

SECTION 4

2023 UPDATE

SITE PLAN FOR SUBDIVISION (~~2012~~)



## 2012 MASTER DEVELOPMENT PLAN UPDATE

Planning for the current Balloon Fiesta Park began in 1996 with a Zone Map Amendment and amendment to the North I-25 Sector Development Plan by the City Council. The planning process continued and the current Master Development Plan was approved in December 1998. In 2010, City Parks and Recreation Department began the process of renewed strategic planning for the Balloon Fiesta Park.

The Site Plan for Subdivision section of the Master Development Plan (previously referred to as the "Preferred Master Plan Concept") is an update to the 1998 Master Development Plan, and reflects the strategic planning process, physical and administrative changes that have occurred since 1998 at the Park. It also responds to the input received from the Balloon Fiesta Park Commission, Albuquerque International Balloon Fiesta, City staff, neighborhood representatives, other stakeholders, and the general public.

This section includes a general description of existing and future park elements, buildings, and circulation systems, and corresponds to the Site Plan for Subdivision drawings (provided at 1" = 200'). Certain elements and features are illustrated on the drawings; however, some are only described in text in this section. Regardless, all elements and features described in the text are permissive within the existing zoning allowed on the property, with the exception of commercial retail/service and caretaker's unit which are covered by a Zone Map Amendment submitted concurrently with the 2012 amendment to the Master Development Plan.

## OPERATION and MANAGEMENT

Since the adoption of the 1998 Master Development Plan, the planning, design, development, operation, and management of Balloon Fiesta Park have been

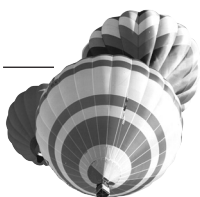
guided by various City boards and commissions. Membership has varied slightly over the last 14 years, but has typically included representatives from the Albuquerque International Balloon Fiesta, Inc. ("AIBF"), adjacent neighborhoods, local business, Pueblo of Sandia, Anderson-Abruzzo Albuquerque International Balloon Museum, Albuquerque Convention and Visitor's Bureau ("ACVB"), an individual representing the interests of the Metropolitan Parks and Recreation Advisory Board, and recreation users of the Park. This section provides a brief history of the evolution in operation and management of the Park by the various boards and commissions.

In November 1999, the Balloon Fiesta Park Advisory Board was created. The Advisory Board started meeting in February 2000. From 1999-2003, the City and the Advisory Board focused on:

- Evaluating governance options for the Park;
- Planning for and implementing capital improvements at the Park; and
- Development of preliminary planning and operational concepts for the park.

In 2003, the Advisory Board was superseded by the Balloon Fiesta Policy Board, which held its first official meeting in February 2004. The Policy Board created a Strategic Plan for the Park, which included the following:

- Creation of subcommittees to address various operational aspects of the Park (e.g. Revenue and Finance, Legal, Marketing/Sponsorship, Park Activities and Facilities and Infrastructure);
- Drafting of policies;
- Revising the enabling legislation for the Policy Board;



- Recommendations concerning the management of events at the Park; and
- Recommendations concerning priorities for the design and development of the Park.

The Strategic Plan, and the subsequent policies that were drafted and implemented by the Policy Board and the City, became the framework for the operations and management of Balloon Fiesta Park.

In 2007, the Policy Board created the Operations & Management Report, 2004 – 2007. Policies, procedures for Park usage, review of tenants and legal documents, and priorities for development were included in that document.

In May 2010, the City Council passed an ordinance creating the Balloon Fiesta Park Commission (F/S 0-09-90; Enactment 0-2010-004 approved by the City Council on May 12, 2010). The Balloon Fiesta Park Commission replaced the Policy Board, and responsibility for reviewing and updating the policies, procedures, and priorities for development was transferred to the Park Commission at that time. The membership of the Balloon Fiesta Park Commission was subsequently expanded to include the Director of the City Parks and Recreation Department or designee, a City Public Safety employee, and two neighborhood representatives, one each from the west side and the east side of Albuquerque.

The purpose of the Balloon Fiesta Park Commission is to provide advice and recommendations concerning the operations, management, and development of the Balloon Fiesta Park to the Mayor, City Council, and the Parks and Recreation Department. The intent of the ordinance that established the Balloon Fiesta Park Commission was to create a voice for the public and stakeholders in the management of Balloon Fiesta Park. Under Duties and Powers of the Park Commission, the legislation states “Receive actual timely notice of all proposed planning and

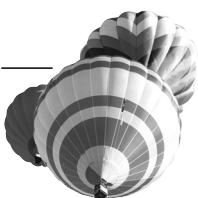
development actions within the Park, including but not limited to: any permanent changes to the physical layout of the Park; any construction within the Park; any changes to the Site Development Plan; and any application for such changes. The Commission has the right to participate in, review, and have its position given full consideration with respect to any planning and development actions related to the Park. The Commission shall have standing in front of all City boards or commissions authorized to consider or review such actions, and in front of City Council for any appeal or other consideration of such actions.”

## PARK PRIORITIES

One of the roles of the Balloon Fiesta Park Commission is to identify and bring forward the priorities for capital improvements at the Park. The process of setting priorities should continue to be a collaborative effort between the major stakeholders at Balloon Fiesta Park, including the Balloon Fiesta Park Commission, AIBF, Parks and Recreation Department, Cultural Services Department, Environmental Health, etc. The process should also include public input. However, it is acknowledged that priorities are subject to change over time depending on available funding, changing needs, and recreation trends as the Park develops and evolves in the future.

In 2007, the Policy Board identified priorities for future development at the Park. In a letter dated February 9, 2011 from the Balloon Fiesta Park Commission to the Mayor and City Council, it states that “these priorities have remained virtually unchanged due to the lack of capital funding for the Park in the last four years” (see Appendices in this document for a copy of the letter).

The priorities include improvements to Balloon Museum Drive, Alameda Boulevard, Launch Field, Vending Concourse (Main Street Promenade), and the Los Angeles Landfill. Although there was \$2.45



million in capital funds allocated to the Park as part of the 2011 General Obligation Bond Program, this is not sufficient to cover all of the priorities identified.

The improvements, which are not listed or ranked in any order, include:

- South Vending Concourse from Gate 9 to just north of the existing Command Center/Public Safety Building – year round reservation / entertainment area (referred to as the Pilots’ Landing and Welcome Center in the 2012 update of the Master Development Plan), transit drop-off, restrooms, utilities, paving, landscaping, and site improvements to include rebuilding the east escarpment and adding recreational features, and renovating the Presidents’ Compound area
- North Vending Concourse, from north of existing Command Center to Gate 1 – Vending Concourse, restrooms, utilities, landscaping, and site improvements
- Balloon Museum Drive - widen to four travel lanes and add landscaping
- Alameda Boulevard – improve intersections with Balloon Museum Drive and Horizon Boulevard
- Launch Field – extend potable water and electrical service to the west side of the Launch Field and along the eastern edge of the Launch Field for smaller special events
- Los Angeles Landfill – year round usage improvements and environmental management

In addition to the above improvements, some of the existing Park improvements were installed 15 years ago and are in need of renovation (e.g., site amenities, parking lot paving). Installation of permanent infrastructure throughout the Park is also a priority.

## PARK PLANNING PROCESS

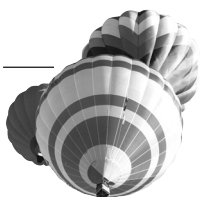
### PLANNING HISTORY

The original planning process for the current Balloon Fiesta Park involved a two-step process; including:

1. A zone map amendment and amendment to the North I-25 Sector Development Plan approved by the EPC and the City Council in 1996 (R-356); and
2. A Master Development Plan approved by the EPC in 1998 (Z-96-77).

Zone Map Amendment and Sector Plan Amendment: In 1996, the EPC found the request to change the existing zoning met the City’s criteria for zone changes as defined by Resolution 270–1980. Changed neighborhood conditions were demonstrated by the termination of gravel mining and earth product removal on the site. The EPC found that the zone change was more advantageous to the community than the previous SU–1 for IP–EP zoning. The permissive land uses approved by the City Council are categorized under the following three general headings and listed below:

1. Recreation and Park Elements:
  - Field sports such as soccer, football, field hockey, polo, etc.
  - Tournament field sports such as soccer, softball, track, etc.
  - Golf practice area
  - Balloon Fiesta, launch, and event facilities
  - Picnicking
  - Trails
  - Parking
  - Natural areas and open space
  - Skateboarding and in–line skating
  - Transit access facilities
  - Helicopter landing pad for emergency medical purposes



# 2012 2023 UPDATE - SITE PLAN FOR SUBDIVISION

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## 2. Special Events:

- Arts and crafts shows
- City Summerfest activities
- Car shows
- Marathons and similar community activity events
- Fireworks exhibitions
- Vendors booths, including retail sales of food and full-service liquor for consumption on-premises and within designated Park areas

## 3. Buildings:

- Multi-Purpose Center (Community Center Type Uses, referred to in the 1998 MDP as the Family Recreation Center)
- Balloon Museum, additional museum
- Auditorium (with grass seating and associated dormitory)
- Restaurants for retail sales of food and full-service liquor for consumption on premises and within designated Park areas
- Restroom facilities
- Gift shop (associated with Museum uses)
- Enclosed sports arena \*
- Tournament Game Area (renamed the Northeast Outdoor Recreation Area as part of the 2012 update)
- Golf clubhouse, other clubhouse use
- Hotel/meeting center
- Police substation
- Outdoor multi-use stadium
- ~~\*An outdoor sports stadium is not allowed in Balloon Fiesta Park.~~

A tournament game area was approved by City Council with the following four limitations:

- 1) The tournament game area will be used primarily for youth and children's sports and no more than 1,000 permanent seats will be allowed. The permanent seating will be constructed out of sound-absorbing materials, such as grass.

2) The use of temporary seating will be allowed, if the temporary seats are removed after an event.

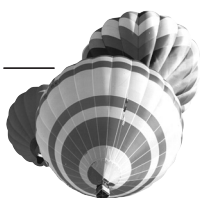
3) The Master Development Plan will govern the use and hours of operation of the tournament game area, the use of a sound system, and lighting in the Park. The sound system for the tournament game area will be directed toward the berm on the eastern side of the Park. No field lighting will be allowed for the tournament game area, security lighting is acceptable.

4) The tournament game area will not be used for outdoor concerts.

## 4. 2012 Updates:

- The Tournament Game Area, now identified by the 2012 update as the Outdoor Recreation Area, is located at the far northeast corner of the Park.
- The 2012 update added commercial retail/service uses in designated areas along Alameda Boulevard, and a caretaker's unit east of the Launch Field per the Recreation and Open Space (ROS) Land Use District in the North I-25 Sector Development Plan.

1998 Master Development Plan: During the 1998 planning process, the Design Team received input from City staff; neighborhood representatives; Balloon Fiesta representatives and balloonists; recreational users and consultants; Balloon Museum Board; Albuquerque Convention and Visitors Bureau; City and County Police, Sheriff, and Fire Departments; City, County, and State elected officials; and many others in building a common dialogue for mitigating impacts and appropriately planning locations and types of park activities. Three alternative master plan concepts were initially developed, and the 1998 Preferred Master Plan Concept (now referred to as the Site Plan for Subdivision) was based on a refinement of the alternatives.



Major Park elements described in the Master Development Plan, including all buildings over 10,000 square feet (e.g., Large Outdoor Performance Area, Balloon Museum, and Multi-Purpose Center); Main Street Promenade require review and approval by the Environmental Planning Commission (EPC). Minor elements (e.g., Incident Command Post, concession stands, ballfields, maintenance buildings, etc.) have been delegated by the EPC to the Development Review Board (DRB) for its review and approval. As part of the 2012 update, the commercial retail/service areas along Alameda Boulevard shall also require review and approval by the EPC.

**Initial Design and Development:** In 1999, the City issued an RFP for the design, development, and operations of a golf training center. New Mexico Golf Academy (along with Tortilla Inc. - Garduños on the Green) was the successful bidder.

Other uses beside the annual Balloon Fiesta event did not start occurring until 2001 with the construction of the New Mexico Golf Academy. In Summer 2003, the first scheduled non-ballooning event at the Park occurred with the Race for the Cure fund-raiser.

Since use of the Park lagged behind development, the drafting of the Park policies started in 2002 with the first fee schedule.

## 2011 STRATEGIC PLAN

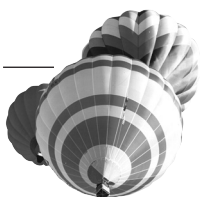
In May 2011, a Strategic Plan was completed for the park. The Strategic Plan outlined the following:

- A 25 year practical vision for Balloon Fiesta Park;
- A set of five year and ten year strategic directions to address identified obstacles to achieving the vision; and
- An action plan that specifies two year action steps to initiate implementation of the strategic directions.

