. The request helps

to discourage oversized parking facilities by proposing a surface parking lot where the parking structure was planned. The surface parking lot is in alignment with the context of the park.

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

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

The request is the culmination of extensive public and stakeholder involvement to meet the needs of all residents and use natural and fiscal resources responsibly. Its location within a large regional park, the La Cueva Activity Center, and proximity to the Wyoming Multi-Modal Corridor shows a commitment by the Parks and Recreation Department to meet the needs of all residents who will use it.

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

The Aquatic Center is designed to be used by people of all age groups and physical abilities. It features an indoor pool and an outdoor pool and splash pad for the needs of adults, elderly residents, and children. The building and site will incorporate ADA design standards to serve the needs of persons of various abilities.

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

- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(J)(3)(b) Before the adoption of the IDO the subject site was zoned SU-1 for Community Park and Related Facilities in the North Domingo Baca Park Master Development Plan, based on the EPC Notice of Decision for Project 1003921 that was issued on March 18, 2005. The terms and conditions of that Master Plan and related development agreements and regulations have been met.
- C. 14-16-6-6(J)(3)(c) IDO 4-1(A)(4)(c) The subject site must comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, including the NDBP Master Plan.
- D. 14-16-6-6(J)(3)(d) Reviewing agencies have determined that existing infrastructure and public improvements have adequate capacity to serve the proposed development.
- E. 14-16-6-6(J)(3)(e) Although the application does not avoid Sensitive Lands per the IDO Sensitive Lands Analysis criteria IDO 5-2(C), constructing drainage systems on-site that connect to the existing storm drain system, which runs north of the subject site and outflows to the Kinney Dam retention pond, will ensure that any development will not exacerbate any flooding within the FEMA-designated AO zone.

- F. 14-16-6-6(J)(3)(f) The subject property is within the North Domingo Baca Park Master Development Plan. The request is amending the Master Development Plan. Any future development made possible by this request is subject to any relevant standards in the Master Plan and applicable NR-PO zone district.
- G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.
17. The applicant notified the North Domingo Baca Neighborhood Association (NA), the Nor Este NA, the District 4 Coalition of NAs, and property owners within 100 feet of the subject site as, required.
18. A facilitated meeting was held on December 8, 2022 with the affected Neighborhood Associations. The community voiced concerns about the glass recycling bins, security system, seating, retaining wall, and additional land the City is considering purchasing for parking lots, which were addressed during the meeting.
19. Parking is shared between all park facilities and was originally approved by the EPC due to the subject sites SU-1 zoning designation. Parking is pursuant to IDO, DPM and the North Domingo Baca Park MDP development standards.
20. The Master Plan provides 757 total parking spaces for all uses. Removing the parking structure decreases the amount of parking by 145 spaces $[145(757) \times 100 = 19\%]$. This change exceeds the 10% threshold allowed for “any other numerical standard” in IDO Table 6-4-4: Allowable Minor Amendments.
21. Staff has not been contacted and is unaware of any opposition at the time of this writing.

CONDITIONS OF APPROVAL - SI 2023-00628

1. Upon approval by the EPC, the applicant shall coordinate with the Staff Planner to ensure that all conditions have been met within 6 months of the appeal period expiration date.
2. The applicant shall provide revisions to the NDBP Master Development Plan text and exhibits with all previous administrative amendments to create consistency and reflect the current and future NDBP programmatic intentions.
3. The applicant shall provide an updated Master Plan document to reflect this 2023 Major Amendment request and all previous administrative amendments to be posted on the City website within 6 months of the appeal period expiration date.

On April 20, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-008180/Case Number SI-2023-00282 – Site Plan - EPC, based on the following Findings and subject to the following Condition of Approval:

FINDINGS – SI-2023-00282, Site Plan-EPC

1. The request is for a Site Plan EPC for an approximately 5-acre portion of Tract A (the “subject site”) containing approximately 40-acres of the North Domingo Baca Park Master Development Plan,

legally described as all or a portion of Tract A, Plat of Tract A North Domingo Baca Park, located on the western side of Wyoming Blvd. NE, between Corona Ave. NE and Carmel Ave. NE (the “subject area”).

