

COMMUNITY MASTER PLAN LEVEL B PLAN: AS APPROVED BY DEVELOPMENT REVIEW BOARD FEBRUARY 2008

REVISED JULY 2021



Mesa del Sol Level B Community Master Plan and its relationship to the City's Integrated Development Ordinance

On May 18, 2018, the City Council adopted the Integrated Development Ordinance (IDO). Under this new ordinance, the Mesa del Sol Level B Master Plan became what the IDO refers to as a "Framework Plan", the plan required for the creation of a Planned Community (PC) zone district. This designation of a Framework Plan does not change the way the standards and procedures that were part of the adopted Level A and Level B Master Plans. As the IDO states on page 6, Section 1-10(A)(2):

For former Special Use zones that were converted to the Planned Development (PD) or Planned Community (PC) zone districts through adoption of this IDO, any approval associated with the Special Use zone is considered the required Site Plan – EPC or Framework Plan, respectively. Any use standards or development standards associated with pre-IDO approvals or zoning designations establish the rights and limitations for the PD and PC zone districts.

These prior approvals are linked to development agreements between the City and the master developer, as well as the establishment of the Tax Increment Development District for Mesa del Sol. Due to the contractual nature of these agreements and their reliance upon the adopted Mesa del Sol Level B Plan, it is critical that this document continues to be referred to by its original name, while recognizing that it is also a "Framework Plan" within the lexicon of the City's IDO. Where the Mesa del Sol Level B Plan is silent on particular standards or where it refers back to City standards, then current IDO standards will apply. Otherwise, the standards and review processes and the MdS Level B Plan as approved continues to be the regulating document for parcels that fall within the Level B boundary.

Meeting the Planned Communities Criteria

Introduction



This Level B Plan is the principal plan regulating development proposed by Forest City Covington NM, LLC (FCC) for a 3,151-acre area comprising the initial phases of Mesa del Sol, a new community on Albuquerque's southeast mesa, south of the Sunport. This document refines land planning for the Level B area in a manner consistent with and supportive of the goals and policies of the Mesa del Sol Level A Plan, the Planned Communities Criteria, the Albuquerque/Bernalillo County Comprehensive Plan and the Planned Growth Strategy.

1.1 Overview

Mesa del Sol is a community designed for Albuquerque's southeast mesa, on an approximately 12,900-acre plateau bounded generally on the north by the Tijeras Arroyo, on the east by Kirtland Air Force Base, on the south by the Isleta Pueblo, and on the west by Broadway Boulevard. Mesa del Sol includes approximately 630 acres leased to Bernalillo County for the development of a recreation area, as well as La Semilla, a one-mile wide strip adjacent to Kirtland Air Force Base on Mesa del Sol's eastern boundary that has been leased to the Department of Energy for passive open space uses, environmental education, and renewable energy uses.

The approximately 9,000-acre development lease between the New Mexico State Land Office and Forest City Covington NM, LLC (FCC) a joint venture of Forest City Enterprises, Covington Capital and the University of New Mexico, vests FCC with the responsibility of planning and developing the Mesa del Sol community in accordance with the City of Albuquerque's Planned Communities Criteria. On January 14, 2006, the Albuquerque City Council adopted the Level A Master Plan and Technical Appendices for Mesa del Sol and an associated Level A Development Agreement.

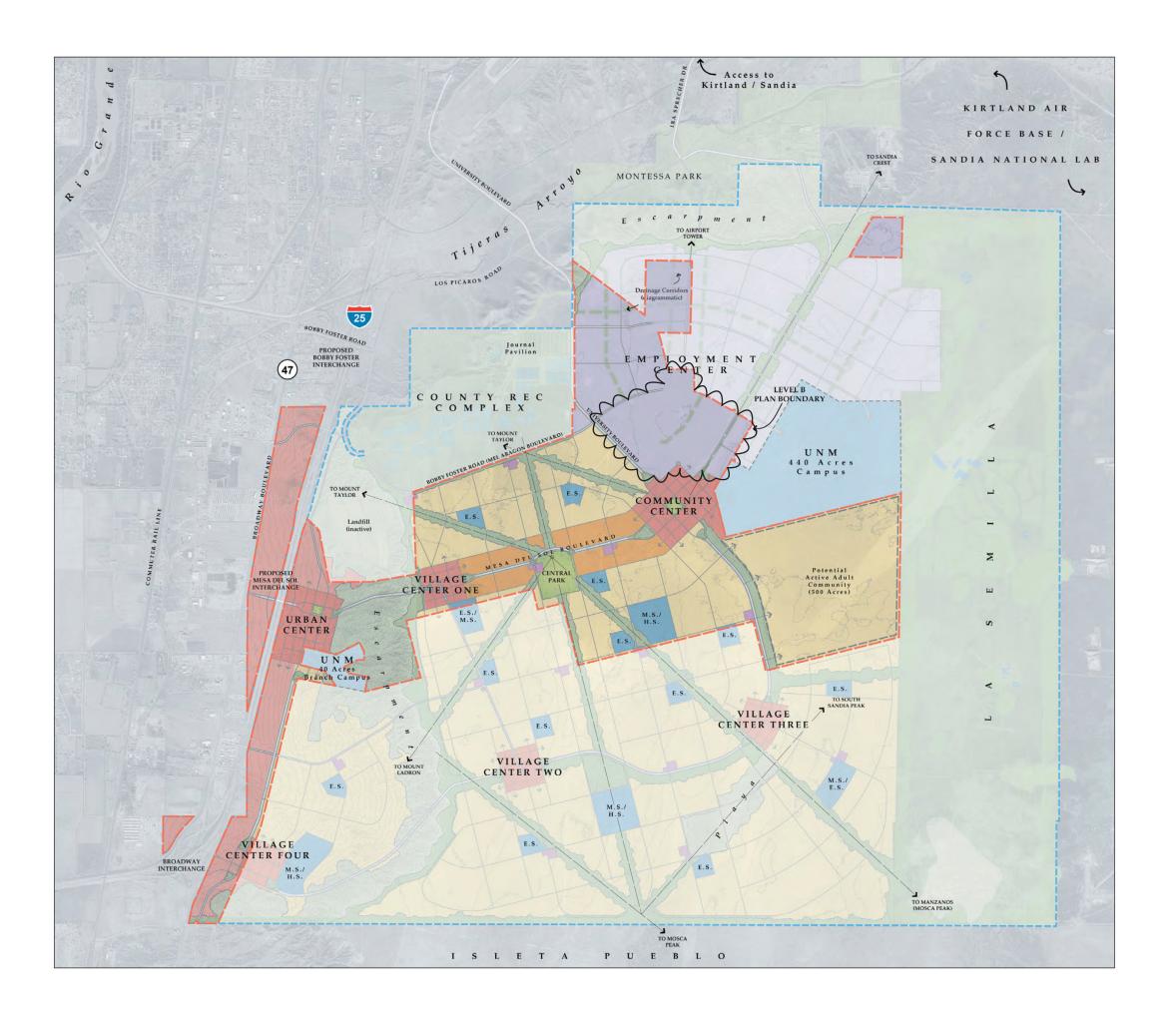
In the interests of economic development, the City of Albuquerque has expedited the approvals of several key employment projects at Mesa del Sol in advance of the Level B and Level C stages of the Planned Communities Criteria approvals process. These include site plan approvals and building permits for several key employers, including a research, development and manufacturing plant for Advent Solar, Inc. and a film studio campus to be known as Albuquerque Studios. FCC gratefully acknowledges the City's assistance in expediting these approvals. These base economic projects demonstrate FCC's commitment

to creating jobs and balancing residential development with employment opportunities.

This Level B Plan covers a 3,151-acre area comprising the initial phases of Mesa del Sol. The Technical Appendices submitted with this plan are hereby incorporated in their entirety and made part of this Level B Master Plan. The Level B Master Plan area (Figure 1-1) includes the land held in fee by FCC and an additional 40 acre area on the northern escarpment that is planned for a secure employment area. Table 1-1 below summarizes the anticipated development program for this Level B Plan. The land use districts are described in Chapter Two.

Table 1-1 Development Program

DISTRICT	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units
Employment Center	662	5,050,350	533
Highway Commercial	411	3,775,000	
Urban Center	92	5 1,500,000	828
Community Center	88	700,000	819
Village Center	44	200,000	660
Residential Villages	1,492	10,554	10,444
(net of linear open space)		\	
TOTAL DEVELOPED AREA	2,789	11,235,904	13,284
Steep Slopes (>10%)	185	}	
Linear Open Space	137	}	
Major Urban Park	40	}	
TOTAL AREA	3,151	(



LEVEL B PLAN AREA

Figure 1-1

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center

Legend

Mixed Use Centers

Neighborhood Centers (diagrammatic placement)

Commercial

Schools and UNM Land

Office / R&D

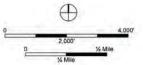
Corridor Residential

Residential

Large Parks

Trunk Open Space Network

Steep Slopes and Playas









MAJOR URBAN PARKS, LINEAR PARK CORRIDORS AND MAJOR PUBLIC OPEN SPACE

Figure 2-2

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

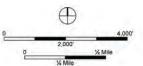
Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center.

Legend

Major Urban Parks

Linear Park Corridors

Proposed Major Public Open S





Major Public Open Space

The Albuquerque/Bernalillo County Comprehensive Plan (2002) proposes that the escarpment along Mesa del Sol become part of the larger regional open space network. In Figure 2-2, Regional Parks and Trunk Open Space, the escarpment is defined as areas with a slope of 10% or greater along the northern and western edges of the mesa top. Dedicating this area as Major Public Open Space will preserve natural areas and provide visual and aesthetic relief from future development. The roadway and trail connections across the escarpment needed to provide access to the mesa will be designed to minimize their visual and environmental impact on the open space while creating views of the natural environment. Public access to these areas will need to be controlled—enabling residents and visitors to appreciate the natural environment in a sustainable manner.

- a) Estimated Acreage: Approximately 185 acres
- b) Service Area: City
- c) Locations: Escarpment, La Semilla, Playa, perimeter areas
- d) Details: Trails and trailheads, interpretive signage, fencing/access control

Linear Park Corridors

These large linear park areas serve several purposes at Mesa del Sol. They receive stormwater and serve as recharge or infiltration zones. They serve as plant and wildlife corridors. They provide opportunities for off-road trails that increase pedestrian and bike connectivity between neighborhoods and parks. They may include small neighborhood parks and trailheads, providing recreation and community meeting opportunities for residents in a well-distributed manner. Finally, they serve as view corridors on the Mesa–visually linking Mesa del Sol with surrounding natural features and landmarks.

- (a) Estimated Acreage: Approximately 137 acres
- b) Service Area: Mesa del Sol
- c) Details: Typically 200′-250′ in width, with trails, trailheads, infiltration areas, native plant and wildlife habitat, small neighborhood parks with play structures, seating, lighting, and off site parking. Minimum vegetative coverage shall be 33%, not including tree canopies.
- d) Maintenance: Corridors which function primarily as drainage facilities with ponding functions shall be maintained by the Property Owners Associations or by Special Districts. In Corridors where drainage is secondary, parks and recreational facilities shall be maintained by the City.

(See illustrative detail in Figure 4-5 on page 77.)

Major Urban Park

A large public park can serve the recreation and civic needs of an entire community and may include elements found in both neighborhood and community parks. The large centrally located park on Mesa del Sol Boulevard will serve as a site for active and passive recreation, provide a large comfortable site for large-scale civic events, and serve as a node for trails and open space corridors.

- a) Estimated Acreage: 40 acres
- b) Service Area: Mesa del Sol
- c) Details: multi-purpose fields, baseball/softball fields, playing courts, sidewalks, hard-scape, tables, seating, fountains, art, play structures, performance space, landscaping, vendors, lighting, programmed events and on and off site parking. Minimum vegetative coverage shall be 60% of which 25% of tree canopies can be counted.