The 25 year practical vision for the Balloon Fiesta Park has four major components:

1. **Infrastructure:** By 2036, the Park has many venues and facilities, including a visitor's center, exhibit hall, community multi-purpose welcome center, and stage, as well as intimate spaces for weddings and graduations, that attract people from across the region. Habitat restoration attracts birds and small wildlife to the Natural Area. The Park has the full complement of utility facilities, drainage systems, parking, restrooms, public safety facilities, and a network of permanent vending spaces to support major events and daily use.
2. **Connections:** Prominent automobile and pedestrian gateways greet and direct visitors entering the Park. Excellent road, multi-use trail, and transit connections make it easy to arrive and leave from the site, and internal circulation provides easy access and shortens perceived distances.
3. **Activities:** The Park hosts a new signature event as revered as the Balloon Fiesta or the New Orleans Jazz Festival. It brims with a wide range of sports and recreational activities on its grassy fields and provides venues for concerts, exhibits, parades, weddings, graduations, and informal uses as well as community service activities such as recycling and public safety training.
4. **Identity and Branding:** Balloon Fiesta Park has a distinct identity and projects a strong sense of place. The Park's unifying theme resonates with ballooning and the Park's beautiful views and vistas.

The 2012 update of the Master Development Plan is guided by these elements.



## ACTIVITIES/FACILITIES PLANNING

The Balloon Fiesta Park has a wide range of potential uses as a recreation/sports venue, a family park, and a cultural/neighborhood destination. Early in the original conceptual design process, several charettes, or idea formation sessions, were held with invited stakeholder/constituent groups and with neighborhood groups. These sessions, held during the period of January, 1996 to July, 1996, attempted to test the Design Team's ideas against neighborhood acceptance and potential mitigation of impacts. The proposed allowable uses were catalogued in a series of public meetings which prioritized various possible uses and ranked by desirability with surrounding neighborhoods. These proposed uses were incorporated into the zone map amendment, as previously described on page 33.

## SUMMARY OF ACTIVITIES AND RANKING

The 1998 Master Development Plan process included development of an activities matrix for the public meetings and asked participants to prioritize the activities presented. Many activities and/or uses (animal barns, amusement park, motorcycle track, horse racing, etc.) were removed from consideration early in the planning process because of their potential negative impact to the surrounding residential neighborhoods. Each of the proposed activities were ranked, with the results having influenced the development of the 1998 Preferred Master Plan Concept.

In 1998, the top four preferred activities/facilities identified by the meeting participants included Enclosed Auditorium, Balloon Fiesta, Multi-Purpose Center, and Balloon Museum. The participant's four least preferred activities/facilities included Special Shows (outdoor concerts and motorcycle races), Eastdale Little League, Football, and Fireworks Display. As part of the planning process conducted under the 2011 Strategic Plan, park users indicated that Eastdale Little League and concerts were an important part of the Park.

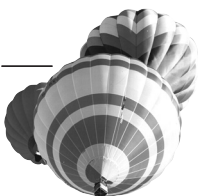


*Two balloons flying during Balloon Fiesta*

## LAND USE CRITERIA

Proposed land uses were developed in conjunction with the original 1996 zoning for the site. Specific areas were identified and dedicated to various activities. Activities were located to accomplish the following goals:

- Emphasize and improve the Balloon Fiesta event (while minimizing neighborhood impact)
- Buffer the surrounding neighborhoods on the west and east with natural landscape, trees, multi-use trails and Park uses
- Locate areas of intensive use in locations of existing ambient noise and/or sound absorbing site features to mitigate sound impacts to neighborhoods
- Locate major cultural recreation features such as the Balloon Museum and the Multi-Purpose Center to form major gateways to Park activities and create synergistic activity focus
- Locate parking areas adjacent to intensive use areas and removed from neighborhoods
- Locate activities to minimize traffic within the Park



- Design a network of multi-use trails, buffers and landscape linkages which emphasizes pedestrian/bicycle/equestrian access and circulation, removed from vehicular circulation

## DESIGN GOALS

The following design goals were developed by the original Design Team early in the planning process with input from the public, and they remain relevant today in 2012. Key issues relevant to the Park include:

- Provide for multi-use of the balloon launch fields
- Create opportunities for recreational activities to be complemented by special events, entertainment, and cultural activities
- Provide activities and facilities for visitors of all ages, including youth and seniors, and all physical abilities
- Create a park and museum as primary focus and tourist destinations
- Develop an economic strategy to supplement operating costs for the Park
- Explore sensitive design and technical solutions to protect residential neighborhoods and the environment from adverse impacts
- Create a unified, visually exciting aerial view of the Park for balloonists
- In addition to Balloon Fiesta, create a second signature event
- Comply with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance

## SITE PLAN FOR SUBDIVISION

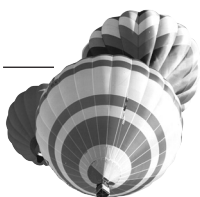
The 2012 Site Plan for Subdivision is based upon implementation and experience gained from use of Balloon Fiesta Park since the original Master Development Plan was adopted in 1998, coordination with and recommendations received from the various boards and commissions, as well as numerous meetings and design charettes, strategic planning process, and continued coordination with the primary stakeholders (see the reduced version of the Site Plan for Subdivision on page 43 or the 1" = 200' plan at the end of this document). It remains cognizant of the impacts which will be generated by the intensity and frequency of the many uses programmed for the Park.



*Discussion during one of the design charettes*

The 2012 Site Plan for Subdivision drawings show the existing improvements and conditions, as well as future improvements. The existing area of the Launch/Recreation Fields accommodates 65 launch sites for Balloon Fiesta and 21 soccer fields for year round use.

The vast area of the Launch/Recreation Fields is contained on the north by a new Large Outdoor Performance Area and Incident Command Post, on the south by the Anderson-Abruzzo Albuquerque Balloon Museum, on the west by the North Diversion Channel and multi-use trail system, and on the east by the Main Street Promenade.





The 2012 Site Plan for Subdivision includes the proposed use of subareas within the site; pedestrian, bicycling, and vehicular ingress and egress; internal circulation requirements; minimum building and parking setbacks; and other relevant information. Additionally, design guidelines are provided starting on page 73 of this document. All existing and future uses and buildings are consistent with the original zone change approved in R-88. As part of the 2012 update, the Parks and Recreation Department elected to use the Recreation and Open Space (ROS) Land Use District, which allowed for the addition of commercial retail/service along Alameda Boulevard and a caretaker's unit, and required that Balloon Fiesta Park follow all provisions of the Master Development Plan.

The only buildings or structures anticipated on the southern lot (old Los Angeles Landfill) are those approved by the City Environmental Health Department that are related to reclamation and remediation of the landfill. However, there is a small area (approximately 1.67 acres) along the south side of Alameda Boulevard which is proposed for commercial retail/service use. Any development occurring in this area will be reviewed and approved by the EPC through the typical site development plan approval process, including notification to neighborhoods and adjacent landowners (see page 48 for more detail on the commercial area). Development and access issues will also require coordination with the Archdiocese of Santa Fe, owner of the adjacent San Carlos Cemetery.

Additionally, a Landscape Plan is provided at 1" = 200' at the end of this document. This Landscape Plan, in conjunction with the plant materials list included in the 2012 Master Development Plan, meet the requirements of the Site Development Plan for Subdivision landscape requirements as set forth in the City's Development Process Manual.

In order to be consistent with the Plan goal of providing activities and facilities for people of

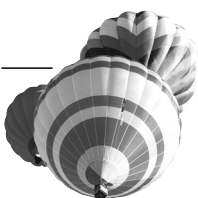
all physical abilities, permanent and temporary structures and facilities at the Park shall meet or exceed the standards set by the Americans with Disabilities Act. The key elements of the 2012 Master Development Plan are as follows:

## LICENSE AGREEMENTS

- AMAFCA - The City of Albuquerque and AMAFCA have cooperated for many years on behalf of Balloon Fiesta Park. A license agreement between the two governmental entities is renewed on an annual basis. The license agreement allows the City to use portions of AMAFCA rights-of-way for access and for activities during the Balloon Fiesta. The license also allows uses throughout the year.
- AIBF - In 1997, the City and AIBF entered into a license agreement for use of the Park. A new license agreement is currently being negotiated. The license outlines terms, payments, and improvements that can be made at the Park. As part of the license, the AIBF can install various types of improvements, including:
  - Temporary - improvements removed prior to October 31st
  - Interim - 1 year to 10 years
  - Permanent - per adopted Master Development Plan
- From time to time, the City and AIBF are required to make interim improvements at the Park due to funding constraints and the significant overall demand of the Park. The Balloon Fiesta Park Commission will review all interim improvements and provide recommendations.

## SUSTAINABLE DESIGN FEATURES

The design of all new park elements and facilities is encouraged to incorporate sustainable design features. At a minimum, new facilities shall comply



# 2012 2023 UPDATE - SITE PLAN FOR SUBDIVISION

with the current City of Albuquerque adopted Energy Code (IECC 2009).

Sustainable design features include, but are not limited to the following:

## Alternative Energy Sources

- Photovoltaic panels/membranes for on-site electricity generation
- Solar panels for hot water generation and hot air systems
- Passive solar design (trombe walls, direct gain)
- Consider wind powered electric generators, where feasible (size, location, and placement is a major issue in context to the balloons)

## Building Design

- Provide an east-west building orientation to facilitate solar control
- Insulate and seal buildings against air infiltration
- Use energy efficient HVAC systems
- Use energy efficient light fixtures (i.e. LED's) both inside and at exterior locations
- Design buildings to optimize use of day lighting, natural ventilation, and solar reflectance on roof surfaces
- Incorporate operable windows where operation (open vs. closed) can be monitored
- Use water conserving plumbing fixtures
- Reuse gray water for non-potable water needs (e.g. toilet flushing) and irrigation

## Site Design

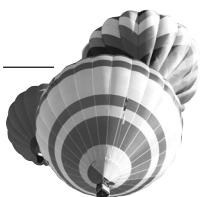
- Incorporate rain water harvesting for supplemental landscape irrigation and non-potable water use
- Utilize xeriscape principles of design
- Install trash containers/recycling containers throughout the Park
- Incorporate on site water retention and infiltration through storm water management



*One of the special shapes balloons.*

## **PARK ELEMENTS**

- **Existing Launch/Recreation Fields:** The design and location of the Launch/Recreation Field supports the Master Development Plan goal of creating a world premier balloon launch venue, while also creating a large, multi-purpose area for sport events and athletic fields. The area for this multipurpose use was selected based on the need for 100-110 acres of relatively flat, continuous land and the horizontal separation from the PNM transmission lines to the east. Consequently, the Launch Fields are located in the center of the northern area of the Park,



aligned with the west edge of the North Diversion Channel. Community recreation use zones are located at each end of the Launch Fields to provide simultaneous activity nodes.

The Launch/Recreation Fields area accommodates 21 soccer fields and is bisected by several roads. These roads running through the interior of the Launch Field area function as park service roads, multi-use trails, and drainage features, and are designed to allow maximum flexibility during the Balloon Fiesta event. As such, balloons can be arranged and launched in a variety of patterns depending upon wind and event type.

Currently, there is no electricity or potable water on the Launch Field. These utilities should be extended onto and along the eastern and northern edge of the Launch Field adjacent to the Main Street Promenade, along the west side of the Launch Field to the Small Outdoor Stage Area, and to the park service road intersections within the Launch Field.

- **Existing Golf Driving Range:** The Golf Driving Range/Launch Field is located at the south end of the Launch Field Area and is approximately 32 acres in size. On the eastern edge of the Pitch-Putt Course is a gravel road, which is used during the annual Balloon Fiesta event for pilot access during the event. This road is only open during approved special events.

As required by the 1998 Master Development Plan, fencing and netting (removable during the Balloon Fiesta) and other safety features to ensure the safety of Park patrons both inside and outside of the Golf Driving Range have been provided. Other site amenities such as benches, trash receptacles, etc., have been provided in this area as well, and should be replaced as needed.

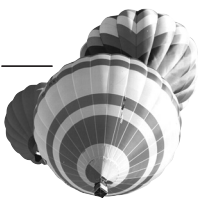
- **Existing Little League and Community Ballfield Area:** This area contains eight existing Little

League Ballfields that were constructed for use by the Eastdale Little League. No additional ballfields are planned for the Park.

The existing Little League Area includes the ballfields, play area, concessions building with toilets, etc. Future improvements will include playgrounds, accessory structures, batting cages, and shade structures. The maximum combined size of these new facilities shall be 14,000 square feet, with a maximum height of 26 feet.

A pedestrian walkway (including an 8 foot wide sidewalk with landscaping) will also be developed through the center of this area, which will connect the commercial retail/service area along Alameda Boulevard, through the Little League area, and further north to the Multi-Purpose Center and the Balloon Museum area.