2. The subject site is zoned NR-PO-A (Non-Residential Park and Open Space, city owned or managed Park Zone District), a zoning designation received upon adoption of the IDO. The subject site was formerly zoned SU-1 for PRD (Planned Residential Development).
3. The EPC is reviewing this request: 1) because the MDP requires EPC review and approval of the “pool complex” before a building permit is obtained, and 2) due to the presence of sensitive lands pursuant to IDO 14-16-5-2 Site Design & Sensitive Lands.
4. Once approved by the EPC, the proposed site plan would go to the Development Facilitation Team (DFT) for final sign-off before obtaining a building permit (NOD dated 3-17-2005 PR# 1003921).
5. The applicant wishes to develop an approximately 58,000 SF Aquatic Center, with an outdoor recreational pool and associated landscaping and parking. The Site Plan is pursuant to all applicable IDO Development Standards and is consistent with the North Domingo Baca Park master Development Plan Standards.
6. The subject site is located in an Area of Consistency and the La Cueva Activity Center as designated by the Comprehensive Plan. Wyoming Blvd. is designated as a Multi-Modal Corridor in the Comprehensive Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan, the North Domingo Baca Park Master Development Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Character from Chapter 4:

A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities

The subject site is located in an Area of Consistency. The request would enhance, protect and preserve the community because park serves the La Cueva Activity Center area and surrounding neighborhoods. The Park is distinct because it offers a range of active and passive recreation facilities and provides panoramic views to the east and west. The request would enhance and preserve the community’s distinct character by providing a pool facility consistent with the Master Plan.

B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The request would facilitate quality development that is consistent with the distinct character of the community because the proposed site plan is required to follow MDP design standards, which were created with the involvement of the surrounding community.

The proposed Site Plan includes a pool facility and associated landscaping, parking, grading and drainage, etc. that is consistent in scale with the surrounding park facilities. The proposed text amendments to the Master plan, reflect proposed development and future park programming.

- C. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would generally protect the identity and cohesiveness of neighborhoods nearby. The proposed Site Plan incorporates design standards in the North Domingo Baca Park Master Plan that provide cohesiveness, which would help to protect the character of building design in the area. Additionally, the proposed Master Plan Amendment ensures the appropriate scale and location of parking for the park, which would better fit the character and design of the park.

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

North Domingo Baca Park is a special place that contributes to the character of the La Cueva Activity Center and surrounding neighborhoods. The Aquatic Center is the final phase of development and would enhance the parks special qualities and contribute to quality of life for existing and future residents. The Master Development Plan is being amended to reflect current and future park programming, which would ensure that the park continues to contribute to the distinct character of the surrounding community.

9. The request is consistent with the following Comprehensive Plan Goals and Policy regarding Process and CPAs from Chapter 4:

- A. Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

The applicant engaged the community through a facilitated meeting for the request (December 8, 2022). The applicant worked with the neighborhood associations to identify the characteristics of the aquatics center that the community wished to incorporate in to the proposed development.

- B. 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 held a facilitated meeting with the Neighborhood Associations (NA) on December 8, 2022, which provided an engagement opportunity between the applicant and the community to identify the needs of the affected residents. The applicant has worked with the NA to address the needs and areas of concern.

- C. 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.

The request would generally enhance the characteristics of the North Albuquerque Community Planning Area (CPA). The design of the proposed building and site features, such as outdoor

gathering spaces and landscaped beds, are in harmony with the overall design of North Domingo Baca Park and take advantage of the open space and vistas to the Foothills and volcanoes.

10. The request is consistent with the following Comprehensive Plan Goal and Policies regarding Centers and Corridors from Chapter 5: Land Use:

- A. Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would facilitate the final phase of the North Domingo Baca Park development by providing an aquatics center. The proposed Site Plan is consistent with this goal because the NDBP is adjacent to the Wyoming Multi-Modal Corridor, which connects to the La Cueva Activity Center, which contributes to the growth of the community.

- B. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject area is located in an Area of Consistency adjacent to the Wyoming Multi-Modal Corridor and is within the La Cueva Activity Center. The request maintains appropriate density and scale of development and would enhance buildings and landscaping features already established. By directing these uses to an established park in an Area of Consistency, the request helps maintain a consistent density and scale with the surrounding residential neighborhood. Furthermore, the Master Development Plan amendments maintain appropriate density and scale of development in the park.

- C. Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The request would foster a mixed-use activity center because it would facilitate development of the uses in the park. The NDBP MDP guided the implementation of a range of services including a multi-generational facility, dog park, public recreational facilities that meet the needs of residents and businesses. The proposed amendments help meet the needs of nearby residents by removing the planned library, which is no longer a need of the community and by replacing the planned parking structure with a surface parking lot. Neighbors have historically expressed concerns about parking for the park. Additionally, the proposed Aquatic Center would support healthy lifestyles.

