

Agenda Item Number: 1 Project #: PR-2020-004639 Case #: SI-2022-01303 Hearing Date: August 18, 2022

Staff Report

Agent

Applicant City of Albuquerque Parks & Recreation

Department, Open Space Division

Request Site Plan- EPC for an Extraordinary

Facility

Legal Description Tracts A-1-B, Candelaria Farm Area

Location Between Candelaria Rd NW and Cherokee

Rd NW (3301 Rio Grande Blvd NW)

Size Approximately 7.0 acres

Zoning NR-PO-B

Staff Recommendation

APPROVAL of PR-2020-004639, SI-2022-01303, based on the Findings beginning on Page 35 and subject to the Conditions of Approval beginning on Page 42.

Planner Silvia Bolivar, PLA, ASLA

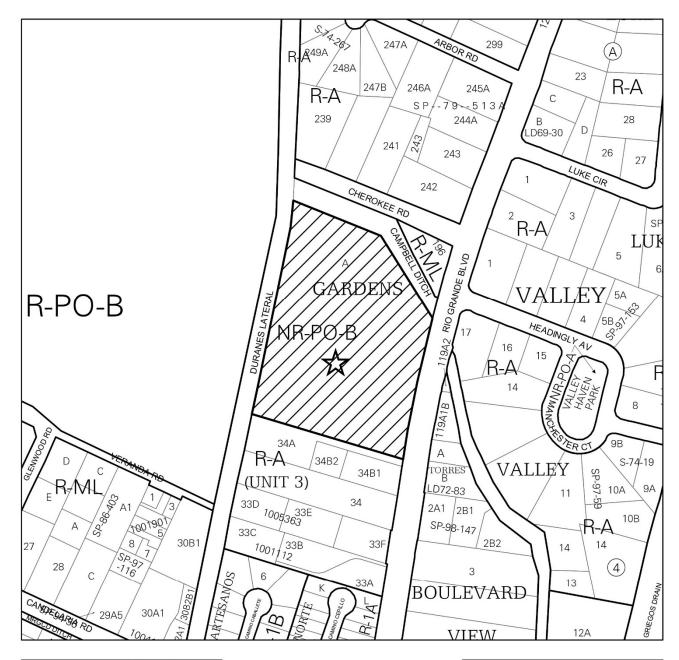
Summary of Analysis

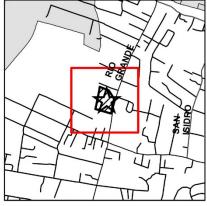
The request is for a Site Plan-EPC for an Extraordinary Facility for the Rio Grande Tree Nursery, a 7.0 acre tract at the Candelaria Nature Preserve (CNP). The request is being heard because any Extraordinary Facility must be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan – EPC. Compliance with IDO Section 5-2 Site Design and Sensitive Lands, is required. The subject site is in an Area of Consistency.

Staff reviewed the proposed site plan and does not find any major instances of non-compliance. The affected neighborhood organizations are the Alvarado Gardens Neighborhood Association, North Valley Coalition, and the Rio Grande Boulevard Neighborhood Association which were notified as required. Property owners within 100 feet of the subject site were also notified.

A pre-submittal neighborhood meeting was held on May 4, 2022. As of this writing, staff received one telephone call in opposition. Staff recommends approval subject to conditions to ensure requirements are met and clarification is provided.





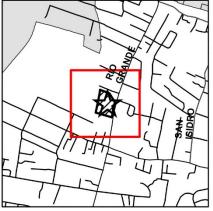


IDO ZONING MAP

Note: Gray shading indicates County.







LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations APRT | Airport LDRES | Low-density Residential TRANS | Transportation MULT | Multi-family COMM | Commercial Retail CMSV | Commercial Services OFC | Office IND | Industrial

ED | Educational

AGRI | Agriculture PARK | Parks and Open Space DRNG | Drainage VAC | Vacant

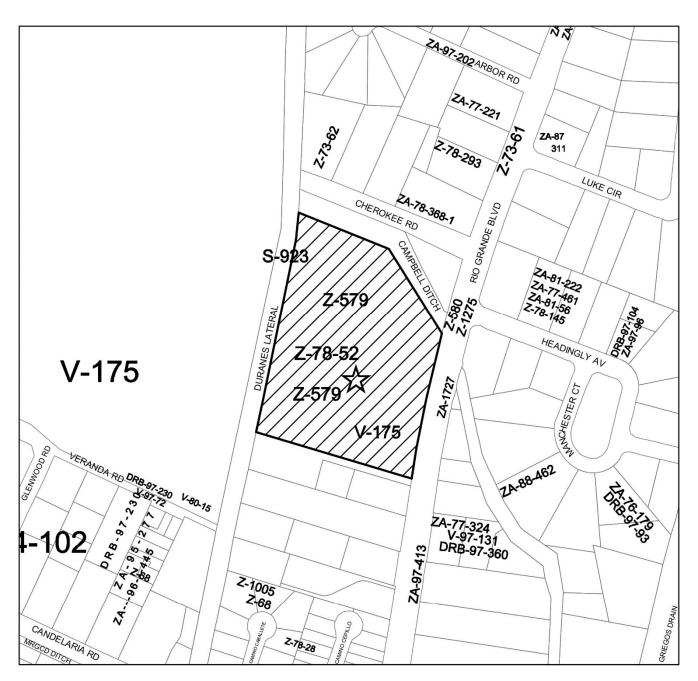
UTIL | Utilities KAFB | Kirtland Air Force Base

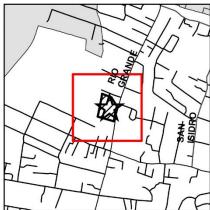


1 inch = 250 feet

Hearing Date: 8/18/2022 **Project Number:** PR-2020-004639 Case Numbers: SI-2022-01303

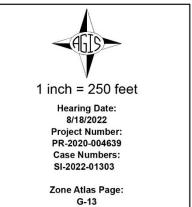
Zone Atlas Page: G-13





HISTORY MAP

Note: Gray shading indicates County.