- **Existing Natural Habitat Area:** The Natural Habitat Area is on the east side of Balloon Museum Drive. It provides a wide, approximately 16.7 acre buffer to the Wildflower Neighborhood. An existing unpaved trail across the south portion of the Natural Habitat Area provides a connection to Wildflower Park. The Natural Habitat Area includes a small parking area and a passive water feature to provide water for wildlife habitat. Future enhancement of the Natural Habitat Area will continue with native plant materials (shrubs and seeding), wildlife habitat improvements (shelters), surfacing of the unpaved trail, and interpretative signage for flora and fauna. Any future improvements to this area should be designed to preserve the existing shade trees and picnic table.
- **Main Street Promenade (Vending Concourse):** The Main Street Promenade meets the goal of providing a multi-purpose, high activity area that will support vending activities, art fairs, special events, civic/public events, etc. It is located along the east edge of the Launch Field and provides a



link between the Balloon Museum and the Large Outdoor Performance Area at the north end of the Launch Field.

The linear nature of this area between the Launch Field and the PNM lines makes it appropriate for vending activities and it provides an excellent viewing area for balloon launching. The Main Street Promenade is intended to provide permanent and seasonal vending buildings/structures, vendor storage buildings, permanent restroom facilities, shade structures, landscape materials, recreational structures, and seasonal and permanent parking areas. Vendor parking areas are located on the east side of the Main Street Promenade and the pedestrian amenities are concentrated along the west side adjacent to the Launch Field. The buildings/structures shall have a maximum combined size of 200,000 square feet and a maximum height of 26 feet.

Infrastructure within the Main Street Promenade remains substandard (potable water, reuse irrigation system, natural gas, sanitary sewer, electrical, and storm drainage). Making improvements to the utilities in this area are critical as development of the Park continues forward.

The installation of permanent high quality materials is important at the Main Street Promenade. The pavement should include materials such as brick, stone or concrete pavers, or aggregate concrete, etc. and should incorporate art and patterns which reflect regional and/or ballooning themes.

In 2007, temporary restroom trailers were added to the Main Street Promenade as an interim measure until permanent restrooms can be built. In 2011, a temporary incident command center was constructed.

- **Large Outdoor Performance Area:** This use is located at the far north end of the Launch Field.

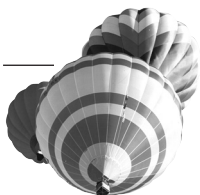
It is intended to be used for large concert events and include a two-sided stage facing north/south, a jumbo screen, speakers, and lighting. The accessory structures will include dressing rooms, restrooms, electrical/mechanical rooms, green rooms, performers' areas, and concessions. The Large Outdoor Performance Area replaced the Auditorium/Entertainment Facility previously approved in the 1998 Master Development Plan. Development of this area is dependent on improvements to the North Camino Arroyo and removal of the flood plain in this area.

Development parameters for this area include:

- Maximum stage size: 10,000 SF
- Maximum combined building size: 52,000 SF
- Maximum building height of accessory structures: 26 feet
- Maximum number of permanent seats: 8,000 (there will also be additional lawn seating on the Balloon Launch Field)
- Parking location: immediately to the north and east

The Large Outdoor Performance Area shall require the typical site development plan approval process by the EPC, including notification to area neighborhood associations and adjacent landowners. In addition to the EPC approval process, the design of this facility, particularly in regard to the stage height, shall require consultation with and approval by the FAA, AIBF, City Parks and Recreation, and the Balloon Fiesta Park Commission.

- **Tribute Area:** The Tribute Area is 4 acres in size and is located to the north of the Balloon Museum. It is designed with a future pedestrian bridge connection over the North La Cueva Channel to the Launch Field. The concept for this space was approved as an Administrative Amendment in June 2012. Phase 1 was completed in time for the 2012 Albuquerque International Balloon Fiesta.



The Tribute Area is intended to be a focal element of the Park, and will contain walking paths and areas for a small amphitheater, public art, entertainment area, children's play area, balloon demonstration area, and a tribute to balloonists and the sport of ballooning.

The Tribute Area amphitheater area is sized for smaller, more intimate events (500 participants, plus lawn seating) at the Park (larger events are intended to be held at the Large Outdoor Performance Area at the north end of the Launch Field). The placement of the amphitheater is intended to shield participants from light at sunset, and will be depressed in order to absorb sound. The southeast orientation of the stage towards the Balloon Museum is intended to minimize sound impacts to the North Valley and the Wildflower neighborhood. Future buildings on the west side of the Tribute Area will also help block sound from projecting into the North Valley.

Development parameters for the amphitheater include:

- Maximum stage size: 4,200 SF
- Maximum height of stage structure to support lighting: 26 feet
- Pedestrian access from all directions, including west edge of Park
- Utility corridor along west edge



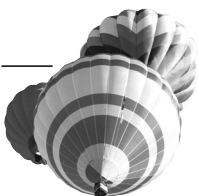
Tribute Area Phase 1 improvements - 2012 Balloon Fiesta.

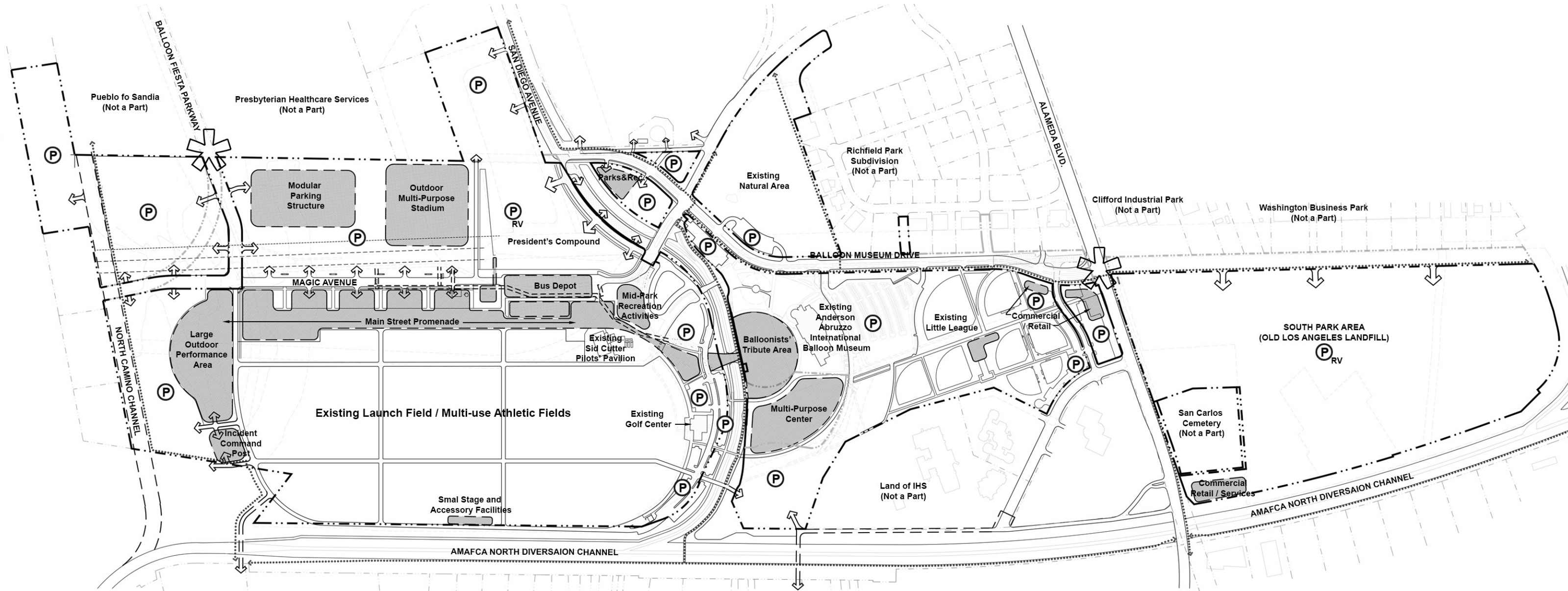
- **Small Outdoor Stage Area:** This area is located on the west side of the Launch Field. It is intended to provide a smaller, alternative performance venue to the Large Outdoor Performance Area and the Tribute Area Amphitheater. This area will include acoustic screening with landscape materials, earthen berms, and/or walls to shield noise from the neighborhood to the west. Accessory structures, such as permanent restrooms, storage, dressing rooms, etc., will be developed in conjunction with the stage structure and will be located on the sides of the stage.

Development parameters for this area include:

- Maximum combined building area including stage: 3,800 SF
- Maximum stage size: 800 SF
- Stage orientation: to face east
- Elevation of stage above Launch Field: 6 feet
- Maximum height of stage support structure: 20 feet above Launch sites (removable during Balloon Fiesta)
- Maximum horizontal distance of stage and structures from west property line: 50 feet
- Minimum horizontal distance of stage from Launch sites: 50 feet (east, north, and south)
- Maximum height of accessory buildings above Launch sites: 12 feet

- **Northeast Outdoor Recreation Area:** This area is intended to be used for active recreational uses, including skateboards, bike-cross, extreme sports, etc. It is located at the northeast corner of the site to separate noise and traffic from the neighborhoods, and to utilize the earthen berm on the east side for seating. This location also utilizes adjacent parking in an efficient manner and reduces automobile entry into the Park. Field lighting is prohibited by zoning; however, security lighting is acceptable. Development of this area is dependent on improvements to the North Camino Arroyo and removal of the flood plain in this area.





# SITE PLAN ILLUSTRATIVE **REVISED 2023**

BALLOON FIESTA PARK (SEE FULL SIZE SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT DRAWINGS AT THE BACK OF THIS DOCUMENT)

ALBUQUERQUE, NEW MEXICO



~~11 MARCH 2013~~  
05 OCTOBER 2023



## LEGEND

	Existing building		Vehicular circulation / access locations
	Area of proposed improvements		Pedestrian circulation (minimum width: 8'-0")
	Existing parking area		Park entry / gateway feature
	Proposed new or improved parking area		
	Subdivision boundary line		
	Property line		
	Existing easement / right of way		
	Proposed easement / right of way		
	Deleted road		

## Bohannon & Huston

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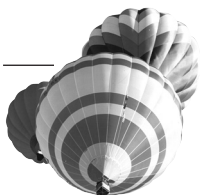
~~Development of the Northeast Outdoor Recreation Area shall require the typical site development plan approval process by the EPC, including notification to area neighborhood associations and adjacent landowners.~~

- **Mid-Park Outdoor Recreation Area:** This area is located on the east side of the Main Street Promenade. It is intended to create an activity node along the Main Street Promenade and could include an outdoor climbing wall, zipline, carousel, ice skating rink, and other fun outdoor activities for Park visitors. The maximum height of these incidental structures shall be 26 feet above the adjacent grade.
- **Pedestrian Circulation/Shade Structure and Pedestrian Bridge:** This circulation element located to the east of the Main Street Promenade and north of the Bus Depot is intended to provide pedestrian access from the top of the east escarpment area to a plaza at the field level, while also providing shade above the bus queuing area. The maximum height of this element shall be 8 feet above the edge of the east escarpment (approximately 53 feet above the Launch Field) and shall be ADA compliant. A shade structure element will be provided, which will require coordination with PNM due to its proximity to the existing PNM easement.
- **Presidents' Compound Area:** The Presidents' Compound, primarily used during Balloon Fiesta, is located east of the Bus Depot. Currently, access to the President's Compound from the Launch Field or from San Diego Avenue does not comply with ADA requirements. Harm's Way (park service road) also provides access to this area, but is in need of reconstruction. This entire area needs to be regraded, resurfaced, landscaped, and the utilities upgraded. As this area develops, improvements shall follow the Interim Guidelines for Development within City Designated Landfill Buffer Zones.

As part of the improvements to the Presidents' Compound, a permanent RV parking area for 200 RVs will be created. The RV parking area shall be screened with a solid 6 foot wall and landscaped.

- **East Park Edge Area:** Located at the east Park edge, this area is intended to include a stabilized landscape slope and the location of a potential parking structure.
- **Tethered Balloon Ride:** The Tethered Balloon Ride/Structure will be privately built and operated and will generate revenue for the City through rental fees. The Tethered Balloon is located to the northeast of the Balloon Museum and provides a highly visible, monumental 'icon' for the Balloon Museum, as well as the entire Park. The proposed tethered balloon will carry 30–35 people to heights of 300 feet above the Park, which will require FAA approval. This use may include a permanent structure with a maximum height of 39 feet.
- **Event Parking Area and Park Maintenance Facility:** This 2.4 acre area is located within Tract C, along Balloon Museum Drive to the southeast of the Bus Depot area. This area is used for parking and staging for events. The existing parking area needs to be graded, surfaced, and landscaped.

A Park Maintenance Facility will be located on the east end of the Event Parking Area, which will provide a well located year round satellite location for Balloon Fiesta Park and other City parks on the west side of Albuquerque. The Park Maintenance Facility will include offices, a mechanics workshop, storage and washing areas, and outdoor storage of maintenance equipment and materials. The heated structure will have a maximum size of 3,500 square feet and a maximum height of 18 feet. Improvements will also include covered storage with a maximum size of 4,600 square feet. This area will be landscaped around its perimeter and screened by an 8 foot solid wall that will match existing structures in the Park.