11. The request is consistent with the following Comprehensive Plan Goal and Policy regarding Complete Communities from Chapter 5: Land Use

- A. Goal 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together

The request would serve play needs for nearby residents as well as users of the La Cueva Activity Center, which is designed to be a live-work-learn-shop-play community. The park is within a short walk or bike ride, and will further enhance the existing recreational facilities in North Domingo Baca Park.

- B. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to a healthy, sustainable, and distinct community because the subject site is located in a designated Activity Center intended to develop with a mix of uses with access to the Wyoming Multi-Modal Corridor. The subject site is conveniently accessible to pedestrians, bicyclists, and transit users nearby via internal trails, sidewalks and a bike route along Carmel Ave. NE.

12. The request is consistent with the following Comprehensive Plan Goals and Policies regarding Development Patterns and City Development Areas from Chapter 5: Land Use:

- A. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would generally promote efficient use of land because the NDBP is connected to existing infrastructure and public facilities, which the proposed Aquatic Center and future development would utilize.

- B. Policy 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an area served by existing infrastructure and public facilities. The request would promote efficient development patterns by utilizing planned and existing parking lots, trails and uses of land. The request is consistent with Policy 5.3.1 Infill Development.

- C. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request reinforces the character and intensity of the existing park buildings and environment, and is generally consistent with the standards of the North Domingo Baca Park Master Plan. The location of the subject site in the Area of Consistency will ensure that its development reinforces the existing recreational character and intensity of North Domingo Baca Park.

- D. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request would generally enhance the existing park and protect the character of existing neighborhoods located in an Area of Consistency, and would prevent siting incompatible uses within the park.

13. The request is consistent with the following Comprehensive Plan Policies regarding Implementation Process from Chapter 5: Land Use:

- A. Policy 5.7.1 Coordinated Public Investment: Prioritize public investments and program funding by the City and County to be consistent with and to implement Comp Plan land use goals and policies.

Sub-policy a: Prioritize investment in Centers and Corridors.

The subject site is within the La Cueva Activity Center and near the Wyoming Multi-Modal Corridor. The proposed Site Plan would implement that final phase of planned development of the NDBP, which is evidence of the City's prioritization of public investments in Centers and Corridors.

- B. Policy 5.7.5 Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

Since the original conception of the North Domingo Baca Park Master Development Plan in the early 2000s, there have been regular opportunities for residents and stakeholders to better understand and engage in the planning and development process. There have been opportunities to provide input and engage in the overall park design as well as individual phases of park development.

14. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 7: Urban Design

- A. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region

The subject site is connected to existing pedestrian facilities. The NDBP enhances walkability through the use of trails and sidewalk connections to the surrounding neighborhoods, and the La Cueva Activity Center. The request helps promote high-quality pedestrian-oriented neighborhoods and generally promotes pedestrian-oriented design by providing connections to existing trails and walkways and installing bike racks.

- B. Goal 7.4 Context Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment

The request would facilitate development of the proposed surface parking lot in the associated Site Plan request. The surface parking lot would match the context of the existing parking lots at the park.

- C. Policy 7.4.1 Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

Sub policy b: Encourage shared parking

The request proposes a surface parking lot that provides pedestrian connections to the NDBP facilities for park goers to utilize. The Master Plan has a shared parking concept, which this request continues to implement. The parking lot is accessible from Carmel Ave. NE, providing park goers an additional option for parking at the park.

- D. Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

Sub policy a: Discourage oversized parking facilities.

The request would remove the 235-space parking structure, which would promote off-street parking based on the current needs of the community and park programming. The request helps to discourage oversized parking facilities by proposing a surface parking lot where the parking structure was planned. The surface parking lot is in alignment with the context of the park.

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

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

The request is the culmination of extensive public and stakeholder involvement to meet the needs of all residents and use natural and fiscal resources responsibly. Its location within a large regional park, the La Cueva Activity Center, and proximity to the Wyoming Multi-Modal Corridor shows a commitment by the Parks and Recreation Department to meet the needs of all residents who will use it.

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

The Aquatic Center is designed to be used by people of all age groups and physical abilities. It features an indoor pool and an outdoor pool and splash pad for the needs of adults, elderly residents, and children. The building and site will incorporate ADA design standards to serve the needs of persons of various abilities.

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

- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(J)(3)(b) Before the adoption of the IDO the subject site was zoned SU-1 for Community Park and Related Facilities in the North Domingo Baca Park Master Development Plan, based on the EPC Notice of Decision Project 1003921 that was issued on March 18, 2005. The terms and conditions of that Master Plan and related development agreements and regulations have been met.