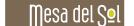
Table 2.6-1 Proposed Responsibilities for Parks and Open Space

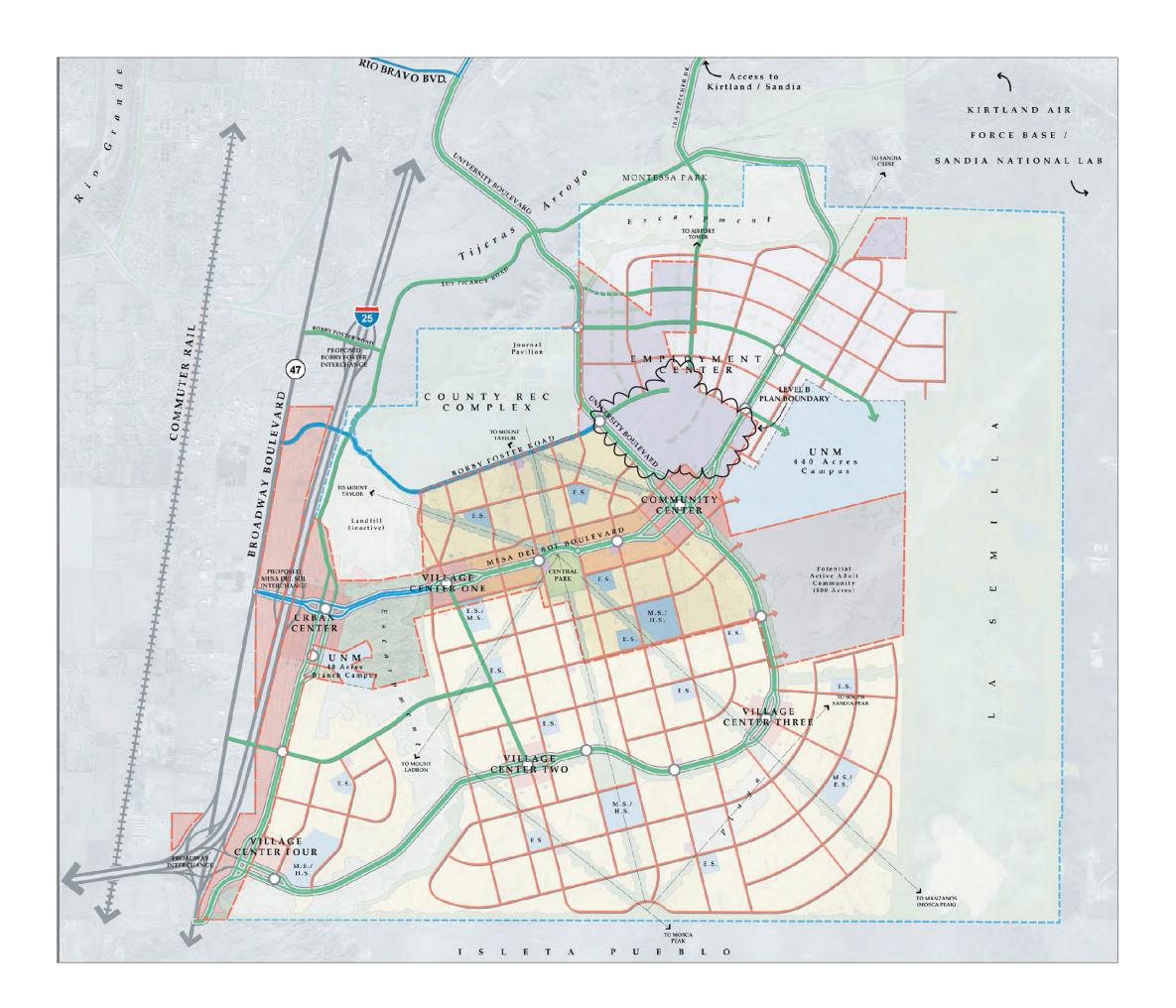
Туре	Estimated Area	Capital Costs	O and M Costs	
Major Public Open Space	245 acres	СоА	СоА	
Linear Park Corridor	137 acres	Special District/ Developer	CoA/Special District/POA	7
Major Urban Parks	40 acres	CoA/Special District/ Developer	CoA/Special District/POA	
Neighborhood Parks	.5-5 acres each	Special District/ Developer	Special District/ CoA/POA	
School Parks	5 + acres each	APS/Special District/ Developer	APS/CoA	
Urban Plazas/ Pocket Parks	.5 acre (or less)	Special District/ Developer	Special District/POA	
Streetscapes and Medians	NA	Special District/ Developer	CoA/Special District/POA	











AUTO AND TRANSIT CIRCULATION BUILD-OUT NETWORK

Figure 3-1

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment

Legend

O Primary Transit Nodes

Trunk Transit Routes

Primary Roadways (Boulevards and Avenues)

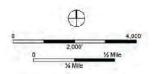
2 or 3 Lanes Each Direction

2 Lanes Each Direction

Connector Roads (specific configurations to be assigned at a more detailed planning level)

Note:

These road configurations and lane totals preliminary. The final transportation study dictate actual laneage. Some roadways r have phased construction.





47

AUTO AND TRANSIT CIRCULATION LEVEL B PLAN AREA

Figure 3-2

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center

Legend

Primary Transit Nodes
Trunk Transit Routes

Primary Roadways (Boulevards and Avenues)

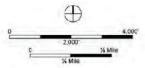
2 or 3 Lanes Each Direction

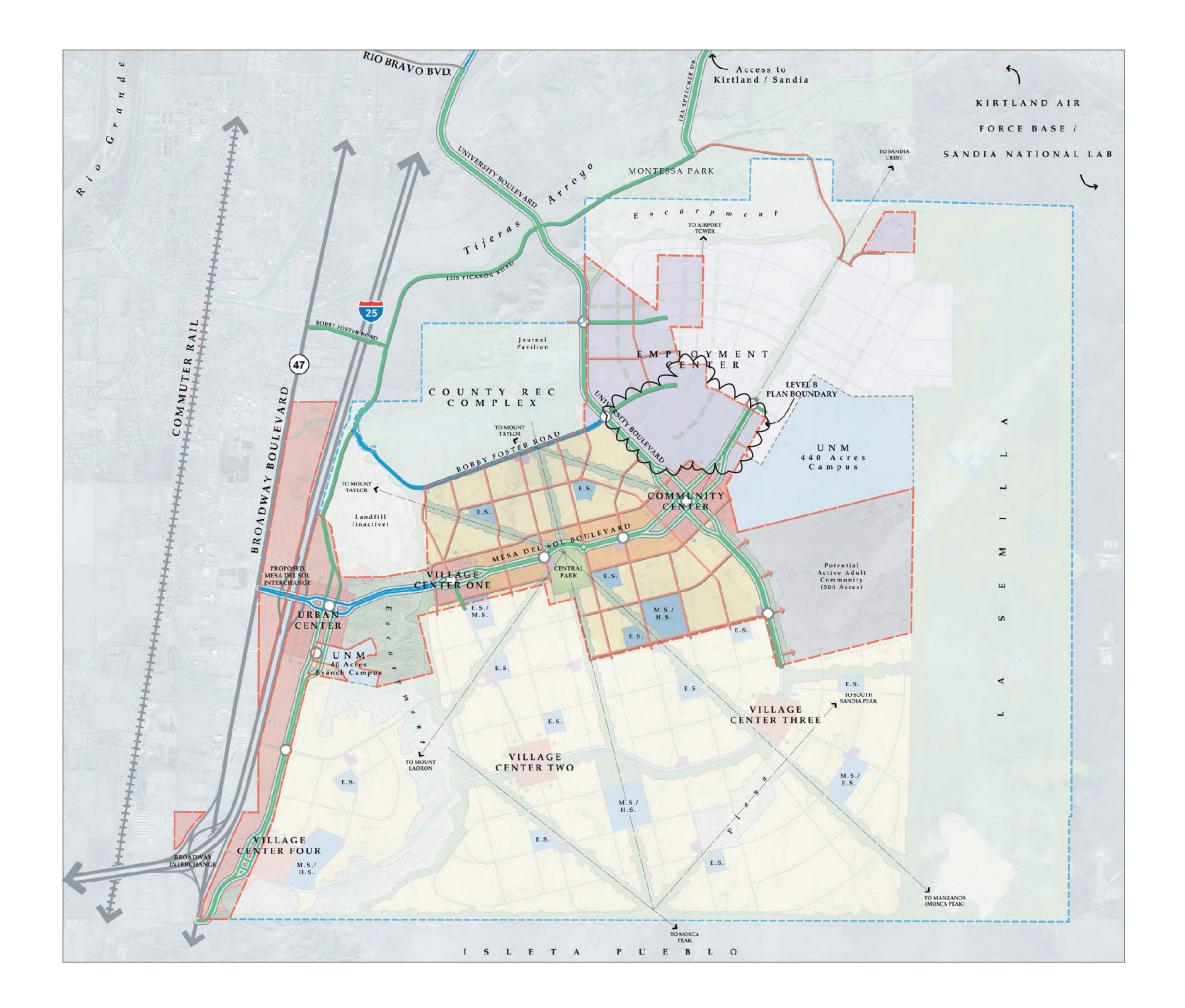
2 Lanes Each Direction

Connector Roads (specific configurations to be assigned at a more detailed planning level)

Note:

These road configurations and lane totals are preliminary. The final transportation study will dictate actual laneage. Some roadways may have phased construction.







ROADWAY PHASING: ROADWAYS NEEDED BY 2015

Figure 3-3

Revised July 2021 - modifications to roadways within southern area of Employment Center.

Legend

Roadways Needed by 2015





ROADWAY PHASING: ROADWAYS NEEDED BY 2025

Figure 3-4

Revised July 2021 - modifications to roadways within southern area of Employment Center.