Museum

Project Number: PR-2020-004639

Developed County Park

0.5

Undeveloped County Park

Miles

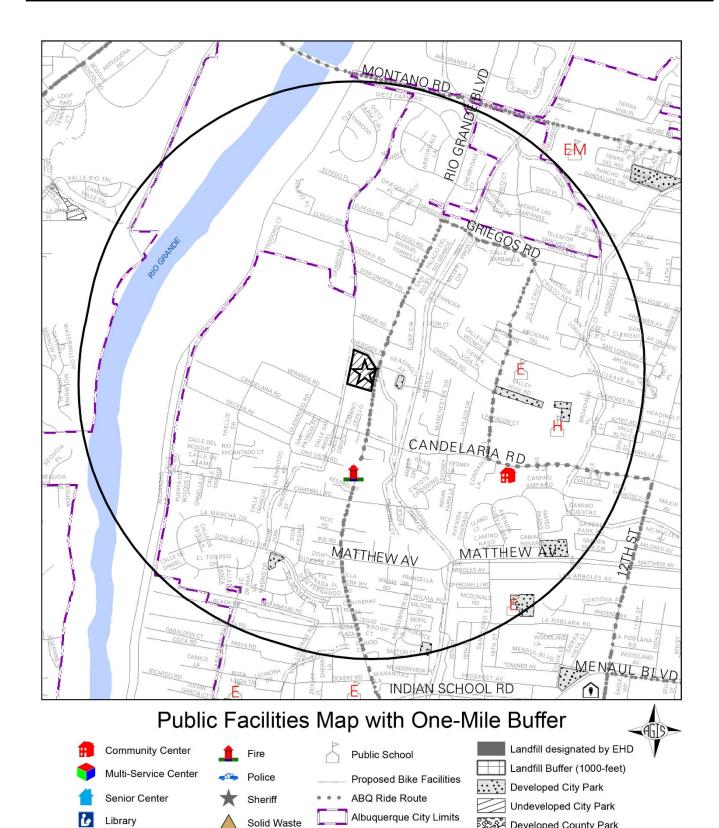


Table of Contents

I. Introduction	8		
II. Analysis of Applicable Ordinances, Plans, and Policies	12		
III. Site Plan – EPC.	23		
IV. Agency and Neighborhood Concerns.	33		
V. Conclusion.	33		
Findings, SI-2022-01303	35		
Conditions of Approval, SI-2022-01303	42		
Agency Comments	44		
Attachments			
1-Photographs 2-History (EPC Notice of Decision, Resolution R-16-147, Resolution R-17-159) 3-Zoning Information 4-Applicant Information 5-Staff Information 6-Notification Requirements 7-Site Plan Reductions	48-49 50-70 71 72-101 102-104 105-125 126-129		
8-Candelaria Nature Preserve Resource Management Plan			

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	NR-PO-B	Area of Consistency	Open Space
North	R-A	Area of Consistency	Residential Agricultural
South	R-A, R-1B	Area of Consistency	Residential Agricultural,
East	R-A	Area of Consistency	Residential Agricultural
West	NR-PO-B Unincorporated	Area of Consistency	Major Public Open Space/Bosque

Request

The request is for a Site Plan-EPC for an Extraordinary Facility for the Rio Grande Tree Nursery Tract at the Candelaria Nature Preserve (CNP). The subject site is approximately 7-acres and is legally described as Tract A-1-B, Candelaria Farm Area, located at 3301 Rio Grande Boulevard between Candelaria Road NW and Cherokee Road NW (the "subject site"). The request is being heard because any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan – EPC.

The Candelaria Nature Preserve Resource Management Plan (RMP) identified the Rio Grande Tree Nursery Tract as the preferred location for public access to the preserve. The Open Space Division through the Site Plan – EPC for an Extraordinary Facility would like to develop an education center with accessible connections, interpretative signage, and parking along with horticultural and propagation uses.

The subject site is zoned NR-PO-B (Non-residential – Park and Open Space Subzone District – Major Public Open Space) and is in an Area of Consistency.

Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

EPC Role

The EPC is hearing the request because IDO Subsection 14-16-6-6(J) states that any Extraordinary Facility shall be reviewed and decided upon pursuant the Subsection 14-16-6-6(J). IDO Subsection 14-16-6-6(K)(1)(a) requires Site Plan-EPC approval to any platting action for a site 5 acres or greater adjacent to Major Public Open Space (MPOS). This case is a quasi-judicial matter.

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J).

The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would then make the final decision.

Context

The subject site, located off Rio Grande Boulevard, between Candelaria Road NW and Cherokee Road NW. The Duranes Lateral runs along the western border of the parcel and the Campbell Ditch traces the northern boundary. The Duranes Lateral transports surface water from the Angostura Diversion Dam, approximately 25 miles north of the site on the Rio Grande. There are four head gates on the lateral that distribute water to the fields.

The Candelaria Nature Preserve (CNP) including the Rio Grande Nature Center and State Park (RGNCSP), comprise approximately 167 acres east of the Rio Grande within the municipal limits of the City of Albuquerque. The Rio Grande Valley State park ("the Bosque") is adjacent to the CNP on the west side of the Albuquerque Riverside Drain. The RGNVSP tract is located on 38.8 acres leased from the original site and is managed by New Mexico State Parks. The remaining Open Space acreage is managed by the City of Albuquerque Open Space Division (OSD). The CNP lies within the 100- to 500-year floodplain of the Rio Grande according to the 1985 Federal Emergency Management Agency (FEMA) map.

The Rio Grande Tree Nursery Tract is not currently accessible by the public. Currently, there is vehicular access for City staff. The site has no ADA accessible facilities and no direct connection to the rest of the CNP property. The CNP lies within the 100 to 500-year floodplain of the Rio Grande according to the 1985 Federal Emergency Management (FEMA) map.

To the north, south, and east are residential agriculture lots that are zoned R-A. The subject site is in an Area of Consistency as designated by the Comprehensive Plan.