- **Park Entry/Gateway Features:** Three primary Park Entry/Gateway Features are proposed, including one at the main entrance to the Park at Balloon Museum Drive and Alameda Boulevard, one at the north end of the Park at Balloon Fiesta Parkway, and one at the private park entry road and Balloon Museum Drive. These all provide good locations for public art entry features, which should have a ballooning theme. Secondary Park entry/gateway features should be located along North Diversion Channel Road on the northern edge of the Los Angeles landfill as drivers enter Balloon Fiesta Park at this location. The maximum height of these gateways shall be 32 feet.
- **Existing South Park Area (Los Angeles Landfill):** This portion of the Park is south of Alameda Boulevard. It provides parking for approximately 2,000 RV's during Balloon Fiesta and other large events, with approval from City Environmental Health Department. Parking is the only use currently allowed for this area because of the issues associated with methane collection and monitoring. Any future uses will require approval by the City Environmental Health Department. A Landfill Management Plan will be submitted by City Environmental Health separately from the 2012 update to the Master Development Plan. As part of the design and construction of the future North Diversion Channel Road, close attention needs to be paid to providing vehicular, bicycle, and pedestrian access from the old Balloon Fiesta Launch Field and the Park north of Alameda Boulevard during the Balloon Fiesta.
- **Helicopter Pad:** A helicopter pad for emergency purposes is not shown on the Site Plan for Subdivision, but is a permissive use within the Park. This use will be coordinated with the City Police and Fire Departments.
- **Site Furnishings:** Benches, trash receptacles, lighting, bollards, planters, and irrigation should be upgraded and replaced over time as needed.

### BUILDINGS

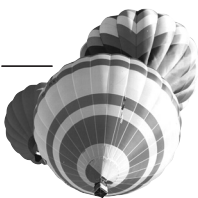
This section describes existing buildings constructed since the 1998 Master Development Plan was adopted, as well as future buildings. The descriptions include the location, size, height, and overall intent for each of the buildings. Maximum heights of buildings, and all other Park elements, have been vetted with the FAA.

Future buildings should be designed to fit the scale and context of Park surroundings and minimize impact to neighborhoods. Architecture within the Park should minimize interruptions in the line of sight along the horizon from adjacent neighborhoods as much as possible.

- **Existing Balloon Museum:** The Balloon Museum is a primary focus of the Park and a tourist destination. The Balloon Museum is 66,730 square feet in size with a building height of 75 feet. It has access from San Diego Avenue and Balloon Museum Drive and an excellent view of the Launch Field.

Parking is provided to the south and shared with the Little League Ballfields area. The Main Street Promenade and the Tribute Area provide the Balloon Museum with a connection to the Launch Field area to the north.

The Balloon Museum building and grounds are intended to support a variety of special events, educational and scientific exhibits, shows, and activities which showcase New Mexico ballooning and help generate revenue. A restaurant, meeting and multi-purpose areas, a simulator ride or large format theatre, offices, a working weather station and command center, shared community/balloonist auditorium are some of the features/elements that could be developed in the future at the Balloon Museum.







Balloon Museum under construction.

- **Existing Golf Training Center:** The existing Golf Training Center, located just north of the La Cueva Channel, includes a Golf Driving Range, a 6-hole Pitch-Putt course, a building with a commercial kitchen that is currently used for banquets, meetings, events, and Parks and Recreation administrative offices, and associated parking.

The existing building is 12,300 square feet in size and 26 feet in height. It was previously used as a commercial restaurant, and in 2011, it was converted to a banquet facility and Parks and Recreation Department staff offices were added. The offices were for additional staff to provide enhanced management of the Park. Future uses of the building may include catering, incubator kitchen, or a full service restaurant with a bar.

The Golf Driving Range is located at the south end of the Launch Field to allow a driving range of 1,200 feet facing north. Tee boxes are located on a north-south axis at the south end of the Launch Field. Due to the height of the Golf Training Center building above the Launch Field (34 feet at the roof), the first three rows of launch grids are restricted by the FAA to experienced pilots only.

The Golf Driving Range includes fencing and netting and other safety features to ensure the safety of Park visitors both inside and outside of the area. Fencing and netting are removed during Balloon Fiesta and other special events.

There are a number of improvements that would enhance the continued operation of the Golf Training Center. The improvements include both site and building improvements as follows:

#### Site Improvements:

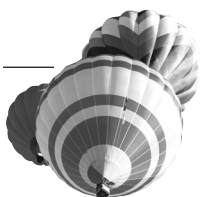
- Outdoor seating/patio redesign to optimize views to mountains and outdoor activities
- Landscape materials
- Shade structure(s)
- New entry and fencing enclosure

#### Building Improvements:

- Operable panel partition system in the Banquet Room to facilitate dividing the space into smaller areas
- Reroof all of the low sloped roof areas
- Exterior fenestration improvements to facilitate use of the private rooms as a multi-purpose space
- Refinishing of exposed concrete floors
- Additional shade structure on 2nd level with photovoltaic panels above
- Small roof garden over the private room, irrigated with gray water from the facility and rainwater harvesting
- Updated HVAC system with a more energy efficient system

- **Existing Sid Cutter Pilots' Pavilion:** This building is located at the southeast corner of the Launch Field. This area provides a prominent and visible location for the facility, which includes exhibit space, restroom facilities, and storage areas. A second phase is anticipated to include kitchen facilities. This building is limited to 18,000 square feet, with a maximum height of 34 feet.

- **Existing Caretaker's Unit:** The caretaker's unit is an existing modular structure located north of San Diego Avenue and east of the Bus Depot. The building is owned by AIBF and currently staffed by an AIBF employee. This building should be replaced in the future, and additional



landscaping planted should be placed around the building and at the overlook to the Launch Field.

- **Future Museum:** A future museum is not shown on the Site Plan for Subdivision, but is a permissive use at the Park. The intent is to create an enhanced tourist destination. Maximum building height for a future museum is limited to 39 feet. The approval process for this future museum, and all other buildings over 10,000 square feet, involves review and approval by the EPC in a process that allows public comment.
- **Future Multi-Purpose Center:** The Multi-Purpose Center (previously referred to as the Family Recreation Center) is relocated as part of the 2012 update to the south end of the Launch Field adjacent to the Balloon Museum. This location will be more conducive to creating a high activity area of the Park. The Multi-Purpose Center and surrounding area is intended to provide a variety of indoor and outdoor recreational and cultural activities to neighborhood residents, nearby industry employees, and the community at large, including youth and seniors and people with disabilities.

Indoor recreational uses and cultural activities may include, but would not be limited to, multi-purpose gym and associated activities, health/fitness, aquatics, library, learning center, performing arts, or other uses that would complement the Balloon Museum site. Services may include a daycare center or an afterschool program to accommodate and benefit families and workers in the North I-25 area. The Multi-Purpose Center will also include commercial retail/service use that will provide a service to Park users such as recreational equipment sales/rentals, refreshments, etc. The building shall have a maximum size of 110,000 square feet and a maximum building height of 39 feet.

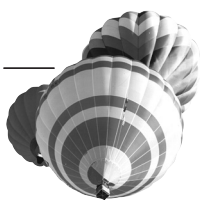
The outdoor area around the building may contain tennis courts, sand volleyball, a swimming pool, and other types of outdoor recreation uses. Visitors to the Multi-Purpose Center will be able to utilize a large parking area to the west and south. An area should be provided for 500 bicycle spaces adjacent to the North La Cueva Trail.

Additional recreational amenities may be added to the Park in the future as part of the programming for the Multi-Purpose Center. At that time, the City shall reevaluate the recreational planning needs for the Multi-Purpose Center. Some changes to the Master Development Plan may occur as a result. Any proposed changes to the Master Development Plan shall be coordinated with the various users of the Park and shall be approved by the EPC.

— **Future Pilots' Landing and Welcome Center:** This future building will be located at the southeast corner of the Launch Field. This area provides a prominent and visible location for the facility, which will include exhibit space, restroom facilities, kitchen, and storage areas. This building shall have a maximum size of 18,000 square feet and a maximum height of 26 feet.

- **Future Incident Command Post:** The City's emergency services providers (fire, police, etc) have expressed a need for one or more staging areas within the Park during large special events. As such, an area of approximately one acre is designated on the Site Plan for Subdivision on the far north end of the Launch Field for dedicated emergency services use during special events. The Incident Command Post location has been coordinated with APD, AFD, and AIBF, and will replace the interim security facility currently located at the east side of the Launch Field.

A 40 foot centerline turning radius is needed to access this area. The maximum size of the building shall be 12,000 square feet, with



a maximum height of 26 feet (two stories), including antennae. The building shall be located a minimum of 40 feet north from the south edge of Cutter Road. All vehicular bridges in the Park should be designed to carry the load of a fire pumper truck.

- **Future Commercial Retail / Service Buildings:** There is an excellent opportunity to develop commercial retail/service uses at the Park's north and south edges along Alameda Boulevard. These uses are intended to be complementary to and support the overall vision for Balloon Fiesta Park and provide Park users with needed services. This may include, but would not be limited to, bike and skate rentals, sports equipment, food services, etc. (restaurants were listed as a permissive use in the 1998 Master Development Plan).

The commercial area on the north side of Alameda Boulevard may contain buildings with a maximum combined size of 60,000 square feet, and a maximum building height of 39 feet. The commercial area on the south side of Alameda Boulevard may contain a small commercial building with a maximum size of 8,000 square feet, and a maximum building height of 26 feet.

The development of commercial uses in these two areas of the Park is subject to the Alameda Design Overlay Zone regulations and shall require the typical site development plan approval process by the EPC, including notification to area neighborhood associations and adjacent landowners. Development of the south commercial area shall ensure the public multi-use trail that runs along Alameda Boulevard is maintained along the street frontage and safety measures, such as signage and careful attention to the location of curb cuts and driveways, are provided. Coordination with the Archdiocese of Santa Fe (owner of the San Carlos Cemetery)

shall be required regarding the existing access easement in this area.

- **Future Outdoor Multi-Use Stadium:** This future building/structure will be located east of the Launch Field and the Vendor Concourse/Main Street Promenade, with the existing escarpment forming its eastern edge and providing natural sound attenuation. It replaces the 5-6 level parking structure previously envisioned by the Master Development Plan for this area. The building shall have a maximum size of 190,000 square feet shall sit no greater than 26 feet above the existing grade at the Park's east property line.

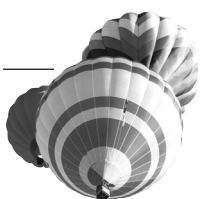
## PARK ACCESS ELEMENTS

- **Roadways:** There are four existing main roads to the Park, including San Diego Avenue, Balloon Fiesta Parkway, Balloon Museum Drive, and Jefferson Street. North Diversion Channel Road, a future road currently in the design phase by the Department of Municipal Development, will provide access to the Park, south of Alameda Boulevard.

The intent of the design for all roadways within the Park is to require slower traffic speeds and prohibit truck through-traffic. The speed limit through the Park is and shall remain 25 mph on the primary Park roadways. However, the speed limit on private park service roads is 10 mph. Signage shall be added for speed limits and restrictions on trucks that exceed 5 ton load limit, with an exception for truck deliveries associated with special events including the Balloon Fiesta.

San Diego Avenue, Balloon Museum Drive, and Balloon Fiesta Parkway will be two to four lanes with medians, which will be xeriscaped (no turf allowed). Balloon Museum Drive has designated bike lanes, but they have not been constructed.

- **Transit Access and Bus Depot:** Public transportation to the Park has become



increasingly important during the main Balloon Fiesta events (weekends and evenings), and other large special events as available parking has continued to decrease and roadway congestion has increased. During special events, including Balloon Fiesta, more extensive bus transit service is provided to the Park. This service typically consists of park-and-ride service from various locations throughout the City.

Day-to-day bus transit service in the area is limited to the North Fourth Street route that passes through the Alameda Boulevard/Fourth Street intersection approximately one mile west of the Park, and the San Mateo Boulevard route that serves Jefferson Street north of Alameda Boulevard. Both of these routes only provide normal service to these areas on weekdays.

Although there is no connecting service to the Balloon Fiesta Park area, the Rail Runner serves two stations within a two mile radius of the Park. The Los Ranchos/Journal Center station is located along El Pueblo Road south of Paseo del Norte, approximately 1.5 miles southwest of the Alameda Boulevard/Balloon Museum Drive intersection. The Sandia Pueblo station is located along NM 313 north of Roy Avenue, approximately 3 miles northwest of the Alameda Boulevard/Balloon Museum Drive intersection. Rail Runner service is currently provided weekdays and weekends. Shuttle service between the Park and the existing stations would improve rail service to the Park.