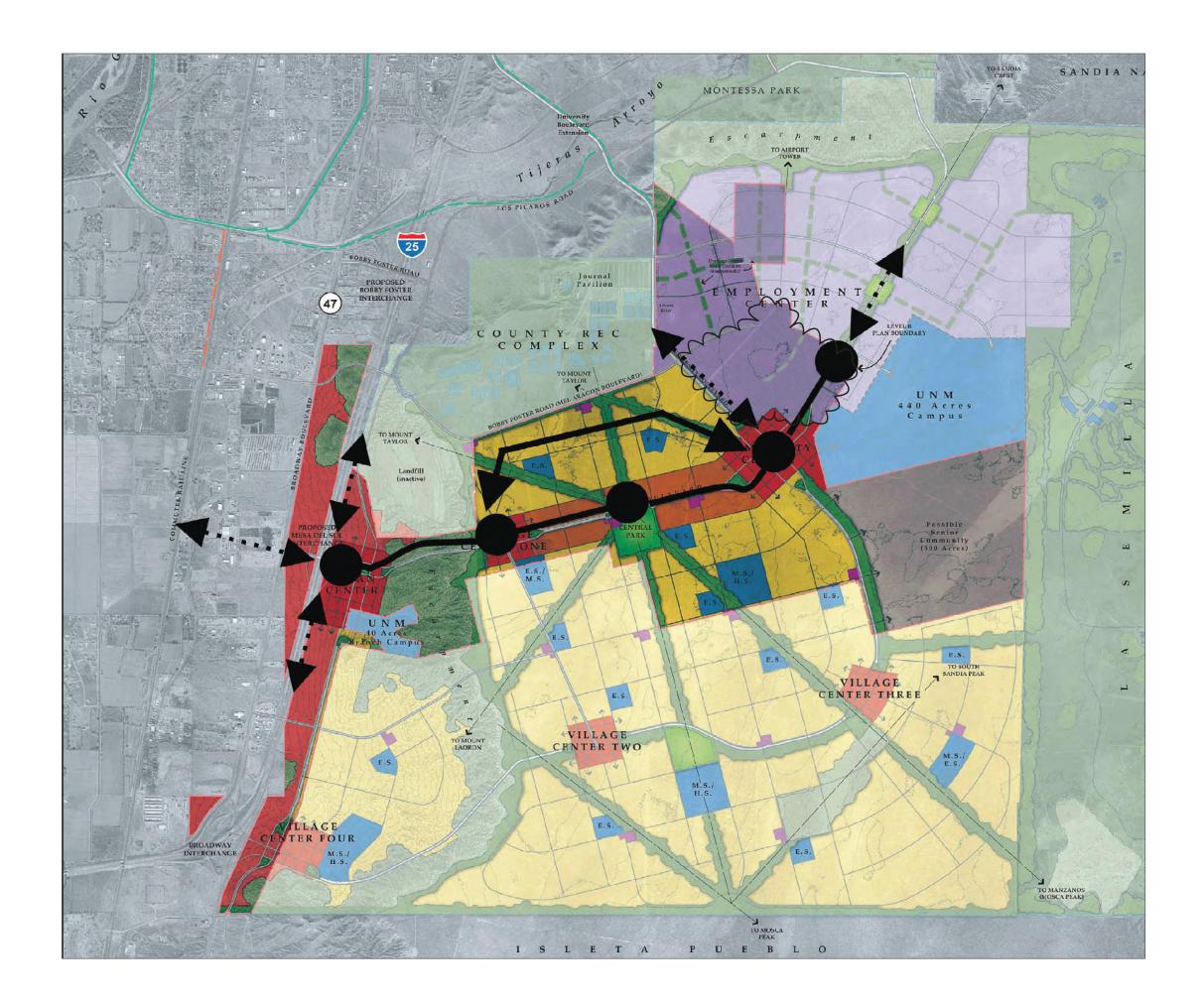
Legend

Roadways Needed by 2015

Roadways Needed by 2025







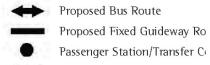
TRANSIT SYSTEM: COMBINATION LOCAL BUS CIRCULATION AND BRT/STREETCAR SCENARIO

Figure 3-5

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center

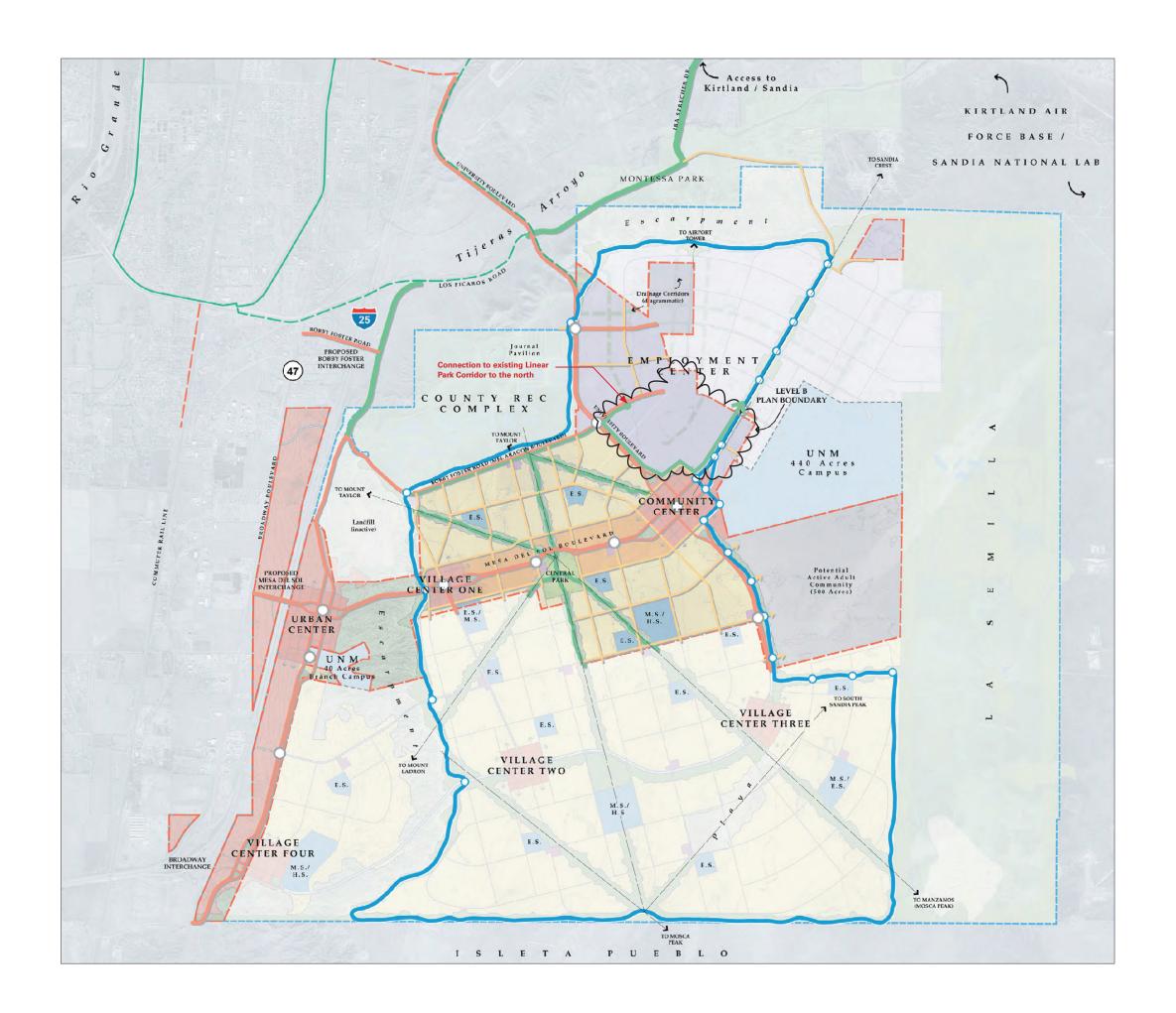
Legend











PEDESTRIAN AND BICYCLE CIRCULATION

Figure 3-6

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment

Legend

Primary Transit Nodes

Velocircuit Conceptual route
the actual route will be deter
at a more detailed planning

Velocircuit Road Crossings

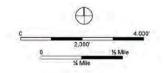
Pedestrian / Bicycle Paths

Bicycle Lanes

 Connector Roads Depending on traffic volumes, bicycle la or routing my be provided.

Sidewalks are not noted on this map; in general, most streets are assumed to have sidewalks and/or pedestrian/bicycle paths (see street sections).

Source: Mid-Region Council of Gover Long-Range Bikeway System map, 20





59

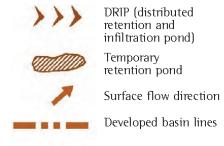
Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Revised July 2021 - modifications to roadways linear parks/ drainage corridors within southern area of Employment

OVERALL STORMWATER PLAN

Figure 4-4

Legend



Mesa del Sol boundary

Notes:

Shown facilities are illustrative only.

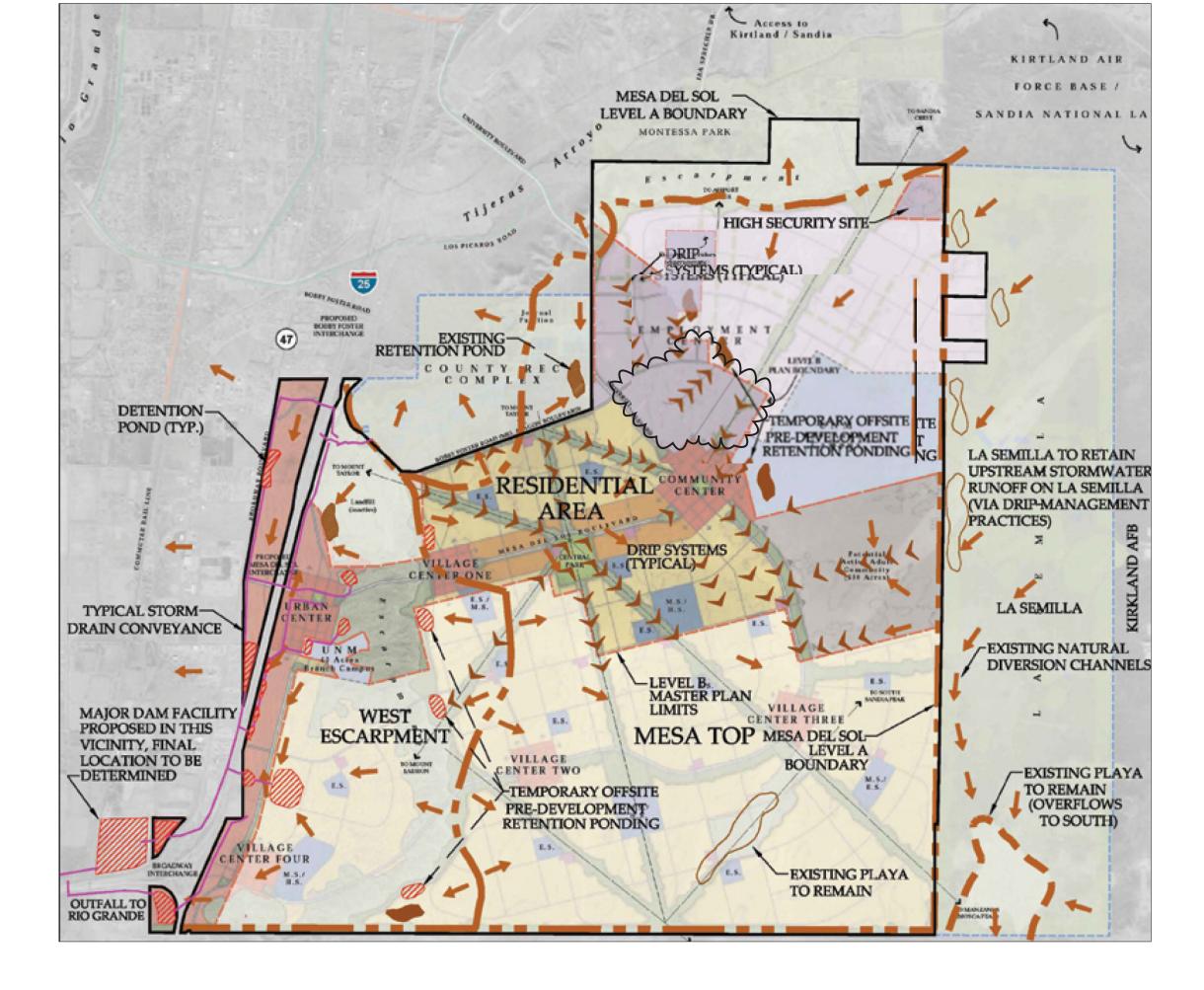
Mesa Top Area:

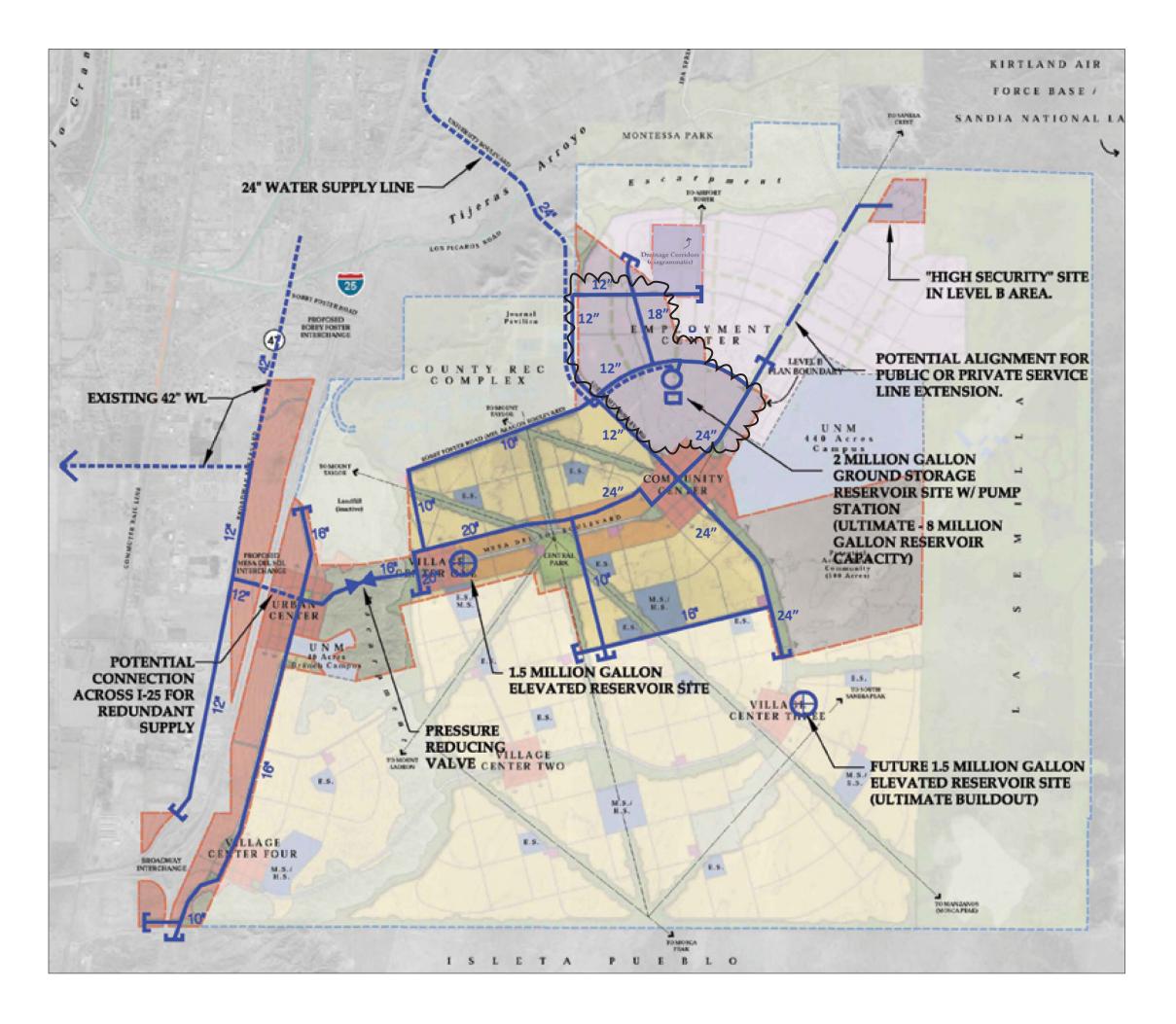
- Drainage management concept plan uses distributed retention/infiltration ponds (DRIPs) to collect all flows generated on the mesa top in the residential lands.
- Non-residential lands (i.e. employment center, UNM, public sites) may utilize shared onsite drip systems.