History

The Candelaria Nature Preserve, previously referred to as "Candelaria Farm", remains elusive in historical records and oral interviews with senior North Valley residents. However, it can be assumed that it is named after the Plaza de Los Candelarias and the prominent Candelaria family, which had strong agricultural ties in the early development of the North Valley. Candelaria Road has historically been, and current remains a major corridor that connects into the Plaza de Los Candelarias, just 1.5 miles east of the Farm.

Beginning in the early 1950s, tracts of north valley agricultural lands were annexed under the City of Albuquerque's jurisdiction for the purpose of increasing the tax base. Ultimately, many of the historic land grant holders lost their land due to outstanding taxes. The extremely severe drought that ran from the late 1940s into the early 1960s may have made paying taxes from agricultural proceeds

difficult, resulting in easy land acquisitions by those who were able to purchase large parcels of land through immediate sales.

Around 1950, approximately 150-acres of land known as the Candelaria Farms Tract were quitted from Mrs. Leola Smith to Mr. Hugh Woodward. Mr. Woodward acquired significant amounts of land throughout Albuquerque for his long-term personal secretary, who, in turn, would quitclaim them to Mr. Woodward's estate. When Mr. Woodward died in 1968, half of the acquired land was turned over to the Sandia Foundation and the other half was turned over when Mrs. Woodward passed away in 1974. Fortunately, the Sandia Foundation preserved the land until it was purchased by the City of Albuquerque in February 1977.

Around the time of his death, Hugh Woodward applied to the State Engineer for a well permit that could provide sufficient water for the area north of Candelaria Road. From his application, we know that there were three Japanese farmers, all elderly men, working and living on the land. Two of them lived in the area around the Woodward House and worked fields in the northeast corner of the site. The third farmer lived near the end of Candelaria Road. They all worked small parcels growing a wide variety of fruits and vegetables, likely for sale at local markets as well as for subsistence. There was no mention in his application of any alfalfa or other crop activity. One of the farmers initiated the well application for himself, but Woodward stepped in and re-applied to get water for the whole site. In 1968, Woodward had just received Office of the State Engineer approval for a well that could serve the three farmers. It appears that the well project, which was dug and tested, but did not yet have a pump, was abandoned with his death.

In 1978 the City of Albuquerque purchased the CNP lands partially using federal Land and Water Conservation Fund (LWCF) funds, which require that the property remain in outdoor recreation use in perpetuity. Responsibility for compliance with the LWCF regulation rests with the State and the State Liaison Officer (SLO) and requires an inspection of the property every 5 years. Over the years, as a result of changes in management of the LWCF program, the understanding that the entire CNP property was subject to LWCF rules was lost and inspections focused on the RGNCSP, which has always been compliant with LWCF guidelines.

There have been several management plans for the site. In 1979, Antoine Predock completed the Rio Grande Nature Center and Preserve Master Plan (commonly called the Predock Plan). This plan envisioned a nature center and at least 100 acres of wildlife forage and habitat. The 1983 Rio Grande Nature Center Management Plan had a stated purpose of guiding management for a nature center and wildlife preserve, but shifted the focus to growing agricultural crops, with 15 acres devoted to wildland crops; this plan included the Rio Grande Nature Center State Park as a management unit.

On September 21, 2016, the LWCF SLO performed an inspection of the CNP property and found several issues of non-compliance. The entire property was not reasonably accessible to the public. The farm fields were fenced and equipped with signs clearly prohibiting public assigns. In researching the history of the property, the SLO found that there had been no National Park Service-approved management plan for the entire property, outlining acceptable outdoor recreation activities to ensure compliance with LWCF guidelines. The City was notified of these issues in an October 6, 2016 letter to the mayor requesting that efforts be made to bring the property into compliance. On

February 14, 2017, the State Liaison Officer gave the City three years to bring the property into compliance.

In 2016 and 2017, the City Council passed two resolutions (R-16-147 and R-17-159) to develop a Resource Management Plan that would bring the City of Albuquerque's Open Space Division into compliance with the Land and Water Conservation guidelines which the Candelaria Nature Preserve RMP represents (see attachments).

Since the CNP required a Resource Management Plan (RMP), on January 21, 2021 the EPC voted to forward a recommendation of approval of the RMP (Project #2020-004639/RZ-2020-00036) to City Council (see attachments). Subsequent to City Council approval, the Open Space Division along with MRWM Landscape Architecture are developing the Rio Grande Tree Nursey Tract and the subject of this request.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways. Rio Grande Boulevard is designated an urban minor arterial. Cherokee Road NW and Candelaria Road NW are both classified as local urban streets.

Comprehensive Plan Corridor Designation

The site is not located near any major corridors as designated by the ABC Comprehensive Plan.

Comprehensive Plan Community Planning Area Designation

The subject site is part of the Near North Valley Community Planning Area (CPA). Near North Valley is a semi-rural area that relates strongly to the Rio Grande. An intricate ditch irrigation system, extensive vegetation and evidence of its historic Hispanic traditions sets it apart.

Design/Character Considerations for Near North Valley include rural landscapes; mature trees, agricultural fields, acequia systems; long, narrow lots that reflect traditional agricultural uses; culture and traditions – traditional adobe architecture; narrow streets without curb and gutter or sidewalks; proximity to the Rio Grande and Bosque; views of the mountains; multiple small-scale Centers within walking distance of adjacent neighborhoods; mixed land uses, including industrial and commercial uses, along major streets.

Overlay Zones

The subject site is within the boundaries of the Rio Grande Boulevard Character Protection Overlay Zone (CPO-11).

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

Rio Grande Boulevard has an existing bike lane and there is a bike lane from Rio Grande west along Candelaria Road to the Rio Grande Nature Center.

Transit

The closest route is Fixed Route 36/37 which make one-way loops on 12th Street and Rio Grande connected by Griegos Road. The nearest stop pair is at the intersection of Rio Grande and Candelaria.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

<u>Drainage Facility:</u> The system of structures for collecting conveying, and storing surface and stormwater runoff. Drainage facilities are for surface and stormwater runoff conveyance and containment. These include but are not limited to streams, pipelines, channels, ditches, arroyos, acequias, wetlands, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, both natural and manmade. On-site drainage ponding areas that manage stormwater generated by uses on the lot are not considered drainage facilities. See also Acequia, Major Arroyo, Major Utility.