- C. 14-16-6-6(J)(3)(c) IDO 4-1(A)(4)(c) The subject site must comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, including the NDBP Master Plan.
 - D. 14-16-6-6(J)(3)(d) Reviewing agencies have determined that existing infrastructure and public improvements have adequate capacity to serve the proposed development.
 - E. 14-16-6-6(J)(3)(e) Although the application does not avoid Sensitive Lands per the IDO Sensitive Lands Analysis criteria IDO 5-2(C), constructing drainage systems on-site that connect to the existing storm drain system, which runs north of the subject site and outflows to the Kinney Dam retention pond, will ensure that any development will not exacerbate any flooding within the FEMA-designated AO zone.
 - F. 14-16-6-6(J)(3)(f) The subject property is within the North Domingo Baca Park Master Development Plan. The applicant has provided notes on the Site Plan that indicates whether they are following the Master Development Plan or the IDO. The more stringent standard applies.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.
- 17. The applicant notified the North Domingo Baca Neighborhood Association (NA), the Nor Este NA, the District 4 Coalition of NAs, and property owners within 100 feet of the subject site as, required.
 - 18. A facilitated meeting was held on December 8, 2022 with the affected Neighborhood Associations. The community voiced concerns about the glass recycling bins, security system, seating, retaining wall, and additional land the City is considering purchasing for parking lots, which were addressed during the meeting.
 - 19. The Solid Waste Department will work with North Domingo Baca Park when the time comes to relocate the recycle drop off site.
 - 20. The Park and Recreation Department submitted a letter of support for the project as the applicant.
 - 21. Upon approval by the EPC, the Site Plan would go to the DFT for final sign-off.
 - 22. Parking is shared between all park facilities and was originally approved by the EPC due to the subject sites SU-1 zoning designation. Parking is pursuant to IDO, DPM, and the North Domingo Baca Park MDP development standards.
 - 23. Staff has not been contacted and is unaware of any opposition at the time of this writing.

CONDITIONS OF APPROVAL – SI 2023-00282

- 1. Upon approval by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met.

3. North Domingo Baca Park Master Development Plan:

The text and master plan layout in the Master Development Plan shall be amended through an EPC-Major Amendment to reflect the change from the planned parking structure to the proposed surface parking lot associated with this request before submitting to the DFT.

4. Site Plan Sheet-AS-101:

- A. The subject site is within a Special Flood Hazard Area and shall comply with 5-4(F) Lot design and layout specifically, 5-4(F)(1) Avoidance of Sensitive Lands.
- B. Leaders/notes for existing lighting shall be turned off.
- C. Parking shall be pursuant to IDO 14-16-5-5 Parking and Loading, the DPM, and the North Domingo Baca Park Master Development Plan requirements.

5. Landscape Plan:

- A. Existing east parking lot adjacent to the Aquatic Center and existing parking lot landscaping shall be faded back.
- B. Dimensions shall be made clear and provided for all street frontage trees and landscape buffer areas.
- C. Plant legend shall be updated so that tree types are not repeated.
- D. Juniper shall be “female only” (ref: Pollen Ordinance) and chosen from the Albuquerque Plant Palette.
- E. Pine species shall be replaced with a low to medium water use tree in the Albuquerque Plant Palette.

6. Access and Connectivity:

The applicant shall provide crosswalks at the two entrances to the proposed parking lot pursuant to 14-16- 5-3(D)(3)(c) Materials to Alert Motorists.

7. Signs:

A sign permit shall be obtained prior to installation pursuant to IDO 14-16-5-12(D)(1) because the proposed wall sign is greater than 24 SF.

8. Site Lighting:

- A. Light pole maximum height shall not exceed 30’ and shall be pursuant to 5-8(D)(1)(a).
- B. Light fixtures shall be shielded using full cut-off light fixtures.

9. Conditions from Transportation Development Review Services:

- A. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
- B. A Traffic Scoping Form shall be provided to Transportation (Matt Grush) for review to determine if Traffic Impact Study (TIS) is required for the proposed changes.

10. Condition from Crime Prevention/Crime Free Programs:

Applicant shall coordinate with the Albuquerque Police Department regarding comments provided for Crime Prevention through Environmental Design.

11. Condition from AMAFCA:

A Letter of Map Revision (LOMR) shall be prepared and accepted by FEMA to revise the limits of the floodplain for development to occur.

12. Condition from KAFB:

Any lighting shall be shielded and focused downward so that Kirtland missions are not impacted in a negative manner.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **May 5, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/MJ/RM

cc: City of Albuquerque Park & Recreation Department, Josh@cabq.gov

OFFICIAL NOTICE OF DECISION

Project # PR-2023-008180

April 20, 2023

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EPC File