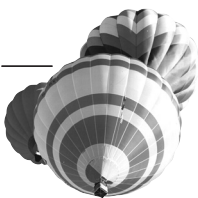


*Current bus turnaround area.*

Transit areas are provided in the Park to support the Master Development Plan goal of encouraging multi-modal travel and increasing transit ridership. The primary transit area is the expanded Bus Depot, which is intended to improve transit service during major events and minimize walking distances. The Bus Depot has been relocated into the east escarpment of the Park, north of San Diego Avenue and east of the Main Street Promenade. It is designed with 28 bus spaces, which are double stacked along the perimeter of the Bus Depot area. Shade structures are located along the bus queuing areas, and shall have a maximum height of 16 feet and a combined size of 10,000 square feet.

Transit staging areas during Balloon Fiesta are provided for approximately 80 buses along Jefferson Street. The access road to the Golf Training Center is being moved to the south of the current Transit Drop-off area for small vehicles. This area will still be used for small bus and taxi staging. Along the access road, there are two drop-off/pick-up areas and along Balloon Museum Drive, there are two drop off/pick-up areas east of the Balloon Museum.

There is a strong public desire for more transit access to the Park, particularly during special events. The public has also expressed a desire for a bus stop at the Balloon Museum, which should



## 2012 2023 UPDATE - SITE PLAN FOR SUBDIVISION

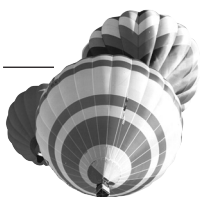
be pursued in conjunction with the City Transit Department (ABQ Ride).

- **Parking Areas:** The total number of parking spaces provided at the Park will be ~~9,025~~ 8,585 vehicle spaces and 2,200 RV spaces. The standard parking spaces are distributed throughout the Park. The RV parking spaces are provided in two locations: 2,000 spaces at the South Park Area and 200 spaces at the President's Compound. Handicapped and motorcycle spaces will be provided in accordance with the Integrated Development Ordinance, City Comprehensive Zoning Code. Bicycle parking spaces will be provided in four locations, including 500 spaces adjacent to the North La Cueva Channel trail and near the Multi-Purpose Center, and three other locations (50 spaces each) in the Park.

There are ~~five~~ six major designated parking areas, which are as follows:

1. ~~Northern and Eastern Parking Areas:~~ This ~~These two~~ parking areas ~~are~~ is located south of Balloon Fiesta Parkway ~~and west of the Northeast Outdoor Recreation Area,~~ and ~~together~~ will hold approximately 1,550 cars. ~~The eastern parking area would be appropriate for a multi-level structured parking facility (5-6 stories) due to the change in grade at this east edge of the Park. If built, this structure would have a maximum size of 1.5 million square feet and sit no greater than 26 feet above the existing grade at the Park's east property line.~~
2. North Parking Area: This area is north of Balloon Fiesta Parkway and the Launch Field and includes a new 9.5 acre parcel of land referred to as the "Kapnison lot" (750 parking spaces). The total capacity of parking within the north parking area is 3,335 spaces.
3. Sumitomo Parking Lot (Nazareth Landfill): This area ~~will hold~~ can accommodate approximately ~~1,725 vehicles~~ 1,000 parking spaces and will serve general Park use. ~~The west part of this area is also designated for RV parking during special events.~~ Due to this parking area being located over the old Nazareth Landfill, any construction in this area shall require prior approval from the City Environmental Health Department.
4. South Park Area (Los Angeles Landfill): As previously stated, this area holds approximately 2,000 RV spaces and is used for Park and Ride, Balloon Fiesta, and parking for other large events. The planned North Diversion Channel Road will be located on the eastern edge of this area. Any construction in this area shall require prior approval from the City Environmental Health Department.
5. The Museum/Little League Area: This area consists of five distributed lots holding a total of ~~2,210~~ 2,755 parking spaces, which are intended to be shared by visitors to the Balloon Museum, Multi-Purpose Center, and Little League Ballfields. Additional parking needs will be met in other parking areas (i.e., north of the La Cueva Channel contains approximately 400 spaces). The Site Plan for Subdivision provides enough parking for the ballfields, Balloon Museum, and the Multi-Purpose Center.
6. Golf Training Center Area: This area holds approximately ~~275~~ 385 parking spaces south of the Golf Clubhouse parking area. The 2012 updated Master Development Plan changes the configuration of these lots to allow for the future connection to the Balloon Museum.

Current conditions of the parking areas in the Park require significant improvements. All of the parking areas are in need of resurfacing and landscaping. Some require regrading, and some parking lots



are milled asphalt or the asphalt has become too deteriorated. Most of the parking lots are not landscaped and all require additional signage.

## FENCING

The Park has several levels of security, access control, and safety which is addressed by the Fencing Plan (see page 53). The concept is to use various types of fences with increasing levels of control toward the interior of the Park to create a secure perimeter and provide access control for Balloon Fiesta and other special events. Park access for day-to-day use will be maintained during regular Park hours of operation (6:00 a.m. to 10:00 p.m.). All permanent fencing at the Park should be attractive and shall be installed with a 4-6 inch gap at the bottom in order to allow small wildlife passage.

- **Secure Perimeter Fence Area:** The perimeter of the Park is protected from unauthorized vehicular entry, yet still allows for community access. A perimeter fence runs along the west property line and the North Diversion Channel, along the north edge, along the east property line, and along San Diego Avenue and running west to the existing bridge at the Launch/Recreation Field southeast entry. This fence continues west along the North La Cueva Channel and terminates at the north side of the confluence of the North La Cueva Channel and the North Diversion Channel. This fence forms the perimeter of the secured area of the Park and performs double duty as the AMAFCA security fence for the North Diversion Channel, North La Cueva Channel, and future North Camino Channel where those structures abut the Park. An access gate allows access from the pedestrian crossing of the North Diversion Channel. This gate is locked between 10:00 p.m. and 6:00 a.m.

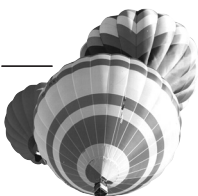
The vast size of the area to be security fenced ( $\pm 200$  acres) may dictate economy of construction;

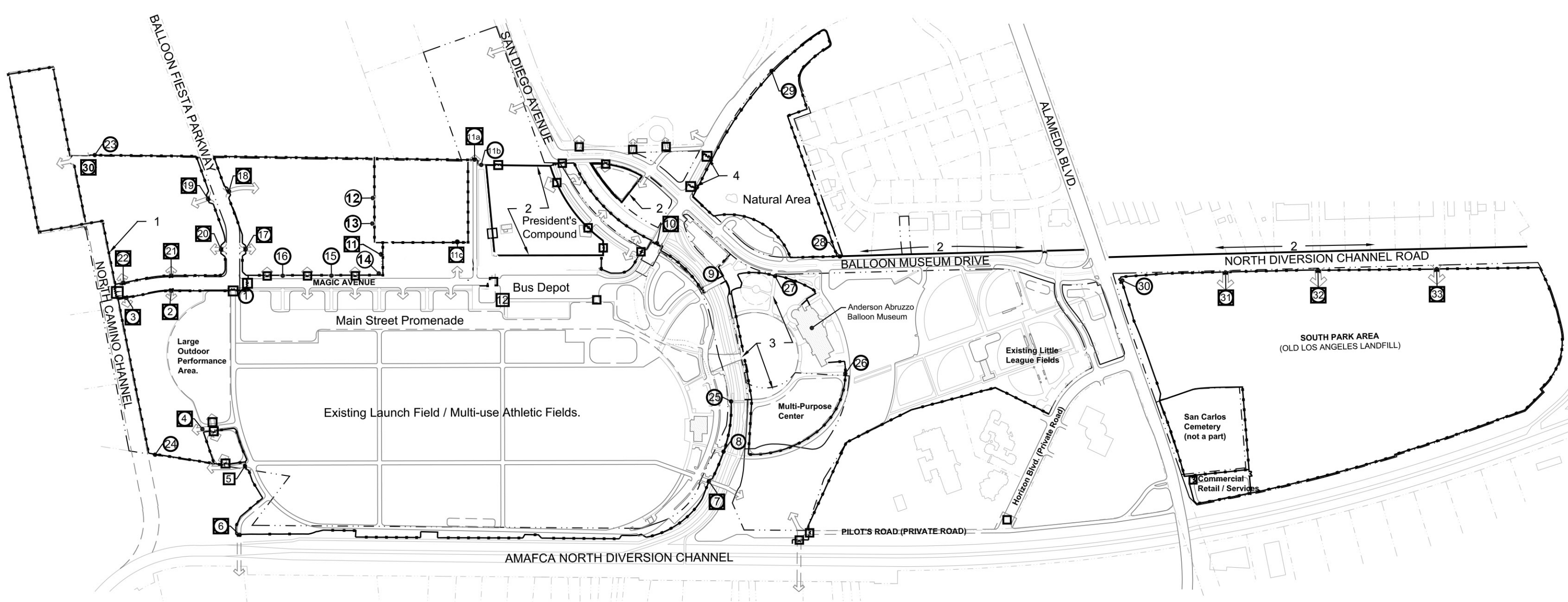
however, the eastern and southern edges have high visibility to the finished areas of the Park so aesthetics are a consideration. The fence at the east edge, south of San Diego Avenue, and the south edge of the secure fenced perimeter should be designed with tubular steel, 6 feet high, with steel columns or masonry pilasters. The east Park edge, between San Diego Avenue and the north Park boundary, can be chain link. Chain link fencing can also be installed along the north and west edges.

- **Park Access:** Existing pedestrian and bicycle access is provided at the North Diversion Channel crossing where it intersects with the North La Cueva Channel. This crossing provides public access to the Park's interior multi-use trail system. Public pedestrian and bicycle access is also provided to the Park from the Wildflower Neighborhood at Jefferson Street. Two new controlled access crossings at the North Diversion Channel are proposed in the Site Plan for Subdivision.

## OTHER SPECIALIZED FENCING

- **Balloon Fiesta Fences:** AIBF has several specialized fencing needs for exhibits, special parking, and storage of equipment and supplies immediately before and during the event. These fencing needs are highly specific to the Balloon Fiesta event and may conflict functionally and aesthetically with the mission of the Park. Therefore, AIBF is allowed to install chain link fencing specific to each year's Balloon Fiesta event, to be set in imbedded metal sleeves which would normally be capped flush at ground level with metal or PVC inserts. This fencing is removed at the end of Balloon Fiesta. It should be noted that other large special events could contract with Balloon Fiesta to install/remove portions of these fences.
- **Little League Fencing:** The Eastdale Little League installed chain link fencing around all eight of





# FENCING PLAN **REVISED 2023**

BALLOON FIESTA PARK (SEE FULL SIZE SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT DRAWINGS AT THE BACK OF THIS DOCUMENT)  
 ALBUQUERQUE, NEW MEXICO



~~11 MARCH 2019~~  
 05 OCTOBER 2023

## GENERAL NOTES

A. Gate numbers 1-18 correspond with existing AIBF gate numbers.

## KEYED NOTES

1. Fencing along North edge property boundary of Tract A to be modified / relocated at this location per future drainage improvements along North El Camino Channel.
2. Screen walls (minimum of 6' high) shall be provided along East side of Balloon Museum Drive and future North Diversion Channel Road. Screen walls to meet City comprehensive Zoning Code wall regulations.
3. In addition to the permanent fencing indicated, temporary fencing for special events shall be allowed.
4. Limited emergency access gate.

## LEGEND

- Screen Wall Location (6'-0" high minimum)
- Fencing Location
- Vehicular and Bicycle Access Gate / Control Point\*
- Pedestrian and Bicycle Access Gate / Control Point\*
- Combined Pedestrian, Bicycle and Vehicular Access Gate\*
- \* (Other gates may be developed as needed in the future.)

## Bohannon Huston

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 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



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their fields, including batter's cages, backstops, and outfielders.

- **South Park Area Fence:** This area (Los Angeles Landfill) currently has a chain link fence with dust/erosion control silt fabric around its perimeter. This fencing should be maintained. Additional screening along the east edge of the future North Diversion Channel Road should be considered.
- **Museum Area Fence:** The area around the Balloon Museum, north of the Eastdale Little League area and overlooking the Launch/Recreation Fields, contains some perimeter fencing. During the 2012 update, it was determined in conjunction with the City Department of Cultural Affairs that a portion of this fencing could be removed so that the area can remain more open to the public. However, during special events, temporary fencing will be installed to control access to the site.
- **Golf Driving Range Fencing:** Although the Golf Driving Range is deep enough in size to prevent accidents, 6 foot fencing is provided around the perimeter of the area. Eight foot fencing is also provided at the north end of the Pitch-Putt Course to protect players and park participants. Netting is used at the edge between the Golf Driving Range and the Pitch-Putt Course to ensure safety of Park visitors and to prevent pedestrian access into this area while it is in use. The Golf Driving Range fence is removable during Balloon Fiesta, other ballooning events, and special events.
- **Temporary Fencing:** In addition to the permanent fencing described above, temporary fencing for special events shall be allowed.
- **Prohibited Fencing:** Barbed wire or concertina wire is prohibited in Balloon Fiesta Park.