Master Plan: A Rank 3 Plan developed an approved by an implementing City department to guide the development, maintenance, and operation of individual public resources or facilities. For the purposes of the State Constitution, the Master Plan is a duly adopted plan or any of its parts for the development of an area within the planning and platting jurisdiction of a municipality for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development. In the case of the City and Bernalillo County, this Master Plan is the ABC Comp Plan.

<u>Luminance</u>: The brightness of an object, expressed in terms of foot lamberts, determined from a point 5 feet above ground level on another premises or the public right-of-way, at least 20 feet in any direction from the object measured. See also *Foot Lambert*.

<u>Neighborhood Edge:</u> Any distance required by a standard in Section 14-16-5-9 (Neighborhood Edges) is measured from the nearest point on the nearest lot line of the Protected Lot to the nearest point on the Regulated lot that contains the feature being regulated.

Open Space Definitions

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

Major Public Open Space: Publicly-owned spaces managed by the Open Space Division of the City

Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

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

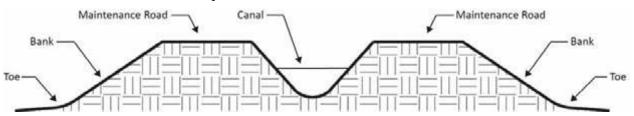
Sensitive Lands Definitions

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

Escarpment: Land with 9 percent slope or more, where development is discouraged. The Northwest Mesa Escarpment is part of the Petroglyph National Monument, which is also designated as Major Public Open Space. See also *Open Space Definitions* for *Major Public Open Space*. Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 aces and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

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

<u>Irrigation Facility</u>: The system of water facilities within the MRGCD, including acequias, ditches, laterals, canals, interior drains, riverside drains, and wasteways, which convey water to irrigators or return unused irrigation water to the Rio Grande. Some facilities may also convey stormwater. The irrigation facility includes the canal that conveys the water, the maintenance road(s) along the bank top, and the sloped banks that tie back to the surrounding land. These facilities may or may not have a formal easement. See also *Acequia*.



<u>Large Stand of Mature Trees</u>: A collection of 5 or more trees 30 years or older or having trunk diameters (as determined by Diameter at Breast Height – DBH) averaging at least 16 inches in diameter, as determined by the City Forester.

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

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

<u>Significant Archaeological Site</u>: See *Archaeological Definitions*. A geographic location that contains an archaeological resource likely, as determined by the City Archaeologist, to yield information important to the prehistory or history of the Albuquerque area.

Steep Slope: Land with 9 percent slope or more, where development is discouraged.

<u>Wetlands:</u> Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, as determined by the City Hydrologist. Wetlands generally include swamps, marshes, bogs, and similar areas.

Sign Definition

Monument Sign: A type of freestanding sign with a maximum of 2 sign faces that is integrated into a solid structure beginning at the ground and including a base and/or up to 2 masonry or concealed supports. The total width of the support(s) at the bottom of the sign shall be no less than 25 percent of the width at the top of the sign.

Zoning

On May 16, 1978, the EPC re-zoned the original Candelaria Farm Nature Center and Preserve lands R-1 and R-2 to SU-1 for Nature Center and Preserve. The NR-PO-B zoning for the area was established at the effective date of the Integrated Development Ordinance based upon prior zoning and land use designation of SU-1.

The purpose of the NR-PO zone district is to protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment. Primary uses are open space and related recreation facilities, picnic and other shelters, and service/maintenance facilities.

District Standards: The NR-PO zone district includes 4 subzones, each of which has allowable uses and development strands specified in the IDO or a special approval.

Uses

1. Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Facility Plan for Major Public Open Space prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.

- 2. For facilities without a Resource Management Plan or Master Plan, allowable uses other than those specified in Table 4-2-1 or the Facility Plan for Major Public Open Space may be approved pursuant to Subsection 14-16-6-6(J) Site Plan-EPC.
- 3. Any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan EPC.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces. Revitalization and developments that do occur should be at scale and density (or intensity) similar to the immediately surrounding development in order to reinforce the existing character of established neighborhoods.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

Chapter 4: Community Identity

<u>Goal 4.1 – Character:</u> Enhance, protect, and preserve distinct communities.

One of the goals of the RMP is to enhance the native species of both flora and fauna and the development of the site plan made possible through the request will help to protect and preserve the unique community of the North Valley. The request is consistent with Goal 4.1 – Character.

<u>Policy 4.1.5 – Natural Resources:</u> Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem.

Vegetation is not only a natural resource by itself, but also is important in providing habitats for wildlife so the development made possible by the request will support a wide diversity of vegetation types and wildlife habits. The development will consist of an education and research center, restoration seed source fields, genotype Cottonwood study fields, heritage orchards, and buffer berms with ecozone research plantings that will respond appropriately to the natural setting and ecosystem. The site plan as per the RMP, incorporates high quality development within the natural setting of the Rio Grande Tree Nursery tract. The request is consistent with Policy 4.1.5 – Natural Resources.

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

Public engagement in a planning process provides a measure of inclusion and transparency to the public decision-making process. Furthermore, as per the RMP, the Rio Grande Nursery Tract requires an approved site plan be developed with neighborhood participation and vetted through the necessary City processes which, in this case, is the EPC. The Applicant worked extensively with the community and crafted several conceptual designs while surveying public comments that resulted in the development of the site plan being presented before the EPC. The request is consistent with Goal 4.2 – Process.

<u>Policy 4.2.2 – Community Engagement:</u> Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request is consistent with this policy because the Applicant as per the RMP, has developed the site plan with neighborhood participation and held several meetings to review the project that allowed for respectful interactions in order to identify and address the needs of all residents. Furthermore, property owners and neighborhood associations received notices pertaining to meetings and were encouraged to provide input that would address their needs and concerns. The request is consistent with Policy 4.2.2 – Community Engagement.