West Escarpment:

• The drainage management concepts consist of collection runoff in detention ponds and discharging storm water to a large storm water detention basin as proposed by the AMAFCA study entitled "Southwest valley drainage management plan," dated Jan. 1988. The detention pond discharges to the Rio Grande.







PREFERRED WATER SYSTEM: TRUNK INFRASTRUCTURE PLAN

Figure 5-1

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

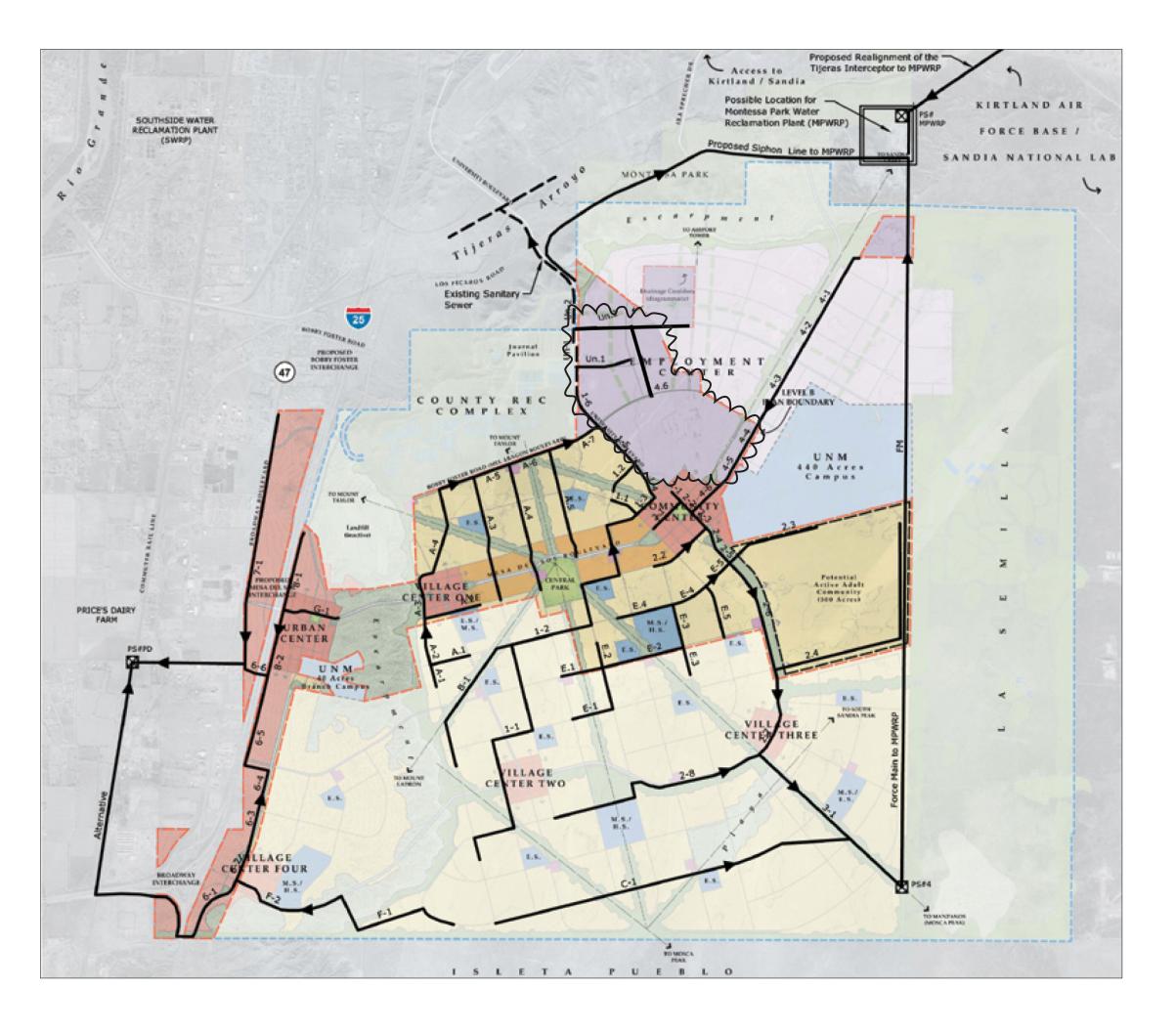
Revised July 2021 - modifications to roadways, linear parks/drainage and infrastructure corridors within southern area of Employment Center.

Notes

- 1. The water infrastructure and line sizing shown on this plan is illustrative and subject to change with further planning with the water utility authority.
- Water wells and associated well collector system are anticipated prior to full development of Level B area.







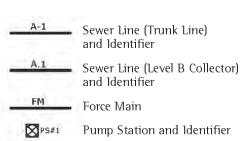
SANITARY SEWER MASTER PLAN INCLUDING LEVEL A AREA

Figure 5-2

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

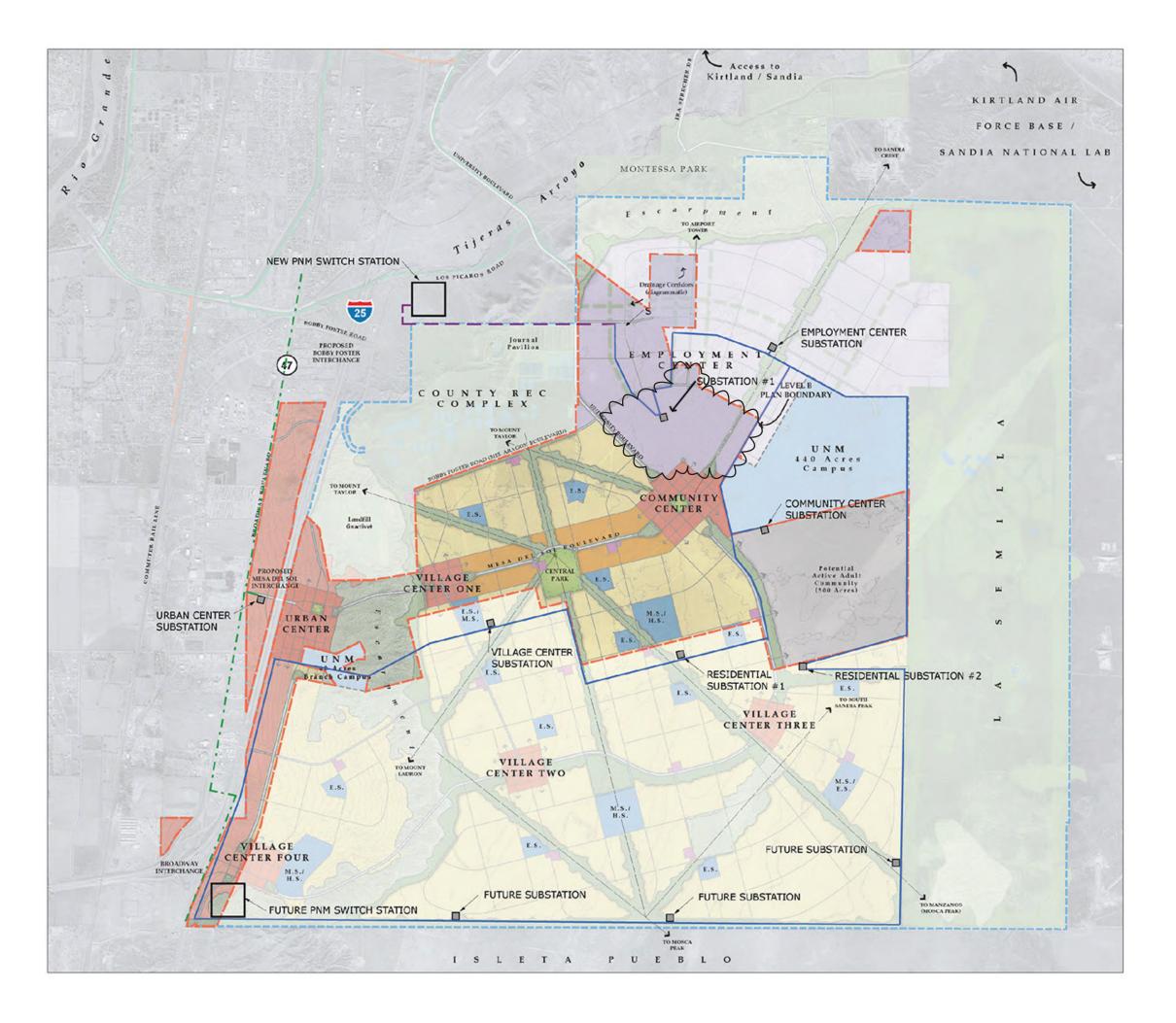
Revised July 2021 - modifications to roadways and linear parks/drainage and infrastructure corridors within southern area of Employment Center.

Legend







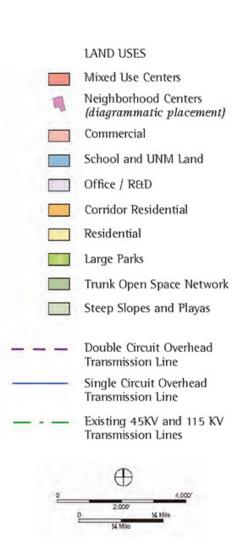


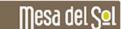
TRANSMISSION LINE ROUTING

Figure 5-5

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Revised July 2021 - modifications to utility corridors within southern area of Employment Center.





GAS LINE ROUTING

Figure 5-6

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Revised July 2021 - modifications to utility corridors within southern area of Employment Center.