### COMMUNITY ACCESS and TRAILS

#### RECREATIONAL TRAILS

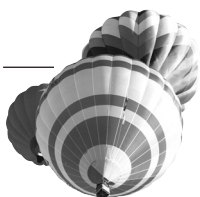
A major part of Balloon Fiesta Park is designed to be free of private vehicles, except during Balloon Fiesta. This approach creates a pedestrian/bicycle-friendly environment in which recreational multi-use trails at Balloon Fiesta Park will provide an alternative to vehicular access. Multi-use trails were designed to provide access to all of the activity areas within the Park, as well as tie into the existing and proposed trail system routes outside of the Park.

Multi-use trails have been incorporated into many of the improvement projects built over the past decade. In addition to the multi-use trails, sidewalks exist along Alameda Boulevard, Jefferson Street, and portions of San Mateo Boulevard, Balloon Fiesta Parkway, and San Diego Street. There are no existing bicycle lanes on any of these major roadways.

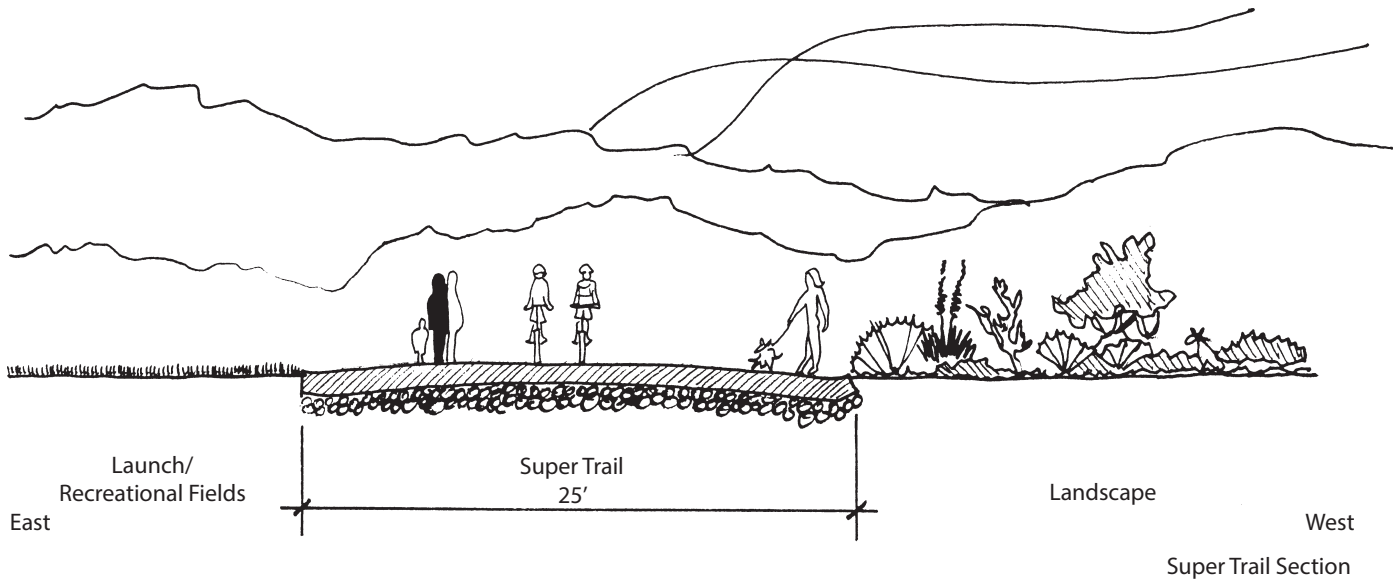
The Site Plan for Subdivision shows some multi-use trails and maintenance buildings within AMAFCA rights-of-way. Continued coordination with AMAFCA is required and any new proposed construction within these rights-of-way shall require prior approval by AMAFCA. AMAFCA and the City shall continue to cooperate on management and operational issues relating to jointly operated areas with the Balloon Fiesta Park.

Signage will be provided at all multi-use trails and trail intersections. Information kiosks with maps showing the trail system throughout the Park will be located at main trail entry points. Secured bike parking at major entrances will encourage bicyclists to dismount, park their bicycles, and move throughout the Park as pedestrians.

Multi-use trail facilities that serve the Park are described below. The descriptions also include the proposed improvements to these facilities, including those identified in the Metropolitan Transportation Plan (MTP) by the Mid Region Council of Governments (MRCOG). These trail improvements







will improve access to the Park for bicyclists and pedestrians.

**Existing North Diversion Channel Trail:** The North Diversion Channel Trail provides a continuous north-south paved multi-use trail from the UNM Campus to Balloon Fiesta Park. In the vicinity of the Park, the trail runs along the west side of the North Diversion Channel. It crosses the North Diversion Channel at the south end of the Launch Field and connects to the “Super Trail”. The paved portion of the Channel Trail ends just north of this location. There is another crossing just south of Alameda Boulevard.

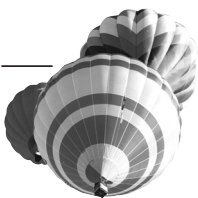
**Proposed Improvements:** Construct a new multi-use trail along the North Diversion Channel between Balloon Fiesta Park and Fourth Street/Roy Road. This will be an extension of the existing multi-use trail that currently terminates just south of the Launch Field on the west side of the Channel and will go through AIBF property. The design of the multi-use trail should be coordinated with the AIBF, Pueblo of Sandia, AMAFCA, and the North Valley community.

The North Diversion Channel Trail project is programmed in the MTP “late” timeframe (loosely defined as 2035).

**Existing Balloon Museum Drive Trail:** This is an existing 12 foot wide paved multi-use trail that runs west of Balloon Museum Drive between the intersection with Jefferson Street to the south end of the South Park Area (Old Los Angeles Landfill).

**Existing Alameda Trail:** The existing multi-use Alameda Trail, located along the south side of Alameda Boulevard, provides a connection between the existing paved multi-use trail along Balloon Museum Drive to the North Diversion Channel Trail. There is currently a sidewalk between the North Diversion Channel and Edith Boulevard. Together, a continuous connection is provided between the Bosque Trail and Balloon Museum Drive Trail and the future bicycle lanes in Balloon Museum Drive.

**Existing “Super Trail”:** A 25-foot wide paved multi-use “Super Trail” is provided within the Park to form a loop around the Launch/Recreational Field Area (see section). The multi-use trail is used by pedestrians, bicyclists, joggers, and rollerbladers. It will also accommodate limited park user traffic that is managed through Park operation policies. Maintenance vehicle use is allowed at all times. The “Super Trail” can be sectioned off for running or bicycle races of varying lengths.



Existing La Cueva Channel Trail: This existing paved 12 foot wide multi-use trail extends along the south side of the La Cueva Channel from the east end of the bridge crossing over the North Diversion Channel to Jefferson Street, south of Balloon Museum Drive. This multi-use trail intersects with three existing pedestrian bridge crossings over the La Cueva Channel that provide access to the Launch Field. This multi-use trail is designated as a secondary trail in the Trails and Bikeways Facility Plan.

The La Cueva Channel Trail will be extended east along San Diego Avenue. Adequate right-of-way will need to be provided along the south side of San Diego Avenue to accommodate the extension of this multi-use trail.

Existing Natural Area Trail: This is an existing dirt trail at the south edge of the Natural Area that runs between Jefferson Street and Balloon Museum Drive. This multi-use trail should be hard surfaced to make it more accessible to Park users and the neighborhood to the east.

Future North Camino Arroyo Trail: This planned multi-use trail will provide access from the east and along northern edge of the Park. It will be constructed south of the North Camino Arroyo structure and will provide access from I-25 to the Park. A trail connection to Edith Boulevard via the proposed northern bridge over the North Diversion Channel may be feasible in the future. This segment of the trail would cross AIBF property, as well AMAFCA property, which will require coordination with both entities, plus the City and Bernalillo County, if this project is pursued.

## OTHER PROPOSED BICYCLE/PEDESTRIAN IMPROVEMENTS

Within the Park, several elements are proposed that will improve pedestrian and bicycle access and circulation by connecting important elements and attractions. These improvements include:

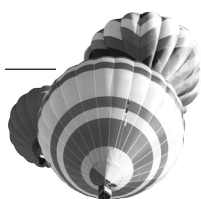


*Special Olympics event.*

- Pedestrian bridge over the La Cueva Channel between the proposed Balloonist's Tribute Area and the Launch Field;
- Pedestrian pathway through the Little League area between Alameda Boulevard and the Balloon Museum;
- Main Street Promenade east of the Launch Field;
- Sidewalk along the west side of the proposed North Diversion Channel roadway and bike lanes;
- Bike lanes along the widened Balloon Museum Drive;
- Bicycle parking along the North La Cueva Channel; and
- Striping for all existing multi-use trails.

## SPECIAL EVENTS PLANNING AND OPPORTUNITIES

Balloon Fiesta Park offers a wide range of venues and overall capabilities for accommodating special events, such as civic and privately organized activities. These types of events can benefit from the large, open Launch Fields, the plazas built into several locations, and ample on-site parking.



In addition to Balloon Fiesta (described below), there are numerous types of special events that have been or could be held at Balloon Fiesta Park, including soccer and rugby tournaments, bike races, wine and arts and crafts festivals, music events, car shows, civic events, Doggie Dash and Dawdle, etc. Development of a second signature event was identified in the 2011 Strategic Plan. All of these events have the potential to increase tourism and generate gross receipts. All special events shall require coordination with and approval by the Park Commission.

Balloon Fiesta: The signature event at Balloon Fiesta Park, the Albuquerque International Balloon Fiesta is the Park's biggest revenue generating event. Balloon participation during Balloon Fiesta has fluctuated over the years, but appears to have stabilized at approximately 600 balloons.

The City and AIBF shall jointly seek to increase transit usage and find additional solutions to the parking shortages for the Park during Balloon Fiesta in order to accommodate the large number of visitors and participants, and to minimize adverse impacts on neighboring properties. However, it is recognized that, over the long term, providing adequate areas for parking during Balloon Fiesta will be challenging regardless of the amount of parking provided within the Park.

Cooperative parking solutions involving agreements with nearby private property owners, parking concessions on adjacent lands during Balloon Fiesta, and a systematically enhanced transit/shuttle system will continue to be needed to service Balloon Fiesta visitor needs. The City cannot be expected to provide all of the parking needed for Balloon Fiesta, now or in the future, but the City and AIBF should jointly endeavor to minimize the parking shortage through all means available to them including the use of alternative modes of transportation other than the automobile. AIBF has taken the lead in pursuing the use of offsite parking lots during the Balloon Fiesta,

and continues to make yearly improvements with transit improvements for the event.

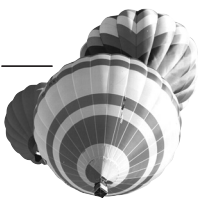
Until the Park's permanent improvements are constructed, City approved temporary improvements are permitted, especially for short-term periodic special event users of the Park including the Balloon Fiesta. These temporary improvements may include unpaved parking areas, temporary structures, and existing chain link fencing. The use of unpaved parking areas shall require a Surface Disturbance Permit from the City's Environmental Health Department pursuant to the Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. All temporary improvements will be reviewed annually by the Park Commission, City Parks and Recreation Department, and AIBF. Temporary improvements that are deemed to negatively compromise the implementation of the Master Development Plan are not allowed.

Permanent year-round improvements to the Park shall follow the design guidelines of the 2012 Master Development Plan. It has not yet been determined what entity will be responsible for funding all of the Park's permanent improvements; however, it is expected that many revenue sources will be sought over time to build out this regional multi-use Park. The design standards in this Master Development Plan are not intended to stop the not-for-profit AIBF from continuing its current operations during the Balloon Fiesta, so long as it is understood that permanent year-round improvements to the Park shall meet the requirements for final design.

### **SPECIAL EVENT ACCOMMODATIONS**

Special events at Balloon Fiesta Park are required to comply with the Park's adopted Policies and Procedures, which address:

- Application and review process;
- Sound management;
- Vehicular and pedestrian event control;
- Fees and charges;
- Alcohol usage and sales;



- Closing of the park for Special Events;
- Traffic control;
- Public safety;
- Trash management;
- Restroom facilities;
- Dust control; and
- Use of tents and other temporary structures.

Small events as defined in the Policies and Procedures for the Park can be approved by Parks and Recreation Department staff. Larger or more complex events shall be reviewed by the Balloon Fiesta Park Commission and the City's Community Events Committee.

**Traffic Control:** Requirements for traffic control are determined through the City's Community Events Committee with recommendations from the Balloon Fiesta Park Commission. Large events may require manual traffic controls.