Chapter 5: Land Use

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

The request is consistent with this Goal because the development of the Rio Grande Tree Nursery Tract will be served by existing infrastructure so the future development made possible by the request will promote efficient development patterns and use of land. The request is consistent with Goal 5.3 – Efficient Development Patterns.

<u>Policy 5.3.4 – Conservation Development:</u> Encourage conservation development to promote private open space and preserve natural landscape, agricultural lands, and other features of the natural environment to encourage development that is sensitive to the open, natural character of the area and the geological and cultural conditions.

The request will encourage conservation development that will promote private open space and preserve natural landscapes by protecting the property for access and education of natural systems in perpetuity. The request will allow for the Tree Nursery Tract to continue in operation and will preserve its' agricultural historical significance. The request is consistent with Policy 5.3.4 – Conservation Development.

Chapter 10: Parks & Open Space

<u>Goal 10.1 – Facilities & Access:</u> Provide parks, Open Space, and recreation facilities that meet the need of all residents and use natural resources responsibly.

The request provides the opportunity for open space that meets the needs of all residents and use of natural resources responsibly. The request will allow for the site to be developed as a nature preserve, will provide access to open space, and will use natural resources responsibly. The request is consistent with Goal 10.1 – Facilities & Access.

<u>Policy 10.1.1 – Distribution:</u> Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment

The request will facilitate development of a major public open space in the North Valley and will contribute to equitable distribution of such space which is centrally located within the city's built

environment. The RMP has identified two types of outdoor recreation; physical and visual. Physical access will include walking into the area for guided walks and citizen science monitoring while visual access to the preserve will be provided in selected locations to allow visitors to experience wildlife undisturbed in their native habitat. The request is consistent with Policy 10.1.1 – Distribution.

<u>Policy 10.1.2 – Universal Design:</u> Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.

One of the protocols of the RMP is for the open space to comply with Title II of the American Disabilities Act and other applicable Federal and State accessibility standards in making reasonable accommodations, whenever possible and when adequate notice is given, to provide access for people with disabilities to enroll and participate in guided programs. The request is consistent with Policy 10.1.2 – Universal Design.

<u>Subpolicy 10.1.2(a)</u>: Design and maintain landscaping and park features appropriate to the location, function, public expectation, and intensity of use.

The design of the Rio Grande Tree Nursery Tract will include a restoration seed source field, arboretum and climate ready tree research field along with buffer berms and ecozone research plantings that are appropriate to the location and function of the open space. The intensity of use will be appropriate to the location. The request is consistent with subpolicy 10.1.2(a).

<u>Policy 10.1.4: Water Conservation:</u> Employ low-water use and reclamation strategies to conserve water.

<u>Subpolicy 10.1.4(b)</u>: Integrate irrigation, water conservation, drainage, and flood control functions with parks and Open Spaces with ecological preservation and recreational purpose.

The request is consistent with Policy 10.1.4 and subpolicy 10.1.4(b) because the primary source of irrigation will be surface irrigation to utilize the property's senior water rights. Passive water harvesting will be used throughout the site where possible such as in storm water basins and the native grass meadow. Active water harvesting in the form of rain barrels collecting water from restroom and shade structure roofs will be used as appropriate. The request is consistent with Policy 10.1.4 – Water Conservation and subpolicy 10.1.4(b).

<u>Goal 10.3 – Open Space:</u> Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The request will provide opportunities for outdoor recreation and education as there will be an education and research center on site along with walking paths and interpretative nodes that are to be located along such paths. There will be reasonable public access that will be consistent with the objective of preserving wildlife. The request is consistent with Goal 10.3 – Open Space.

<u>Policy 10.3.2 – Preservation:</u> Identify and manage sensitive lands within the Open Space network to protect their ecological functions.

The Rio Grande Tree Nursery tract will provide a space where the City's Parks and Recreation Department will plant new tree species to evaluate their success rates for other parks that will include a restoration seed source field and genotype Cottonwood study fields. The request is consistent with Policy 10.3.2 – Preservation.

Subpolicy 10.3.2(a): Manage public access to best protect natural resources.

The request furthers this policy because in order to minimize wildlife disturbance and protect natural resources, the level of human activity will be limited. The request is consistent with subpolicy 10.3.2(a).

<u>Subpolicy 10.3.2(b)</u>: Ensure that development within Open Space is compatible with its preservation purpose.

The site plan ensures the preservation of natural resources on the property for the access, education, and enjoyment to the public. One of the guidelines of the RMP for the subject site was to develop guidelines for reasonable public access consistent with the wildlife preservation objectives. The request is consistent with subpolicy 10.3.2(b).

<u>Policy 10.3.3 – Use:</u> Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.

The request is consistent with this policy because the maximum number of program participants allowed at one time will generally be limited to 24 people that is below the carrying capacity for the site. The site has been programmed with walking paths throughout the site and accessible paths and bridge to a viewing platform at the Candelaria Nature Preserve that are considered low-impact recreational opportunities. Furthermore, there are two types of outdoor recreation that have been discussed in the development of the RMP: physical and visual. Physical access will include walking the subject side for guided walks and citizen science monitoring as well as hands-on activities. Visual access will be provided in selected locations to allow visitors to experience wildlife undisturbed in their native habitat. The request is consistent with Policy 10.3.3 – Use.

Chapter 11: Heritage Conservation

<u>Goal 11.1 – Traditional, Rural & Agricultural Heritage:</u> Preserve and enhance farmland, the acequia system, and traditional communities.

The request is consistent with this Goal because it preserves the historic natural environment of the subject site and enhances existing acequias. The request is consistent with Goal 11.1 – Traditional, Rural & Agricultural Heritage.

<u>Policy 11.1.1 – Agricultural Preservation:</u> Promote and assist the viability of agricultural heritage, including the conservation and use of irrigated agricultural land, small-scale agriculture, and open space in the valley and other areas.