Legend

LAND USES

Mixed Use Centers

Neighborhood Centers (diagrammatic placement)

Commercial

School and UNM Land

Office / R&D

Corridor Residential

Residential

Large Parks

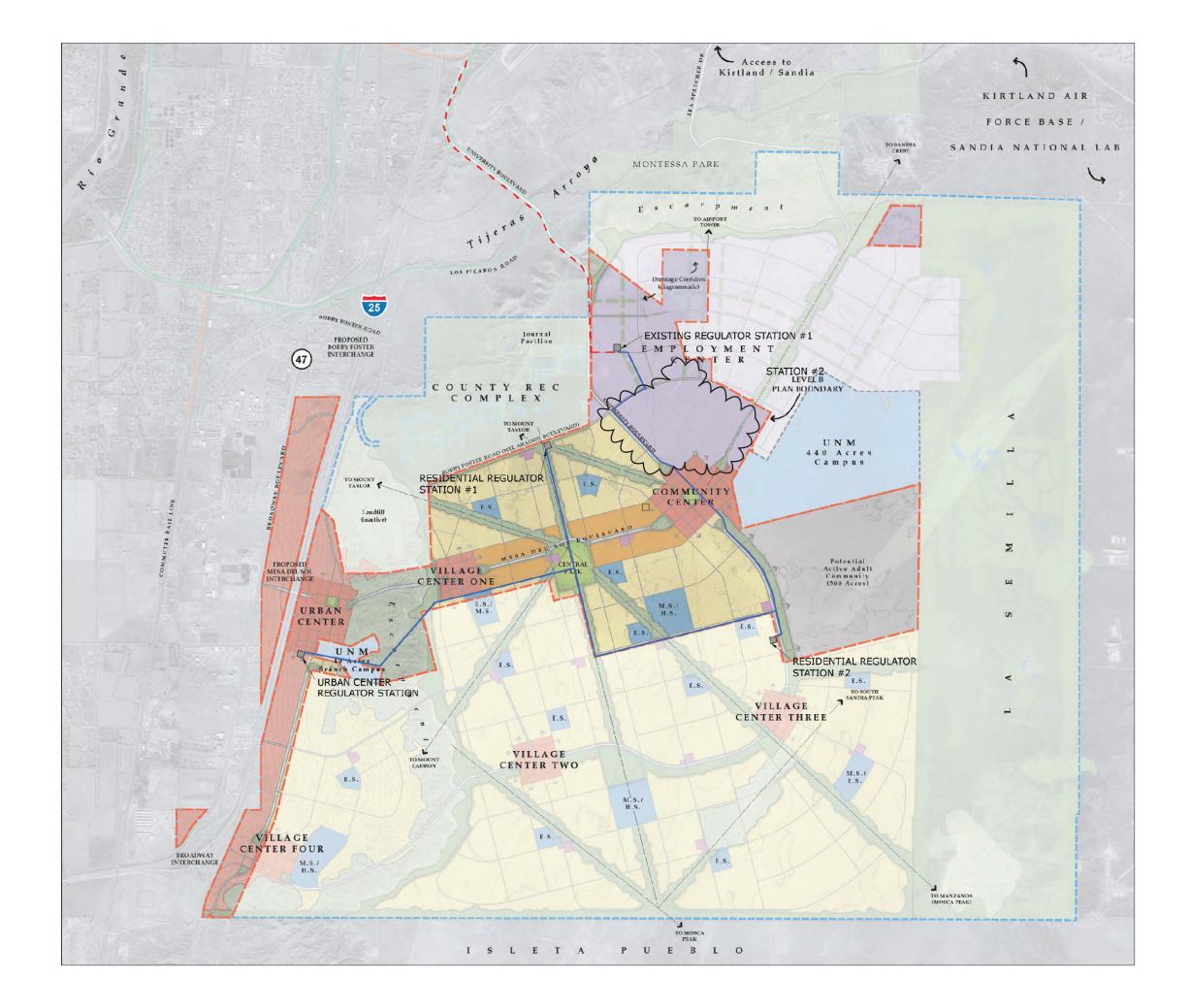
Trunk Open Space Network

Steep Slopes and Playas

Existing 10" Very High Pressure
 Gas Distribution Line

Future 10" Very High Pressure
Gas Distribution Line







TECHNICAL APPENDICES

LEVEL B PLAN: OCTOBER 2006

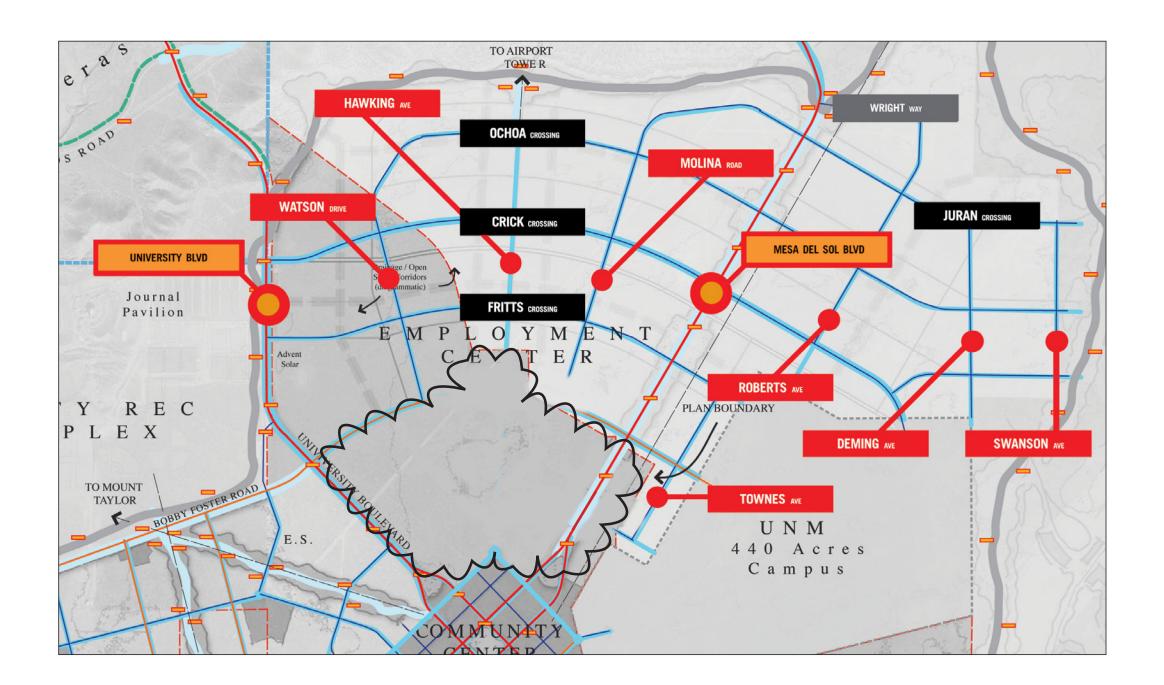
REVISED JULY 2021

Submitted by: Forest City Covington New Mexico, LLC Albuquerque Prepared by: Calthorpe Associates

Community Design + Architecture
Dekker/Perich/Sabatini
Bohannan Huston
URS Corporation
M-E Engineers
Vaughn Wedeen Creative
Thomas Leatherwood Associates
Earthwrights Designs







EMPLOYMENT CENTER STREET NAMING

Figure 2B-1

Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment

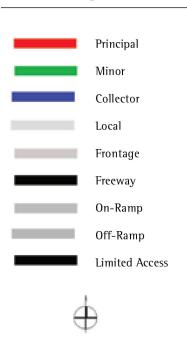


FUNCTIONAL CLASSIFICATION BUILDOUT

Figure 3A-1

Revised July 2021 - modifications to roadways corridors within southern area of Employment Center.

Legend





TYPICAL ROADWAY SECTION, MESA DEL SOL BLVD.

Figure 3F-4

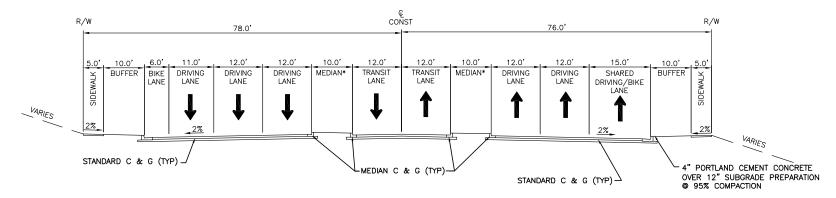
Revised July 2021 - modifications to Mesa del Sol Boulevard within southern area of Employment Center.

Legend

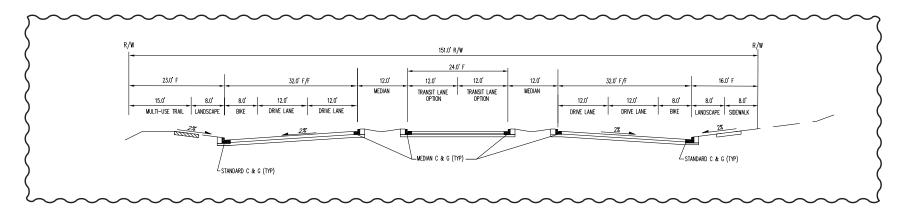
Notes:

1. Refer to Level B Plan Section 2.5 "Landscape Planning and Design" for median treatments.



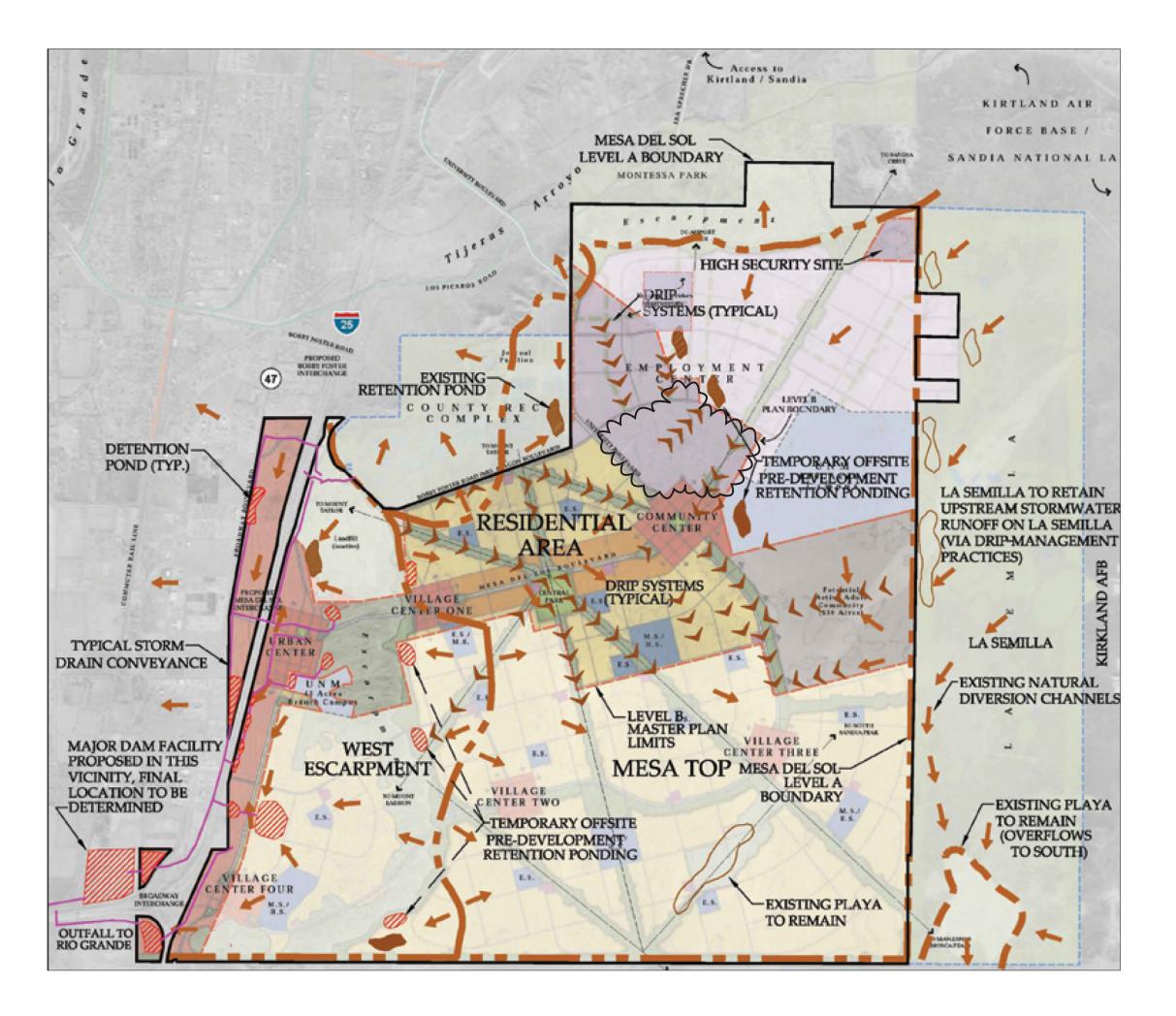


MESA DEL SOL BLVD. (1G-2)
COUPLET 1 TO CONNECTOR ROAD 44 / COUPLET 2



MESA DEL SOL BLVD. (1A-2) COUPLET 2 TO COUPLET 3

* MEDIANS TO DRAIN INSIDE FOR WATER HARVESTING PURPOSE; SLOPES TO BE DETERMINED DURING DESIGN PROCESS.



OVERALL STORMWATER PLAN

Figure 4A-1

Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center

Legend

Notes:

Shown facilities are illustrative only.

Mesa Top Area

Drainage management concept plan uses distributed retention/infiltration ponds (drips) to collect all flows generated on the mesa top in the residential lands.

Non-residential lands (i.e. employment center, UNM, public sites) may utilize shared onsite drip systems.

West Escarpment

The drainage management concepts of collecting runoff in detention ponds and discharging storm water to a large storm water detention basin as proposed by the AMAFCA study entitled "Southwest valley drainage management plan", dated Jan. 1988. The detention pond discharges to the Rio Grande.