**Public Safety Criteria:** Providing adequate public safety at the Park is of paramount importance. As such, the City Parks and Recreation Department has developed the following criteria:

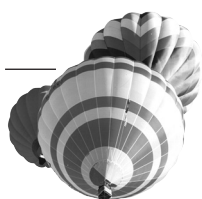
1. The City of Albuquerque shall be responsible for controlling and providing emergency services for law enforcement, fire suppression, emergency medical, and related services, utilizing resources under their control, in partnership with AIBF

Security/Public Safety Officials.

2. All participating public safety agencies agree to operate under the National Incident Management System and National Fire Protection Association (NFPA) 1561 Standard on Emergency Services Incident Management and utilize a recognized Incident Command System during all AIBF events to include a written, consolidated Incident Action Plan, inclusive of standard Incident Command forms.
3. A Unified Command Post shall be utilized and staffed by each participating agency for each AIBF Event. The Command Post shall be staffed during the entire operational period, by designated Incident Commanders from the primary Police, Fire/EMS, and Security Agencies. The primary Police, Fire/EMS, and Security Agency shall control and direct resources from other agencies that share the same purpose.
4. Nationally recognized incident management practices will be utilized during working/expanding incidents.
5. Participating agencies are responsible for ensuring that their emergency responders have and maintain minimum professional qualification standards as identified in the National Incident Management System (NIMS) and have Personal



*Cinco de Mayo event.*



Protective Equipment (PPE) per established standards that are appropriate for the type of incident response.

6. Participating agencies agree to provide additional ICS training to their emergency responders as needed based on the assigned roles and responsibilities.

Enhanced Communications: During Balloon Fiesta and other large special events, enhanced communications occurs between the Albuquerque Police Department, Bernalillo County Sheriff's Office, and the event organizers.

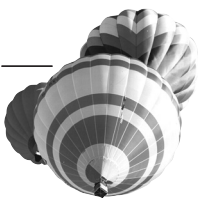
Wildland firefighting and Urban Search and Rescue (USAR) teams have a long standing history of utilizing an incident action planning procedure that is compliant with the National Incident Management System. The Albuquerque Fire Department (AFD) is incorporating the practice of formal Incident Action Planning into its Special Events Planning and incidents that require multiple operational periods. Examples of special events include the Balloon Fiesta, Summerfest events, and the State Fair.

Given the participation of multiple agencies in events planned for Balloon Fiesta Park, a site for unified command and control is needed. This need has been addressed by locating the Incident Command Post on the north end of the Launch Field. In addition, a consistent Emergency Access Plan needs to be adopted for the Park. Confusion still exists concerning access to the Park during emergencies at special events. An ongoing, multi-jurisdictional law enforcement plan should be undertaken to coordinate future efforts in providing traffic management and enforcing safety measures by the various law enforcement entities.

Restroom Facilities: Portable toilets are needed for large, outdoor, special events in place of constructing the vast number of restrooms these events require.

Portable toilets can be set up at the outer perimeter of all parking lots, the North Diversion Channel edge, and behind the Main Street Promenade. Permanent restroom facilities are part of the 2012 update to the Master Development Plan, and are shown in numerous locations in the vicinity of the Launch Field.

Vendors: All special events providing food and/or beverages shall contact the City Environmental Health Department for food and beverage vending approval and shall meet all applicable requirements.



# SECTION 6 DESIGN PERFORMANCE STANDARDS

2023 UPDATE (~~2012~~)



## GENERAL DESIGN GUIDELINES

The Balloon Fiesta Park is an international tourist destination and a year round recreational park for the City of Albuquerque. It is crucial that all physical elements in Balloon Fiesta Park display the highest standards in creativity. Regional and locally produced materials should be extensively utilized.

### ARCHITECTURE

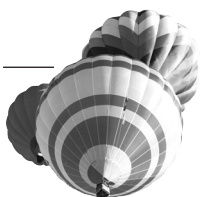
The Balloon Fiesta Park creates an “urban land form” which should have related materials, colors, and building forms. The exterior architectural aesthetic should reference both the elemental palette of stone and masonry materials of New Mexico and high quality modern glass, metal roof and other high-tech accents to create a marriage of rugged, grounded forms capped with floating, elegant, light-filled roofs. This combination symbolizes the blend of historic and state of the art technology used in hot air ballooning, and the emergence of New Mexico into the forefront of national visibility as a technology development center with its rich cultural traditions intact.

Buildings should utilize custom fixtures, finishes, hardware and details which showcase local artists, and create both interior and exterior spaces and plazas for display of art pieces, sculpture, and landscape features.

The following guidelines are intended to provide design flexibility while creating a high quality recreational atmosphere and timeless, cultural, and regional themes at Balloon Fiesta Park. It is important to maintain a design language and relationship for all architectural elements throughout the Park.

The design of all major features (buildings greater than 10,000 square feet, Main Street Promenade, Large Outdoor Performance Area, Multi-Purpose Center) and Recreational Field Lighting plans shall require review and approval by the EPC, as delineated in the 1998 EPC Conditions of Approval.

- Buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning regulations, applicable Rank II and Rank III Plans, and Uniform Building and Fire Code requirements, as well as other local applicable codes.
- Appropriate building design shall ensure articulation of all building facades rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.
- Buildings should employ related architectural forms to create visual character and interest, avoiding long, unarticulated facades (e.g., use of arcing walls, rounded corners, stepped walls, and some form of arched, pitched, or raised roof forms).
- Entries to structures should portray a strong, articulated appearance while being architecturally distinct from overall mass and building composition. Glass at entry ways is encouraged.
- Entry canopies and canopy structures are encouraged to use suspension cables as part of their support structure to reference ballooning components.
- Glazing walls, windows, and doors are key elements of any structure’s form and should relate to the scale and orientation of the elevation on which they appear. The use of recessed entry openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation. West facing glass is discouraged, as are unshaded skylights.



- Glass colors and reflectivity percentage should be chosen to add drama and contrast to wall/roof materials and conserve energy and maximize usable interior daylight. Bronze, gray, and mirror glass types are prohibited.
- Sensitive alteration and contrast of colors and materials can produce diversity and enhance architectural forms. Natural and regional wall and paving materials, such as sandstone and rock-honed, natural-colored concrete block are recommended. Natural metal roofing (terne metal, copper, zinc) is recommended over painted metal. Large flat roofs are highly discouraged.
- The staggering of planes and articulation of structural columns and piers along exterior wall elevations create pockets of light and shadow, providing relief from monotonous expanses of facade.
- Wall materials should be chosen that can be easily repaired, and will withstand vandalism or accidental damage by machinery.
- Berms in conjunction with landscaping can be used at building edges to reduce structure mass and height along facades.
- Mansard roofs attached to building facades are prohibited.
- All rooftop mechanical equipment shall be screened from the public view by materials of the same nature as the basic materials used for the building.
- Refuse containers, transformers, meters, etc., shall be concealed to the greatest extent possible by masonry enclosures (e.g., split-faced, colored CMU block).

### **SETBACKS**

Building and parking area setbacks are required to provide space for the creation of visually attractive streetscapes. Pedestrian walkways, screening devices, and landscape improvements within these setbacks are required.

Buildings shall be located according to the following minimum setback dimensions:

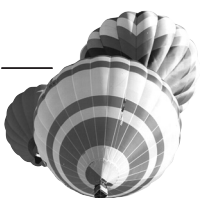
- 30 feet from the right-of-way of Alameda Boulevard (in compliance with the Alameda Design Overlay Zone)
- 30 feet from the right-of-way of Balloon Museum Drive
- 30 feet from the right-of-way of San Diego Avenue and Balloon Fiesta Parkway

Parking areas shall be setback as follows:

- 30 feet from the right-of-way of Balloon Museum Drive, except setback is reduced to 10 feet at the south end of the Natural Area and further north
- 30 feet from the right-of-way of Alameda Boulevard
- 10 feet from the right-of-way of Balloon Fiesta Parkway

### **MULTI-USE TRAILS AND SIDEWALKS**

- Sidewalks shall be a minimum of 6 feet in width and be constructed of concrete. Sidewalks and ramps shall be built to City standards, as required by the Development Process Manual.
- All concrete sidewalks shall be designed to withstand vehicle crossing (i.e., a minimum of 5" in depth).
- Multi-use trails shall be a minimum of 10 feet in width, with a striped 3 foot recovery zone on each side. They shall be built to City Parks and Recreation standards.





- Multi-use trails shall be constructed of asphalt, except multi-use trails in natural areas may be constructed of stabilized crusher fines.
- Where paths cross roadways or parking areas, designated crosswalks shall be highlighted with contrasting paving materials and signage.
- Rest areas are suggested in various locations within the Park. Vandal-resistant durable materials should be used for seating/benches.
- Shade structures or co-location with accent landscaping (trees) is recommended in locations outside of the balloon launch areas.
- Amenities such as drinking fountains are recommended, where feasible from a cost and infrastructure standpoint.



*Bike riders at Balloon Fiesta Park.*

## PARKING AREAS

Special care should be given to the design of the large parking areas in order to minimize their visual impact (the old Los Angeles Landfill and the Nazareth Landfill are exceptions to these design performance standards because of their environmentally sensitive condition).

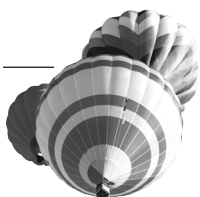
- All parking areas shall be designed in compliance with the [Integrated Development Ordinance, Section 14-16-5-5 City Comprehensive Zoning Code, Section 14-16-3-1](#), including provisions for accessible parking, except as provided below.
- Parking areas are required to contain shade trees at the number required by the [Integrated Development Ordinance, where feasible, City Comprehensive Zoning Code](#), except they may be planted in groups instead of evenly spaced; [as the Zoning Code requires](#), given the potential conflict between trees and balloon landings.
- In compliance with the [Integrated Development Ordinance, City Comprehensive Zoning Code](#), parking areas that have street frontage greater than 100 linear feet shall include screening in the form of walls, earth berms, or evergreen landscaping, or a combination thereof. Such screening shall have a minimum height of 30 inches, but shall not exceed 36 inches in height. Where walls are provided, the design and materials shall be integrated with building materials and colors in the Park.

## SIGNAGE

It is integral to the success of the Park that a signage program be developed. Providing signage is a priority in the continued development of the Park.

Signage will serve four important functions at Balloon Fiesta Park:

- Direct Park users to various facilities;
- Inform Park users regarding community events or educational aspects of the Park;
- Identify specific buildings or facilities; and
- Manage the huge flow of people and vehicles during the Balloon Fiesta event and other special events.



Wayfinding: Finding your way around the Park can be difficult. To aid in the movement and wayfinding in and around the Park, the north, east, and south entrances of the Park have been color coded. The northern end of the Park is red, the eastern portion is green, and the southern portion is blue. The selection of colors for shade structures, signage, and other colored incidental structures should follow this color coding system.

The following general signage standards regulate the size, location, type, and quality of sign elements within the Park:

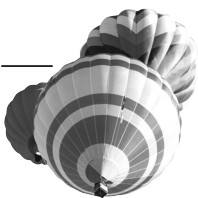
- Park signage shall comply with the American Disability Act (ADA) requirements and shall be in accordance with the City Comprehensive Zoning Code. All signage shall be reviewed and approved by the Park Commission.
- Blinking and/or flashing signs are prohibited at the Park. In accordance with the [Integrated Development Ordinance and the Alameda Boulevard Subarea City Comprehensive Zoning Code](#), new electronic signs shall not be built within 660 feet of the Alameda Boulevard right-of-way.
- Signage and wayfinding designs should facilitate Park access to those visitors with hearing impairment, visual impairment, or access limitations. All pedestrian signage used throughout the Park shall incorporate braille and large, high-contrast lettering.
- The use of new technologies, such as computer/phone apps, are encouraged to assist visitors in wayfinding throughout the Park. It would also assist visually impaired visitors in receiving information and safety messages.
- All signage at the Park should incorporate a minimum 70% contrast between the background

and the lettering. AIBF adopted a color scheme for signage around the Launch Field (i.e., red on the north end of the Field, blue on the south end of the Field, and green on the east side of the Field).

- **Park Entry/Gateway Features:** Entry signage should reflect a consistent design theme. One freestanding, sculptural, monument sign with a Balloon theme should be provided at each of the primary vehicular access points. One of these signs shall include identification of the Eastdale Little League Ballfields. One large, freestanding, monument type sign in the shape of a balloon sculpture is encouraged along the South I-25 Frontage Road, at Balloon Fiesta Parkway, and at San Diego Avenue.

The existing monument sign at the Balloon Museum Drive / Alameda Boulevard entry is 26 feet in height and contains an electronic message board. **This sign is non-conforming due to recent changes in the City Comprehensive Zoning Code.** It shall be replaced with a gateway feature that has a maximum height of 32 feet.