The request is consistent with this policy because Table 13 (CNP Public Access and Outdoor Recreation Implementation Plan) of the RMP outlines the phasing plan for CNP and the Tree Nursery Tract (TNT). One of the actions that is to occur in Year 1 for the TNT is to re-establish

the tree nursery and cover crops that will promote the viability of agricultural heritage. Furthermore, the submitted landscape plan lists food trees that will be planted at the TNT that is also consistent with this policy. The request is consistent with Policy 11.1 – Agricultural Preservation.

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

The request is consistent with this policy because the site plan protects the natural history surrounding the Rio Grande and its historic relationship to the farming and acequia irrigation in the area. The request is consistent with Goal 11.3 – Cultural Landscapes.

<u>Policy 11.3.1- Natural and Cultural Features:</u> Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The request preserves and enhances the natural and cultural characteristics and features of the CNP cultural landscape. The request is consistent with Policy 11.3.1 – Natural and Cultural Features.

Chapter 12: Infrastructure, Community Facilities & Services

<u>Goal 12.1 – Infrastructure:</u> Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

Water efficiency will continue to be a priority in managing the Rio Grande Nursery Tract as part of the CNP. It is critical to the success of the CNP to keep MRGCD ditches in good working condition and the site plan will provide access for proper maintenance. The request is consistent with Goal 12.1 – Infrastructure.

<u>Policy 12.1.5 – Irrigation System:</u> Coordinate with MRGCD and other stakeholders to protect the irrigation system.

The request is consistent with this policy because the request will facilitate the maintenance and upkeep of the MRGCD ditches to be kept in good working condition and the development of the Site Plan as part of this request will provide for proper maintenance. The request is consistent with Policy 12.1.5 – Irrigation System.

<u>Goal 12.3 – Public Services:</u> Plan, coordinate and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

The request will provide efficient, equitable, and environmentally sound services because the south side of the site will become an arboriculture research and demonstration field that will best serve residents while protecting their health, safety, and wellbeing. The request is consistent with Goal 12.3 – Public Services.

<u>Policy 12.3.8 – Education:</u> Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.

The request will facilitate the development of an open-air education center that will be available for hands-on demonstrations and workshops to support research, restoration and operations of the Rio Grande Tree Nursery and the Candelaria Nature Preserve. The space will accommodate small groups in a variety of engagement opportunities. The request is consistent with Policy 12.3.8 – Education.

Chapter 13: Resilience & Sustainability

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

<u>Policy 13.2. – Water Conservation:</u> Foster the efficient management and use of water in development and infrastructure.

Critical to the operation of the CNP is the use of surface irrigation water rights to irrigate the property. Through the RMP, the use of flood irrigation will be used to establish and sustain crops and restored habitat areas. The request is consistent with Goal 13.2 – Water Supply & Quality and Policy 13.2 – Water Conservation.

<u>Goal 13.4 – Natural Resources:</u> Protect, conserve, and enhance natural resources, habitat and ecosystems.

The request will protect, conserve, and enhance natural resources, habitat and ecosystems. The Candelaria Nature Preserve Resource Management Plan is designed to implement habitat restoration to the benefit of wildlife. The creation of diverse wildlife habitat is an important part of the CNP's mission. Specific goals for wildlife improvements including creating a mosaic of habitat; removing exotic species while restoring native species in phases over time. The request is consistent with Goal 13.4 – Natural Resources.

1999 Major Public Open Space Rank II Facility Plan (Rank II)

The City's 1999 Major Public Open Space (MPOS) Rank II Facility Plan identifies the types of Major Public Open Space, including Open Space Preserves. Management emphasis is on restoring, preserving, and enhancing the characteristics of the area. Development is limited to the minimum required for public safety and resource protecting and enhancement. Public access is only allowed under the supervision of staff and by permit. Open Space Preserves may be closed to public access to protect habitat and historic, cultural, and archaeological resources.

Policy A.1.B. This MPOS type shall be conserved and protected for its intrinsic value as a significant visual, natural, or environmental resource. Trails shall be limited to those necessary for research, maintenance, policing, and scientific study. Protection of these resources should include natural barriers, fencing, signage, control of use, and ptrol by rangers.

Policy A.1.C. This type of Major Public Open space shall be protected from excessive public use and shall be conserved for its unique features, natural resources and overall visual significance. Trails can be paved or unpaved, however, alignments should be a part of a resource management plan, maser development plan or site plan. Protection of these areas should include fencing, signage, natural barriers, controlled use, and patrol by rangers.

The proposed program and site uses are for the subject site to accommodate small groups that are to include group gathering areas with shade, seating, and interpretative signage. Pedestrian pathways connect gathering areas, horticultural use areas, and site entries.

Policy A.2.C. Resource Management Plans should be developed for the... Candelaria farms.

The Resource Management Plan shall:

- Identify land use "carrying capacity";
- Identify access points;
- Identify facility locations, including utility and transportation corridors;
- Identify areas to be monitored and develop a monitoring and management program;
- Establish policies for resource management, access and parking, facility management, staffing, fees, interagency cooperation and enforcement;
- Classify the parcels within the Resource Management Plan area according to MPOS type.
- Evaluate impacts of proposed development within the Major Public Open Space on adjacent areas.
- Evaluate reasonable alternative development scheme

The Candelaria Nature Preserve Resource Management Plan (RMP) identified the Rio Grande Tree Nursery Tract as the preferred location for public access to the preserve. An access point has been identified along Rio Grande Boulevard. The RMP has also identified the areas that are to be monitored which include arboretum and tree field and the restoration seed planting source field. Facility locations for restrooms and parking have been identified as well as walking paths and dirt maintenance roads (see Site Plan). Community feedback on the design concepts focused on the location of the storage and operations yard and the restroom. The final design concept addressed this feedback and attempted to accommodate all resident's wishes by locating the operations yard and the restroom towards the back middle of the property.

Policy A.2.G. Public Involvement. Public involvement shall occur throughout the planning process. Land use and facility planning shall be done in consultation with adjacent landowners (both private landowners and public agencies) and community planning area partnerships.