Drip (distributed retention and infiltration pond)



Temporary Retention Pond



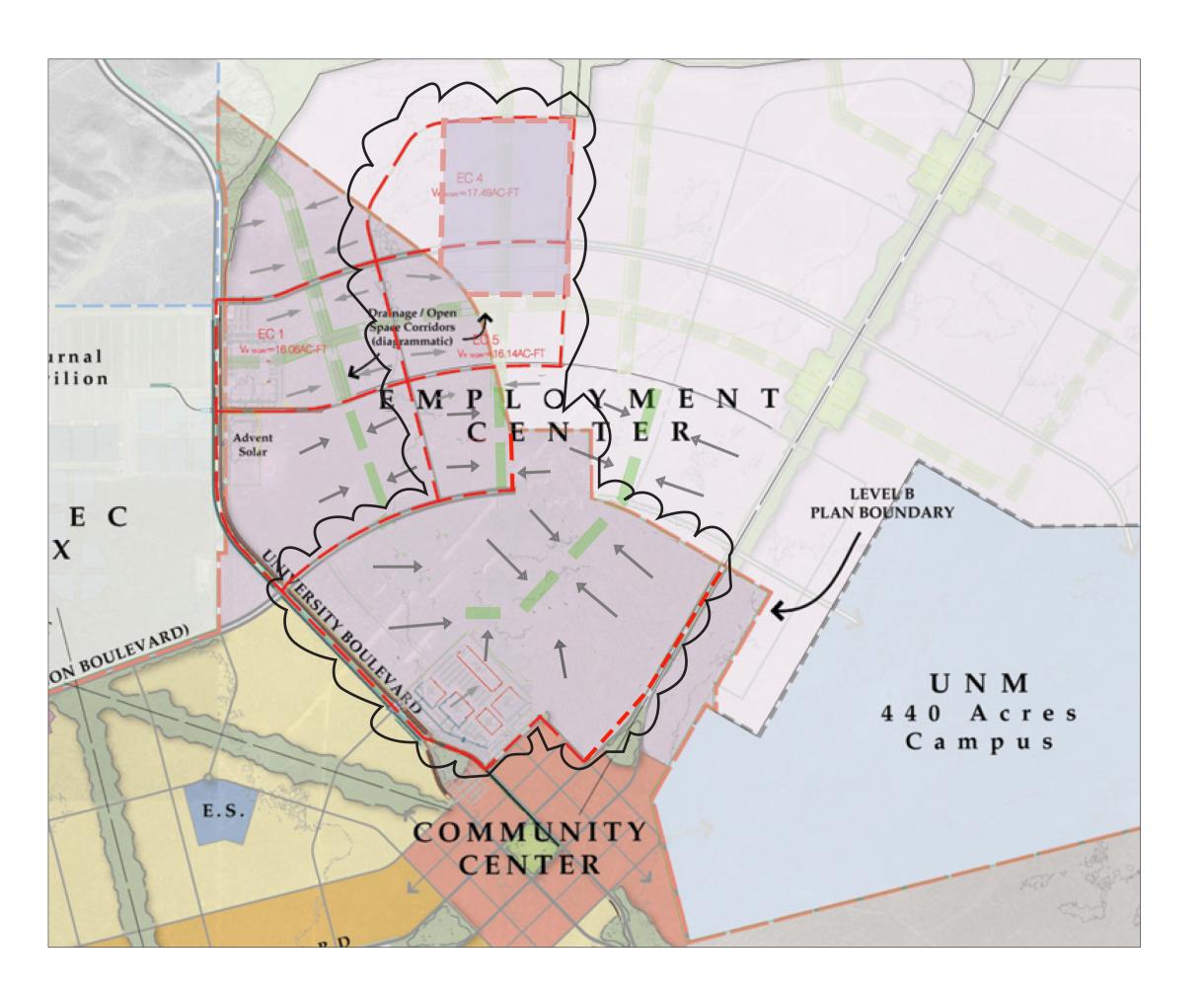
Surface Flow Direction

■■■ Developed Basin Lines

Mesa del Sol Boundary







MESA TOP/COMMERCIAL DRAINAGE PLAN

Figure 4A-10

Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center.

Legend



Drainage Basin

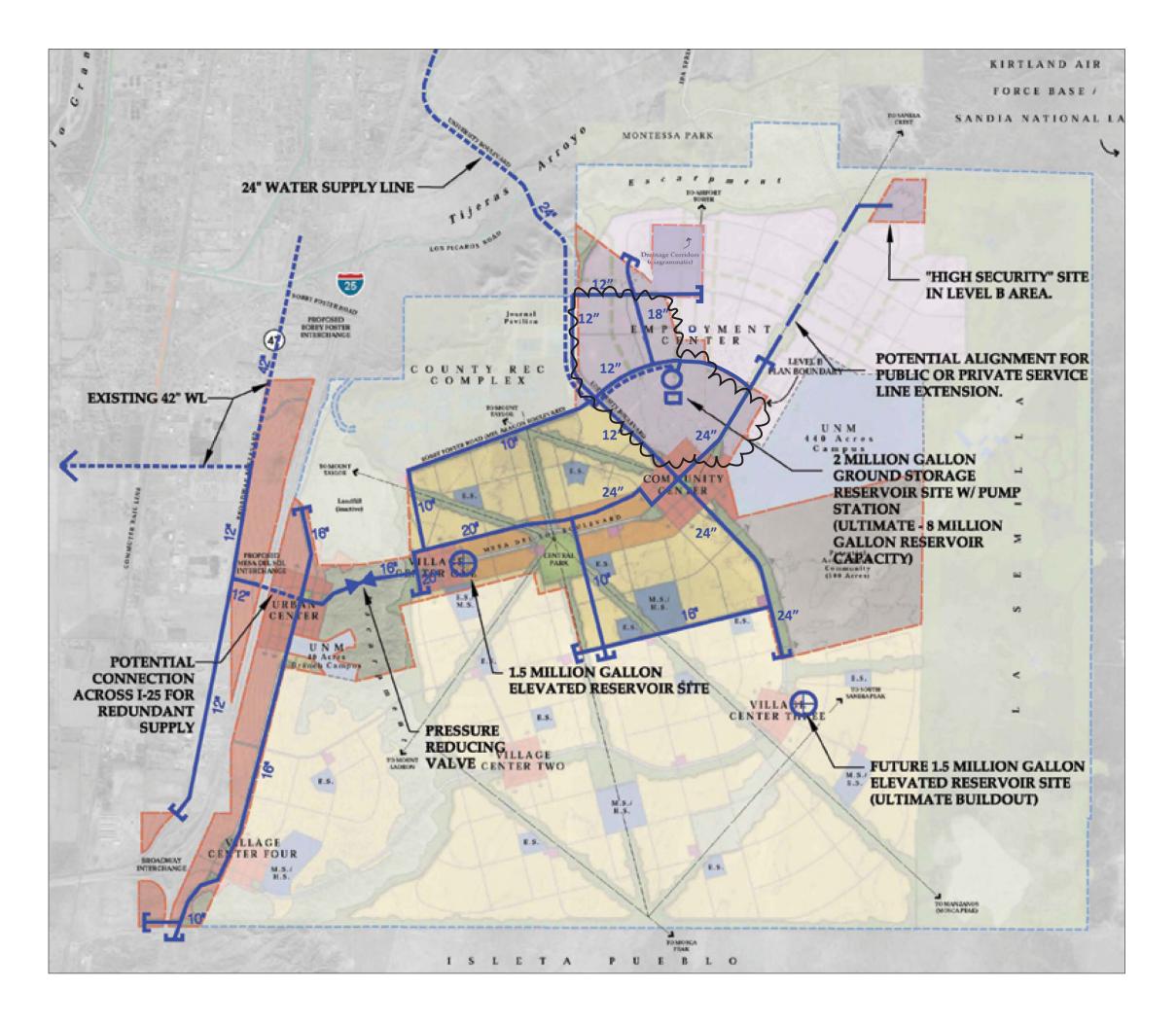


Open Space/Regional Ponds



Basin Flow Direction





PREFERRED WATER SYSTEM - TRUNK INFRASTRUCTURE PLAN

Figure 5A-1

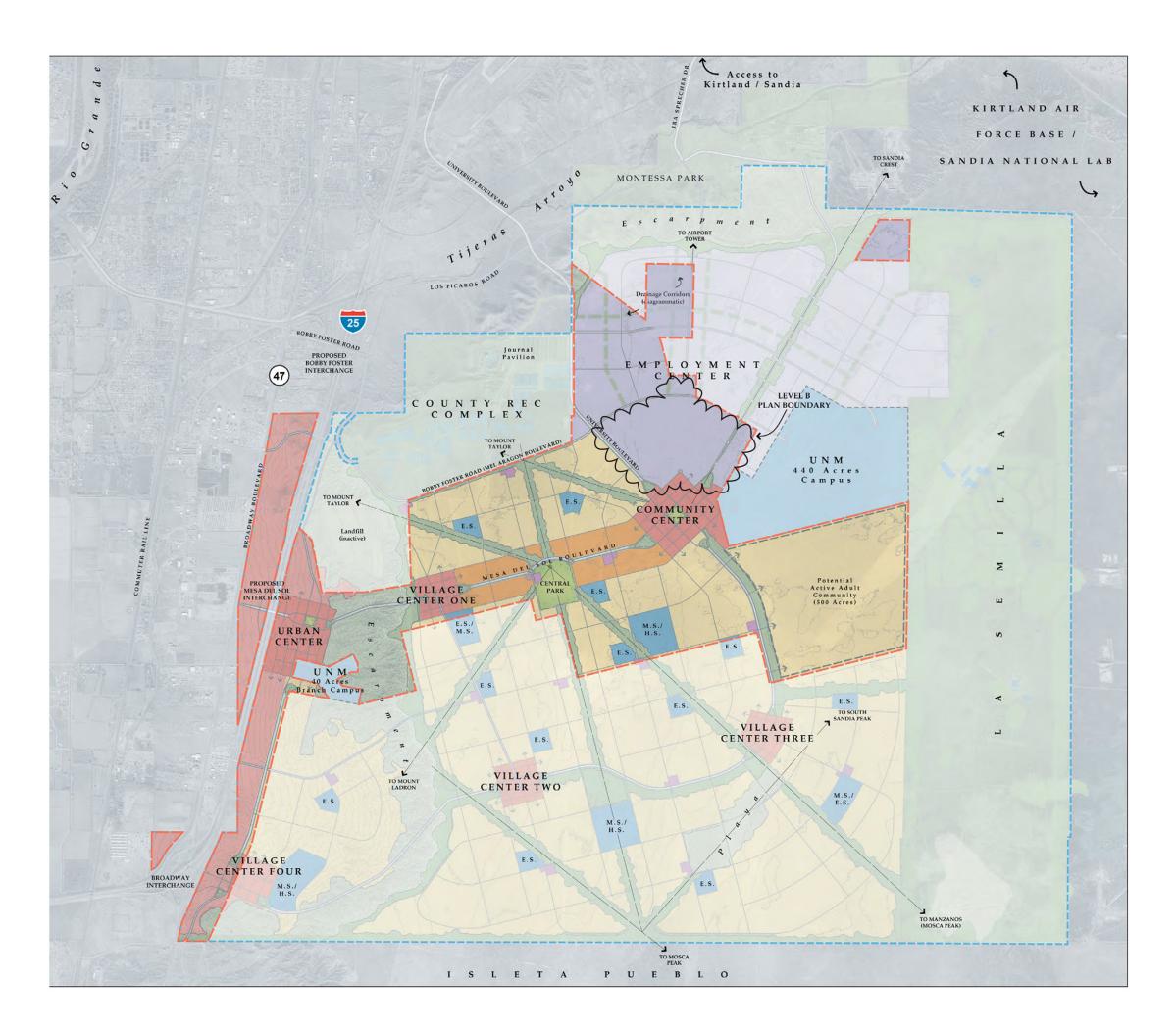
Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center.

Notes

- 1. The water infrastructure and line sizing shown on this plan is illustrative and subject to change with further planning with the water utility authority.
- Water wells and associated well collector system are anticipated prior to full development of Level B area.







MODIFIED MESA DEL SOL TAKE DOWN AREA LAND USE

Figure 5A-2

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

Revised July 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center.