- **Building Signs:** Park buildings are allowed one metal, building-mounted sign whose size shall not exceed 20% of the facade to which it is applied. This sign may be backlit or lit with accent lighting. Each building may also have up to two monument signs no more than 4 feet in height.
- **Directional Signage:** Directional signage for multi-use trails, events, parking areas, etc. may be up to 8 feet in height and should be made from permanent concrete, stone, anodized metal, etc.
- **Multi-Use Trails:** Signage at the entries to multi-use trails shall be up to 8 feet in height and should be made out of permanent, durable materials such as concrete, cast metal, etc.



- **Main Street Promenade (Vending Concourse) Entry Signs:** Each end of the Main Street Promenade shall be allowed a large entry archway/control gate with metal signage letters mounted on a spanning architectural sign support.
- **Pedestrian Access Gates:** This is where most visitors enter the Launch Field/Main Street Promenade area. Signs should provide information regarding current and future events.

## SCREENING WALLS AND FENCES

The effective use of screening devices for loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the Park and surrounding developments (the old Los Angeles Landfill is excluded from these guidelines). The guidelines established in the landscape, setback, and parking sections provide the primary means to screening objectionable views and activities.

The following are standards to ensure effective screening of negative elements:

- **Outdoor Refuse Containers:** All outdoor refuse containers shall meet City specifications and be screened within a minimum six foot tall, decorative, split-face block, masonry enclosure. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- **Collection Areas:** No refuse collection areas shall be allowed between any street and building front without appropriate screening such as walls, fencing, or landscaping.

## UTILITIES

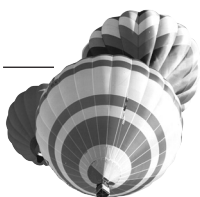
To ensure the overall aesthetic quality of the Balloon Fiesta Park:

- All new electric distribution lines within the Park should be placed underground.

- All permanent utilities serving irrigation systems and other landscape site amenities will be placed below grade. When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening materials shall be placed to allow access for maintenance of this utility structures.
- Due to the proximity of the landfills, most improvements (e.g., buildings, utilities, landscaping, roads) shall need to comply with planning requirements for facilities near landfills. All proposed improvements, including installation of underground utilities or digging of any kind at the Nazareth and Los Angeles Landfills, shall be closely coordinated with and approved by the City Environmental Health Department.

## PNM Coordination:

- Permanent access to all PNM facilities must be maintained and available to allow for maintenance and repair.
- It is necessary to coordinate with PNM regarding any and all changes that may affect electric transmission and distribution facilities.
- Any fences within or crossing PNM easements must be reviewed and approved by PNM. Any encroachment of PNM easements must be approved by PNM.



## LIGHTING

A consistent theme for the lighting system at Balloon Fiesta Park will contribute significantly to the Park's overall aesthetic character. Safety and security should be a primary design consideration, as well as the daytime appearance of lighting fixtures. Lighting will be provided for those areas that will be used at night, such as the Main Street Promenade, parking lots, plazas, buildings, and some of the paths. Security lighting will be provided for those areas not intended for night use. Selected light poles will have electric outlets to provide electrical service throughout the Park. Light pollution from the Park is a concern for the adjacent neighborhoods, and light standards are provided in this section to ensure that light spillage is prevented.

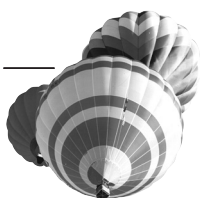
During the installation of the lighting of the Golf Driving Range, the City worked closely with the adjacent neighborhoods and the Balloon Fiesta Park Advisory Board in the design and installation of the light fixtures. The fixtures are aimed down to prevent light spillage into the surrounding neighborhoods. The Golf Driving Range lights remain in place during the Balloon Fiesta. Any additional lighting systems at the Launch Field must be approved by the EPC and shall be removable in order to prevent potential accidents during ballooning events. It is anticipated that only a certain number of fields would be lighted and that certain hours of operation would be established.

The following design guidelines shall direct the design of the lighting system:

- Placement of fixtures and standards shall conform to State and local safety and illumination requirements. All exterior installations must be provided with ground-fault interruption circuits.
- Shielded-source light fixtures shall be used to prevent light spillage and avoid unnecessary glare

or reflection on adjacent properties, buildings, or roadways in compliance with the [Integrated Development Ordinance, Section 14-16-5-8, Outdoor and Site Lighting. City Comprehensive Zoning Code, Section 14-16-3-9 Area Lighting Regulations.](#)

- Individual light fixtures should blend with the architectural character of the buildings and other site features.
- Street lighting should be designed to enhance the safety of vehicular and pedestrian traffic at key points along the roadways.
- Controlled, directional lighting should be used to highlight public spaces and walkways. The use of walkway level lighting, such as wall pocket lights, is encouraged to accent pedestrian areas.
- Additional landscape lighting is encouraged to enhance certain landscape features. Landscape lighting should be concealed at grade.
- The fixture itself should be replaceable and readily available.



Height standards for light fixtures are as follows:

- Golf Driving Range 30 foot max.
- Parking Areas and Roadways 20 foot max.
- Multi-use trails 10-15 feet
- Buildings Building-mounted
- Active Pedestrian Areas 15 foot poles
- Outdoor Multi-use Stadium lighting shall be lower than the existing maximum height of the high voltage power lines east of the Launch Field, which range from approximately 85 to 140 feet, and per the following locations:
  - West side: 100 foot max. or incorporated into 75 foot roof structure
  - North side: 80 foot max.
  - East side: 100 foot max.
  - South side: 80 foot max. light poles or integrated into 60 foot tall roof structure

## NOISE, SECURITY, and DUST CONTROL

In addition to lighting, three of the highest priority concerns from the two primary neighborhoods, the Alameda/North Valley and the Wildflower Neighborhood Associations, are impacts which will be generated from the Park by noise, both during Balloon Fiesta and ongoing use; issues of security, potential vandalism, and crime associated with park usage and access; criteria for ongoing maintenance of dust control related to activities and development.

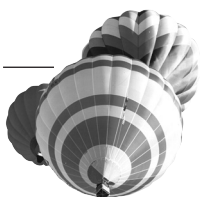
## NOISE

The concept of Balloon Fiesta Park being a “family park” should be recognized when selecting special events and activities to occur in the Park with regard to noise. The concern for mitigating noise impacts has emerged as a powerful determinant for locating activities in the Park, and precludes the use of the Park for carnivals, fair midways, and similar commercial events.

The City of Albuquerque and Bernalillo County Noise Ordinances provide a baseline for control of noise impacts and measured acceptable maximum noise levels at affected property lines of the Park (sound testing was conducted as part of the planning process for the Park; see Appendix J). The City’s Noise Ordinance states that noise levels shall not exceed 50 dba at any noise sensitive property line between 10 p.m. and 7 a.m. Where ambient level exceeds 50 dba, the criteria shall be ambient, plus 5 dba.

The Master Development Plan requires that sound systems and sound levels for all events at the Park must be approved at the time a special permit or lease for use is obtained. The noise standards for all events at the Park, including Balloon Fiesta, other special events, and daily operations, shall comply with the City’s Noise Ordinance. Exceptions for short-term special events and lessees within the Park may be allowed on a case-by-case basis under a temporary permit through the Environmental Health Department and consistent with Park Policies. If approved, this would allow limited, short duration, non-compliance with the Noise Ordinance standards. The event operator shall monitor noise to ensure it meets the standards of the City’s Noise Ordinance and the special provisions of permits and leases.

The City of Albuquerque Environmental Health Department is responsible for responding to any complaints made to the City from surrounding neighborhoods. All special events are required to submit two contact telephone numbers to allow the City to shut down events which exceed allowable criteria.



The sound impact from Balloon Fiesta events has been greatly reduced by several factors, including having a lowered event elevation; mounting of loudspeakers on poles west of the vending concourse and aiming them downward and east in direction. Additionally, the site has been recessed approximately 70-90 feet below the Wildflower Neighborhood and the natural eastern embankment of the new site causing a majority of the noise transmission to be absorbed.

The sound impact from the Outdoor Multi-Use Stadium has been reduced by its location abutting the escarpment on both the eastern and southern sides and the massing of the structure along the west side. A noise study is required to be completed prior to development and mitigation incorporated per the results of the study.

Sound continues to be a concern for the neighborhoods to the west, which are mostly located within unincorporated Bernalillo County, due to the considerably higher elevation of the Park as compared to the adjacent community area. The Parks and Recreation Department and Environmental Health Department will work with Bernalillo County in a cooperative effort to protect the residents from any negative noise impacts. Sound management is required for all events, including orienting all stages and amplified systems away from the community towards the northeast. As noted below, all event sponsors shall comply with the City Noise Ordinance and Park Policies concerning sound management.

### **Noise Control Criteria**

Amplified Sound: Amplified sound is allowed between the hours of 7 a.m. and 10 p.m. only, per the City's Noise Ordinance, but shall not exceed the noise limits as stated above. Balloon Fiesta, and other special events as approved by the City, are allowed to use amplified sound between the hours of 10 p.m. and 7 a.m. on a case-by-case basis only, and as approved by the Environmental Health Department and the Park Commission. Where ambient noise level

exceeds 50 dba, the sound level shall not exceed ambient plus 5 dba. No person at the Park shall be exposed to amplified sound over 90 dba.

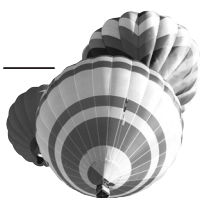
Speaker Type and Location: The speaker design criteria for all events using amplified sound should include a "distributed sound" approach, where more speakers are used at lower volumes. During events where amplified sound is generated, the preferred orientation of speakers shall be north or northeast.

Noise Monitoring: During Balloon Fiesta, the Parks and Recreation Department staff monitors sound during the event. If noise exceeds accepted standards, AIBF is contacted immediately. Additional monitoring may occur if a complaint is received by the City.

Outdoor Active Recreation Area: The location of the Outdoor Active Recreation Area in the far northeast corner of the Park will function to minimize the sound impact to neighborhoods. Any amplified sound in this area shall follow time, noise limit, and location standards as stated above.

Outdoor Multi-Use Stadium: The location of the Outdoor Multi-use Stadium adjacent to the escarpment will minimize the sound impact to neighborhoods. Any amplified sound in this area shall follow time, noise limit, and location standards as stated above.

Large Outdoor Performance Area: The stage for the permanent seating area at the Large Outdoor Performance area shall face north. In this configuration, the sound will be projected away from the North Valley and Wildflower neighborhoods. For two-sided stage performances, there will be multiple on-field speakers for the lawn seating areas. The speakers will be located to minimize the sound projecting to the residential neighborhoods. In this configuration, the sound levels can be adjusted most effectively to project the sound to the audience and minimize fugitive sound to the outlying areas. Any



amplified sound in this area shall follow time, noise limit, and location standards as stated above.

## **SECURITY AND ACCESS CONTROL**

A higher level of security is warranted at the Park because of its size. Given its range of potential activities, the Park has been designed to “zone” different areas for access control and have a security program to protect neighbors and Park users.

**Security:** The City shall continue work on the installation of security fencing, signage, road barriers, and other necessary security elements in a timely manner. Security for the Park is a high priority and is necessary to protect the investments of Park funding participants, to limit liability concerns, and to provide for the overall safety of Park users.

**Hours of Operation:** The Park’s hours of operation are 6:00 a.m. to 10:00 p.m., except for special events or indoor events in Park buildings. Hours of operation for special events will be established at the time that each permit or lease is approved by the City.

**Access:** Access will be maintained to main parking areas for the Large Outdoor Performance Area, Northeast Outdoor Recreation Area, Multi-Purpose Center, Little League, and Balloon Museum for extended hours. Access gates to these main parking areas allows a full perimeter enclosure of the Park for vehicles, while allowing bike/jogging path access along the North Diversion Channel, west of the Launch Field fence.

The Launch Field Area is secured on a more restricted basis. As previously noted, fencing is provided behind the Main Street Promenade, Corporate Pavilions, and west loop drive within a primary control zone and access gates are provided at Balloon Fiesta Parkway, San Diego Avenue, and Balloon Museum Drive, just north of the Balloon Museum.

## **DUST CONTROL**

Dust control is a significant issue for the Park, particularly during Balloon Fiesta. The landscape design criteria and Landscape Master Plan section outlines various strategies for long term build-out of the Park that meets City Dust Control standards. Soil disturbances during construction activities within the Park shall follow the provisions of the Albuquerque-Bernalillo County Air Quality Control Board Regulation 20.11.20 NMAC.

**Environmental Issues:** Any disturbance within the Park during construction activities must follow the provisions of the City’s Dust Control Ordinance. Dust control and seeding of existing disturbed areas will continue.

**Balloon Fiesta and Special Events:** Balloon Fiesta and other special events are required to submit a formal Dust Control Plan to the City Environmental Health Department, which details the following:

- Vehicular Access and Parking Areas;
- Watering for Dust Control of Vehicular Areas;
- Revegetation of the site use areas following the event; and
- Air monitoring agreements with the City of Albuquerque on a daily basis.

**Little League Ballfields:** These ballfields should be watered to reduce airborne dust on a regular basis and tied to game schedules.