As per policy A.2.G. and the RMP, the Rio Grande Nursery Tract required an approved site plan be developed with neighborhood participation and vetted through the necessary City processes which, in this case, is the EPC. The Applicant worked extensively with the community and crafted several conceptual designs while surveying public comments that resulted in the development of the site plan being presented before the EPC.

Candelaria Nature Preserve Resource Management Plan (RMP) –(Rank III)

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

The resource management plan is designed to implement habitat restoration to benefit wildlife, while also taking into account the financial burden of managing, maintaining, and operating the CNP, including wildlife crops, proposed restoration, recreational activities, and educational outreach at the CNP. The plan is estimated to cover a 20-year timespan and to be implemented in quarterly phases.

The vision of the CNP as a wildlife preserve to be enjoyed by the public was outlined in the 1976 proposal for LWCS funds from the City of Albuquerque and State of New Mexico for preserving the existing natural landscape and its plans and animals with ap possible nature study area.

The RMP tackles the following management issues:

- 1. Transitioning the site to serve as a nature study area and wildlife preserve that includes wet and dry areas, hedgerows, grasslands, upland shrublands, conservation buffers, and forage for wildlife.
- 2. Adaptive management and monitoring.
- 3. Public access and outdoor recreation.
- 4. Phased implementation plan and budget.

The CNP RMP identified the Rio Grande Tree Nursery Tract as the preferred location for public access to the preserve. The RMP is projected to be implemented over the next 20 years with most of the work being completed in the first 8 years. Heavy concentration on habitat restoration efforts is to occur in the first 4 years.

Integrated Development Ordinance (IDO) 14-16-6-(J)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including a Major Amendment, would be approved if it meets all of the following criteria:

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

> The Site Plan – EPC for an Extraordinary Facility is consistent with the ABC Comp Plan goals and policies especially in an Area of Consistency because the project will protect and enhance the character of the surrounding area located in the Rio Grande Boulevard Character Protection Overlay Zone (CPO-11).

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

The subject site is zoned NR-PO-B therefore, the above criterion does not apply.

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

> With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO.

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

The City's existing infrastructure has adequate capacity for the proposed development.

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

The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.

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

The subject property is within an approved Master Development Plan and the Site Plan meets relevant standards in the Candelaria Nature Preserve Resource Management Plan and applicable standards in the NR-PO-B zone.

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

The subject property is not within a Railroad and Spur Area therefore this criterion does not apply.

III. SITE PLAN - EPC

Request

The request is a Site Plan-EPC for an Extraordinary Facility for the Rio Grande Tree Nursery Tract at the Candelaria Nature Preserve. The request is being heard because any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan – EPC.

The Candelaria Nature Preserve Resource Management Plan (RMP) identified the Rio Grande Tree Nursery Tract as the preferred location for public access to the preserve. The Open Space Division through the Site Plan – EPC for an Extraordinary Facility would like to develop an education center with accessible connections, interpretative signage, and parking along with horticultural and propagation uses.

The subject site is over 5 acres and adjacent to Major Public Open Space (MPOS). Compliance with Section 5-2 Site Design and Sensitive Lands Analysis is required.

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site. The site plan and landscape plan were submitted as part of the application packet and no revisions were required. Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

5-1(E) Dimensional Standards for NR-PO and NR-SU Zone Districts

Dimensional standards in NR-PO sub-zones shall be determined in the approval of a Master Plan, Natural Resource Management Plan, standards specified by the Implementing Department, or standards appropriate to a Site Plan approval for a park or open space owned or managed by an entity other than the City.

The site plan complies with 5-1(E) Dimensional Standards for NR-PO Zone Districts.

5-2 Site Design and Sensitive Lands

The subject site is adjacent to Major Public Open Space and is therefore subject to all of the regulations in IDO Section 5-2(J)(2), Lots Adjacent to Major Public Open Space.

5-2(C) Avoidance of Sensitive Lands

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

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

5-2(C)(1)(a) Arroyos

There are no arroyos on the property. The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA) has no adverse comments to the request.

5-2(C)(1)(b) Floodplains and Special Flood Hazard Areas

The subject property is located in the FEMA Flood Zone Designation "X" – Area of Minimal Flood Hazard and protected by a levee.

5-2(C)(1)(c) Irrigation Facilities (acequias)

There are acequias bordering the property on two sides, but they are outside the property line.

5-2(C)(1)(d) Large stands of mature trees

The large stands of Siberian elms will remain, but that are not considered sensitive as they are an invasive species. The large stands of Rio Grande Cottonwood trees will remain and will be protected during construction. The following notes will be included on future construction documents to ensure their protection.

- 1. Contractor shall establish a root protection zone around each existing tree to remain. The root protection zone shall be an area defined by a radius extending outward from the trunk of the tree a distance of one linear foot for each inch diameter of the tree. The tree diameter shall be measured at breast height (4.5 feet above finished grade).
- *2*. Contractor shall not store or drive equipment, vehicles or materials within the root protection zone.
- 3. Contractor shall protect existing roots from damage when working within the root protection zone. The contractor shall limit demolition or other construction activities within the root protection zone to the minimum disturbance required to complete construction.
- 4. Contractor shall not allow concrete trucks to clean chutes or dump excess concrete or any other cementitious products in any portion of the site. Contractor shall clean the waste of other cementitious materials from the surface and they shall not be turned under during final grading.
- *5*. Contractor shall not trench within the dripline of existing trees. At locations where it is necessary to install lines or wire within the dripline of existing trees, the utility shall be installed by hand trenching or boring under tree roots.

5-2(C)(1)(e) Riparian Areas

There are no riparian areas.

5-2(C)(1)(e) Rock outcroppings

There are no rock outcroppings on the property.

5-2(C)(1)(f) Significant archaeological sites

There are no known archaeological sites on the subject site. A "Certificate of No Effect" from the City of Albuquerque was issued on June 7, 2022.

5-2(C)(1)(g) Steep slopes and escarpments

There are no steep slopes on the property.

5-2(C)(1)(h) Wetlands

There are no wetlands on the property.