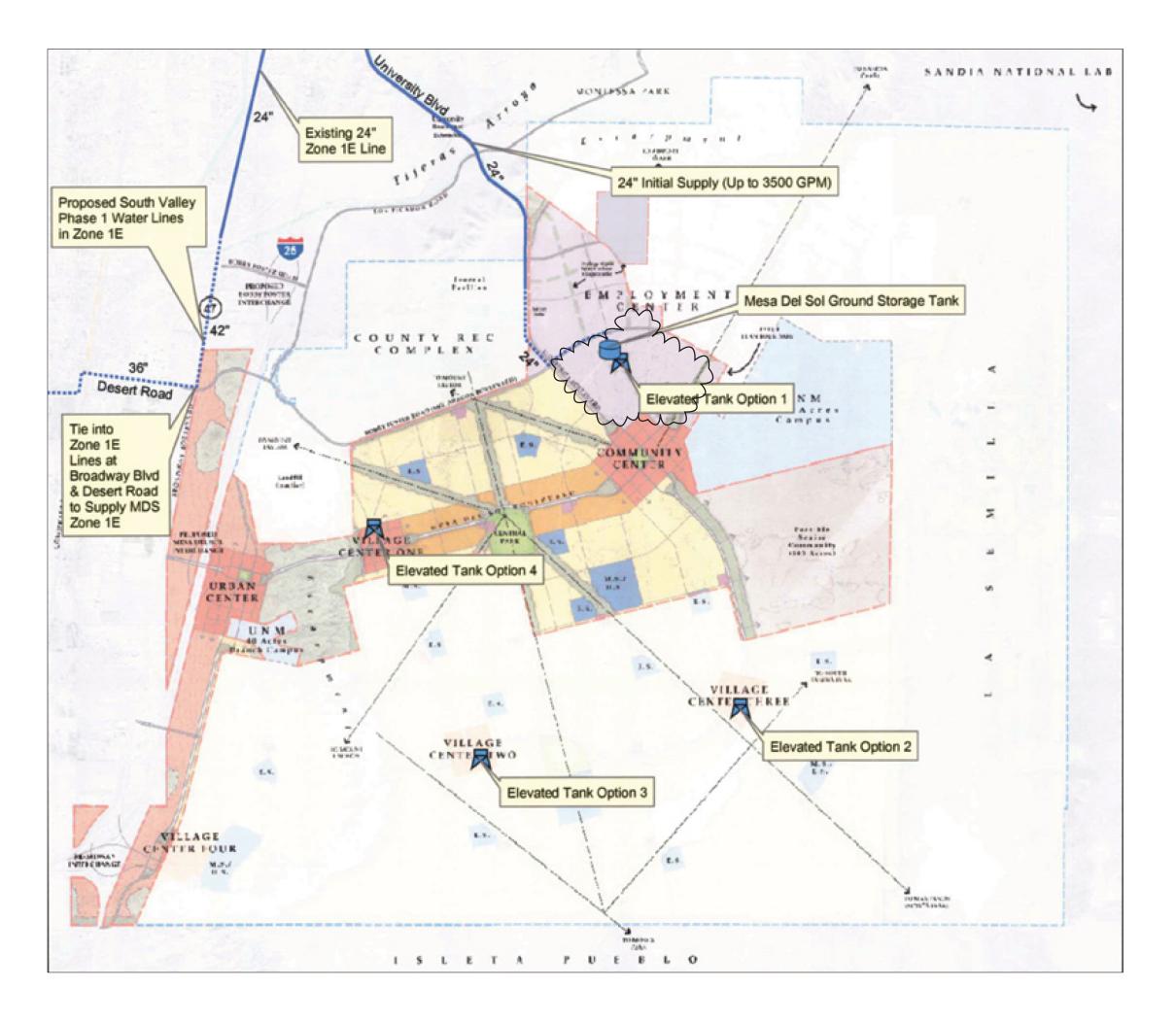
Legend



*As per Revised Master Plan 6/9/06







LOCATION OPTIONS FOR ELEVATED STORAGE TANKS AND WATER SUPPLY

Figure 5A-5

Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center.

Legend



Ground Storage Tank



Elevated Tank



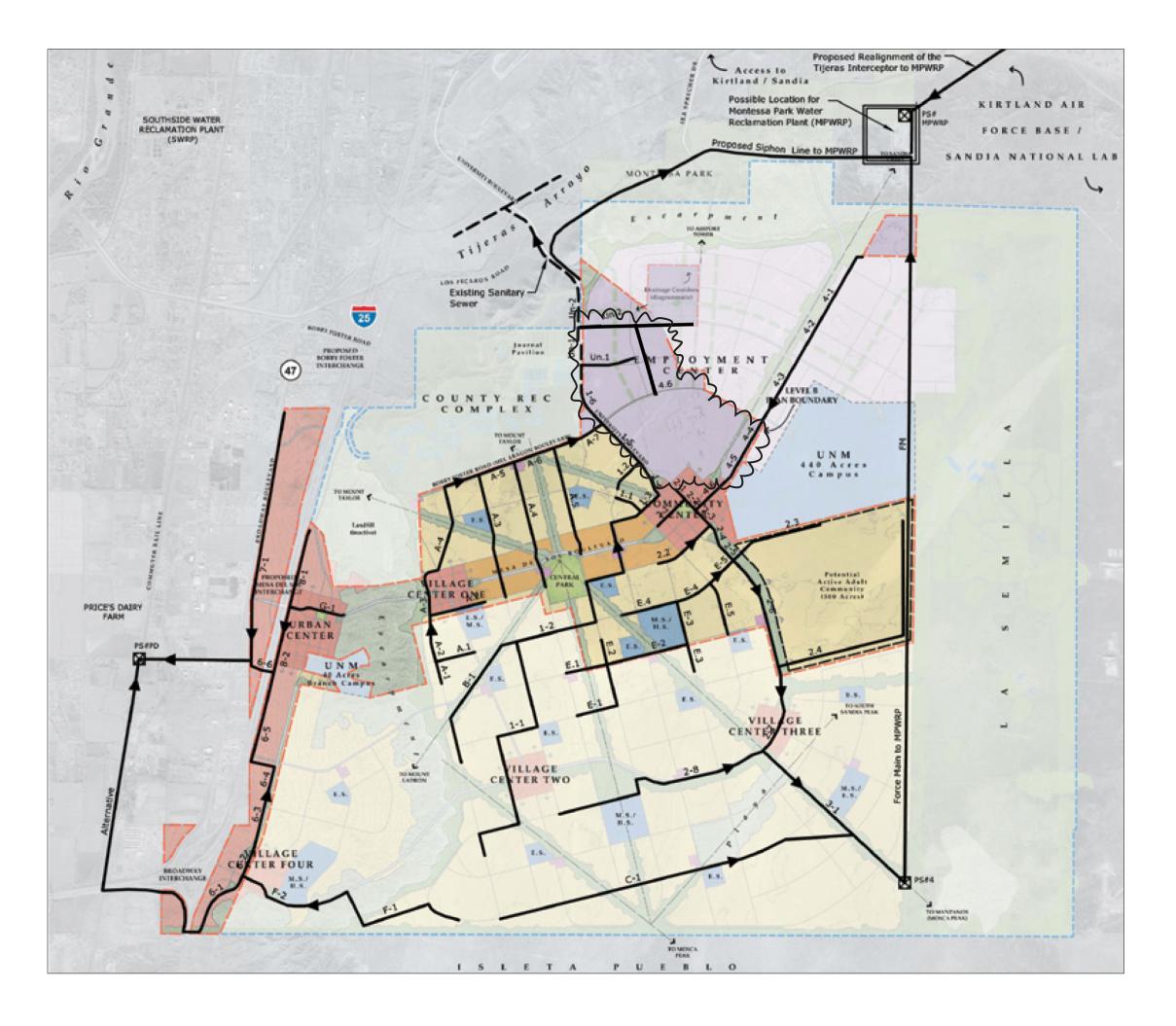
Existing Waterline



Planned Waterline







SANITARY SEWER MASTER PLAN INCLUDING LEVEL A AREA

Figure 5B-1

Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center.

Legend

Sewer Line (Trunk Line)
and Identifier

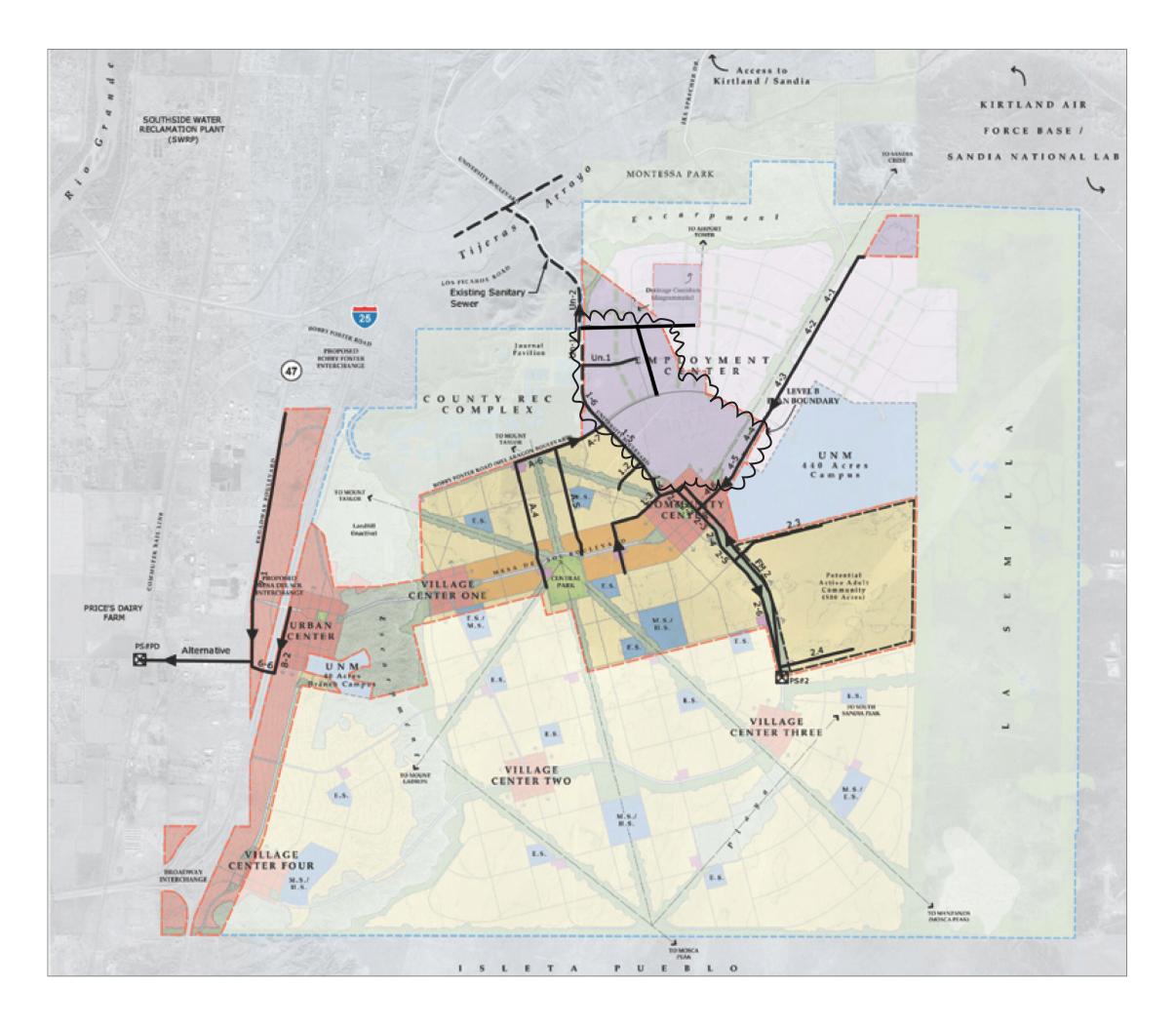
Sewer Line (Level B Collector)
and Identifier

Force Main

Pump Station and Identifier







SANITARY SEWER MASTER PLAN AND ABSORPTION 2020

Figure 5B-3

Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center.

Legend

Sewer Line (Trunk Line)
and Identifier

Sewer Line (Level B Collector)
and Identifier

Force Main

Pump Station and Identifier





SANITARY SEWER MASTER PLAN AND ABSORPTION 2025

Figure 5B-4

Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center.

Legend

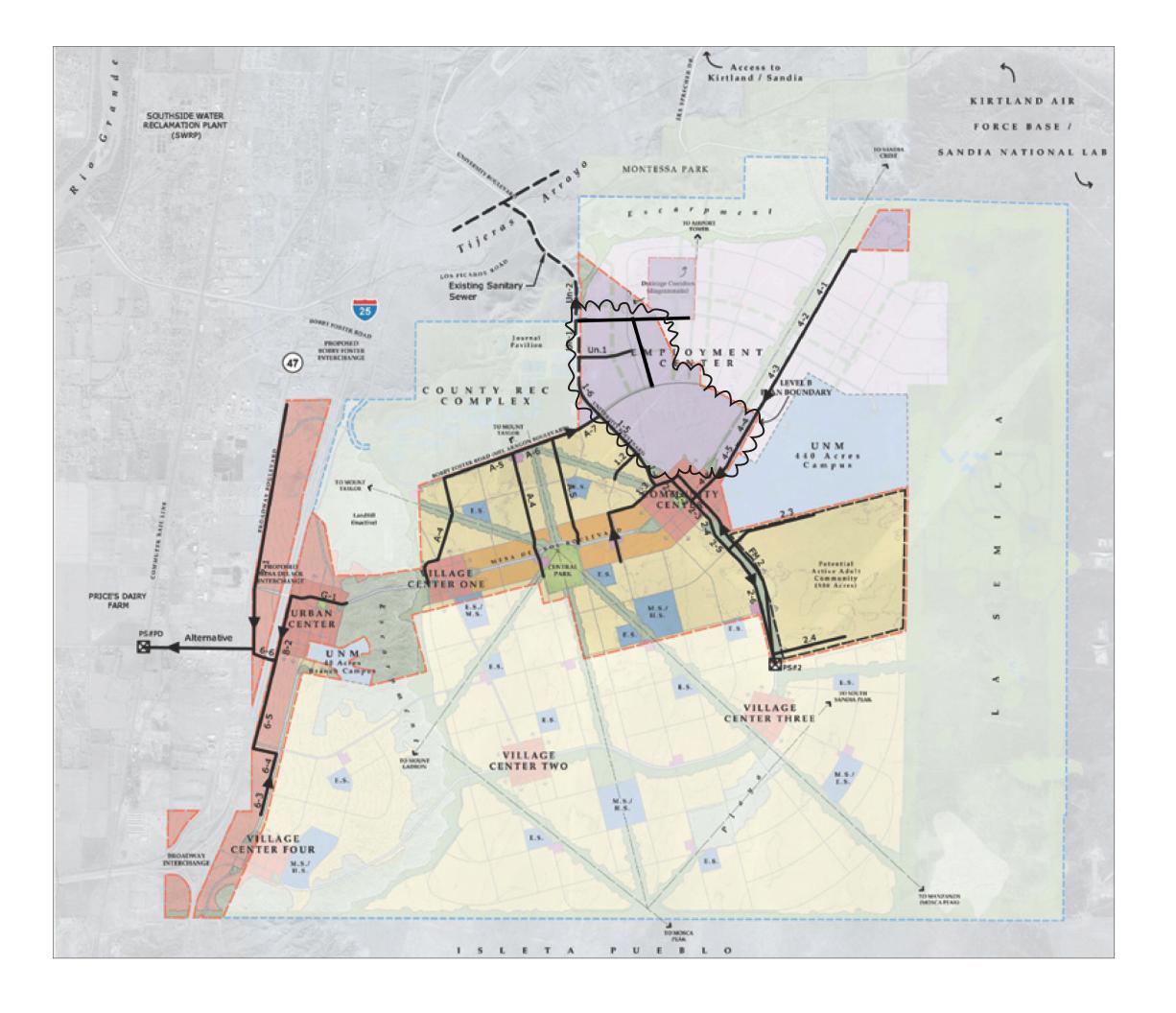
Sewer Line (Trunk Line)
and Identifier

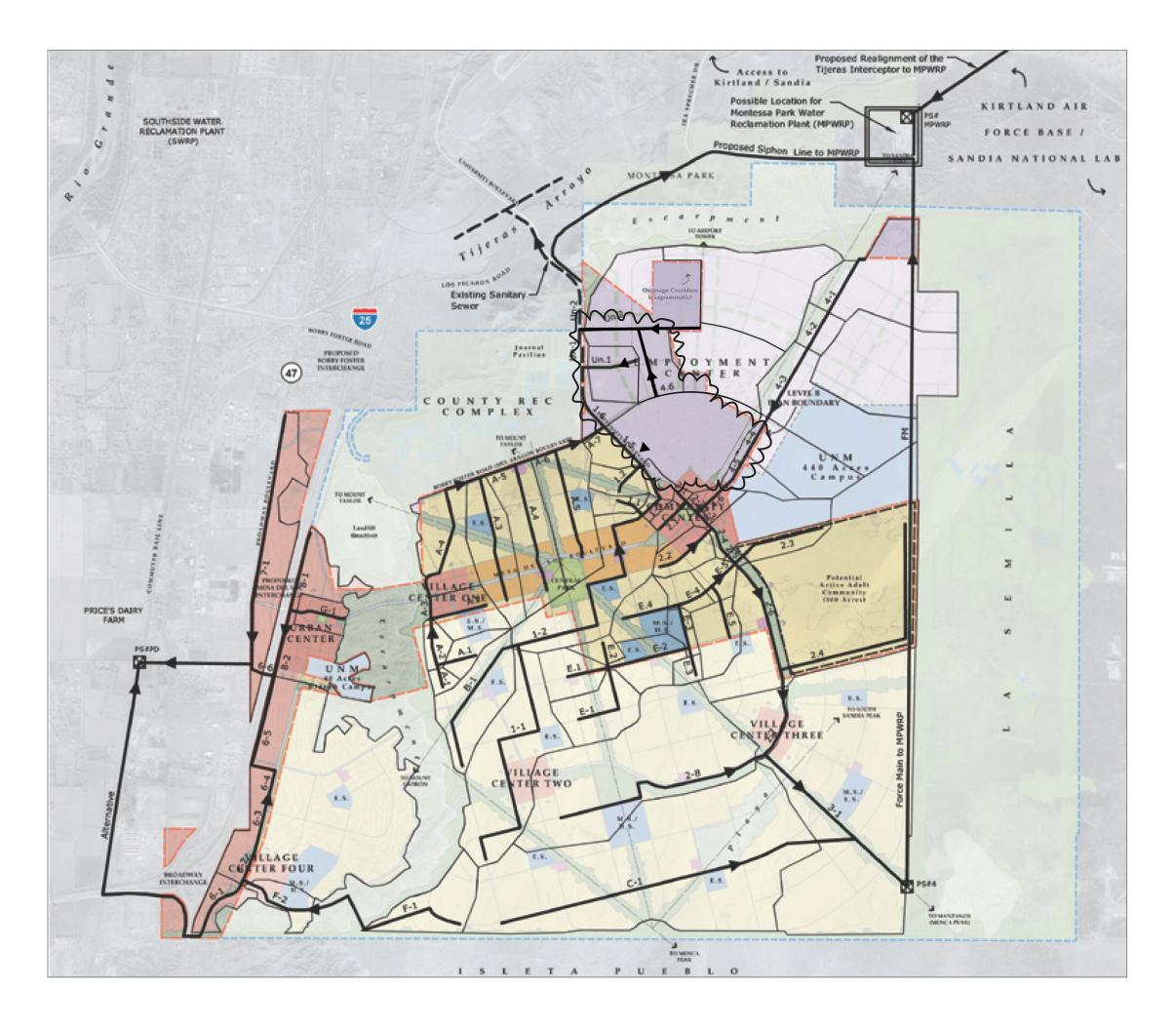
Sewer Line (Level B Collector)
and Identifier

Force Main

Pump Station and Identifier







SANITARY SEWER MASTER PLAN INCLUDING LEVEL A AREA

Figure 5B-5

Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center.

Legend

Sewer Line (Trunk Line)
and Identifier

Sewer Line (Level B Collector)
and Identifier

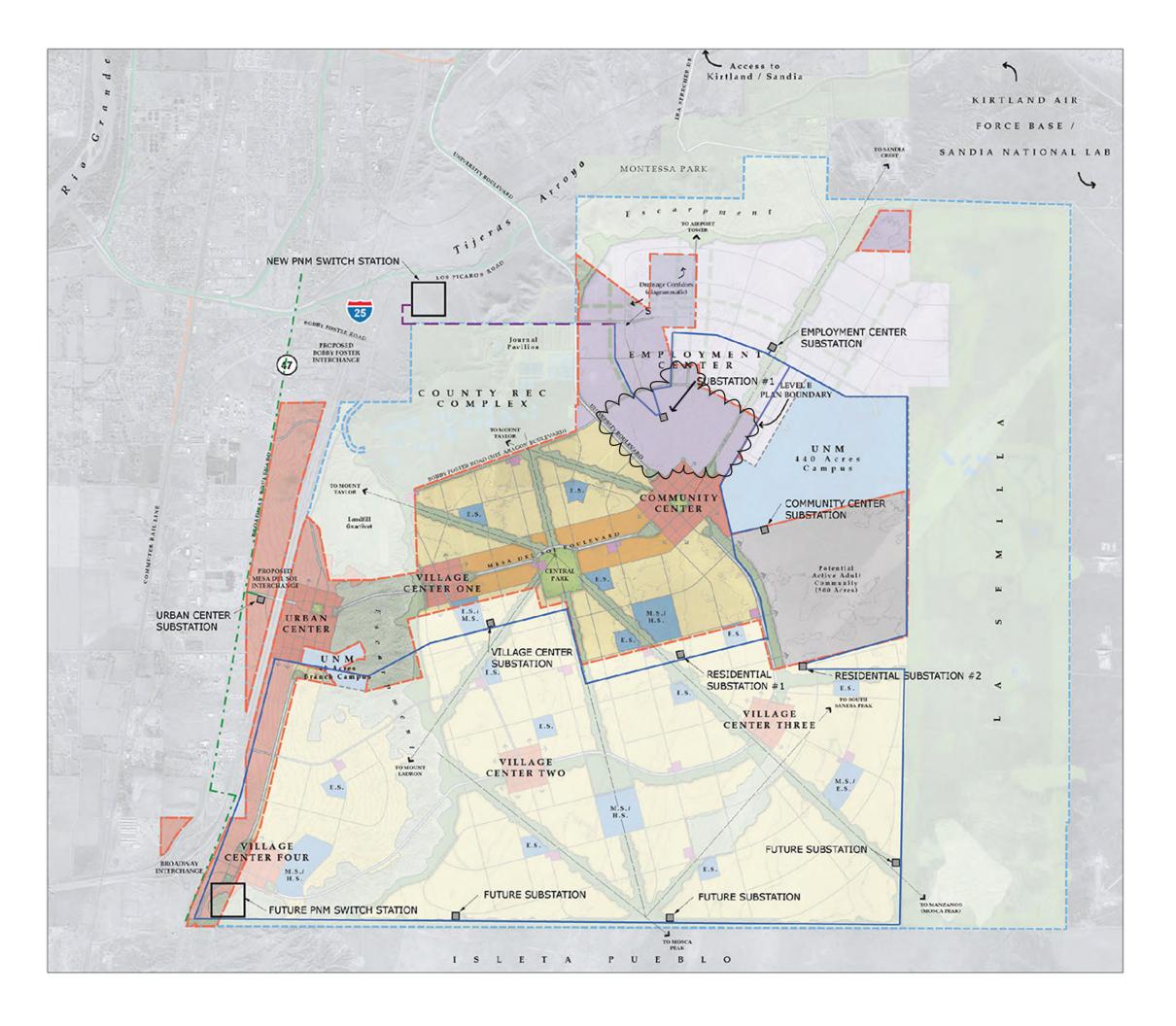
Force Main

Pump Station and Identifier

Basin Boundaries





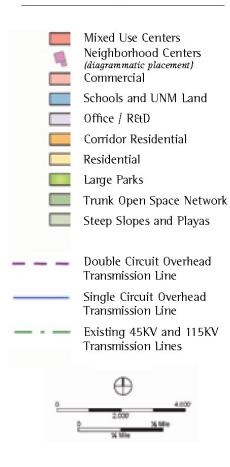


TRANSMISSION LINE ROUTING

Figure 5C-1

Revised July 2021 - modifications to utility infrastructure within southern area of Employment Center.

Legend





173