A Sensitive Lands Analysis for the Candelaria Nature Preserve, Rio Grande Tree Nursery Open Space was submitted by the applicant (see attachments).

5-2(D) Site Design to Respond To Climate and Geographic Features

5-2(D)(1) Climatic Responsiveness

5-2(D)(2) Geographic Responsiveness

The applicant did not provide 5-2(D)(1) Climatic Responsiveness nor 5-2(D)(2) Geographic Responsiveness.

5-2(E) Archaeological Sites

The applicant has submitted as part of the application a Certificate of No Effect (Case Number 2020-004639) signed June 7, 2022. It states that this project is an amendment to an existing facility plan and will have no direct effect to any cultural resources. Previous surveys in the area have included NMCRIS 60989 and several small surveys near the visitor center. Certificate of No effect issued under 6-5(A)(3)(a) criterion 1 "an archaeological investigation has been conducted".

A Sensitive Lands Analysis and Certificate of No Effect issued by the City Archeologist were submitted as part of the application (see attachments).

5-2(K) Major Public Open Space Edges

Pursuant to IDO Subsection 5-2(J)(1) the following standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space.

5-2(K)(1)(a) Access and Connectivity

Provide pedestrian and bicycle access to the Major Public Open Space consistent with the City's adopted Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

Site Keyed Note #7 lists an ADA walking path with a width of 8'-0" and Site Keyed Note #8 lists an informal soft surface trail with a width of 4'-0". Both paths meander through the Arboretum and Climate Ready Tree Research and Genotype Cottonwood Study Fields. There is also an accessible path and bridge to the viewing platform at the CNP that is listed as Keyed #14 but is not part of this project.

5-2(K)(1)(b) Landscaping, Buffering, and Screening.

1. Use native and/or naturalized vegetation for landscaping materials.

The plant palettes submitted are conceptual to communicate the intent of the planting concept. Actual plant palettes will be determined by the City Forrester and Open Space Superintendent and the Candelaria Nature Preserve Managers. Plant choices will likely change and be added over time as deemed necessary by the parties listed.

2. Screen mechanical equipment pursuant to Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

No mechanical equipment is proposed for the site.

5-2(K)(1)(c) Outdoor Lighting

Design lighting pursuant to Section 14-16-5-8 (Outdoor and Site Lighting)

Site lighting is not proposed at this time.

5-2(K)(1)(d) Color

1. Limit the colors of exterior surface of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with reflective value (LRV) rating between 20 and 50 percent.

Site Keyed Note #1 of the Site Plan lists that there will be a shade structure 9' high. Materials will be steel and natural materials and colors. No details have been provided of the shade structure and LRV value. Staff will craft conditions of approval to create compliance as needed and to provide clarity for the future.

2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.

Site Keyed Note #1 of the Site Plan lists that there will be a shade structure 9' high. Materials will be steel and natural materials and colors. No details have been provided of the shade structure and LRV value. Staff will craft conditions of approval to create compliance as needed and to provide clarity for the future.

3. Trim materials on facades constituting less than 20 percent of the façade's opaque surface may be any color.

Site Keyed Note #1 of the Site Plan lists that there will be a shade structure 9' high. Materials will be steel and natural materials and colors. No details have been provided of the shade structure and LRV value. Staff will craft conditions of approval to create compliance as needed and to provide clarity for the future.

5-2(K)(1)(e) Signs

1. Electronic signs are prohibited pursuant to Subsection 14-16-5-12(H)(2)(e).

No electronic signs are proposed as part of this request.

2. Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to Subsection 14-16-5-12(E)(5) (Illumination and Motion).

No illuminated or motions signs are proposed. The only signage that is proposed is for a monument sign listed on the site plan. No specific plans have been developed to date related to the monument sign. Staff will craft conditions of approval to create compliance as needed and to provide clarity for the future.

5-2(K)(2) Lots Adjacent to Major Public Open Space

5-2(K)(2)(a) Development on lots of any size adjacent to major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count towards satisfying the requirement of Subsection 14-16-5-6(C)(2) (Minimum Landscaped Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.

The site plan lists that the Duranes lateral runs along the western border of the subject site.

2. For cluster development and multi-family dwellings, locate at least 25 percent of common open space or ground-level usable open space to be contiguous with Major Public Open Space. These areas shall be made accessible form the remaining lands via trails or sidewalks. Access to Major Public Open Space is only allowed if approved by the Open Space Division of the City Parks and Recreation Department.

Not applicable.

3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district.

The subject site is located in NR-PO-B (Non-Residential – Park and Open Space Zone District Major Public Open Space) and any future uses would be low intensity.

4. Include a landscaped strip between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier.

No off-street parking is proposed.

5. Limit height of site lighting luminaries to 20 feet.

No lighting is proposed at this time.

6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.

No CPTED Agency comments were received.

7. Manage stormwater per Subsection 14-16-5-4(H)

All stormwater management adheres to Subsection 5-4(H) Stormwater Management and complies with DPM standards, Flood Hazard and Drainage Controls and requirements of AMAFCA. The development also complies with the water conservation ordinance.

8. Design grading per Subsection 14-16-5-4(J).

No grading plans have been provided.

9. Locate and design vehicle access, circulation, and parking per Subsection 14-16-5-5(F) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping).

Vehicular access, circulation and parking are proposed (see site plan). The applicant is proposing perimeter landscaping that will mitigate impacts to properties in the vicinity of the CNP.

10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the MPOS in compliance with all applicable standards in Subsection 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).

Site Keyed #4 lists a 6' Coyote Fence Screen for the Maintenance and Operation Yard that is 210 LF. Site Keyed Note #5 lists that a 6' Chain-link fence is to remain.

5-2(K)(2)(b) Development on lots 5 acres or greater adjacent to Major Public Open Space shall:

1. Comply with the requirements of Subsection (a) above.

The development complies with the requirements of Subsection 5-2(J)(2)(a).

2. Not be located within 50 feet of the portions of Major Public Open Space with a steep slope, escarpment, wetland, and/or riparian area, except for any single-loaded street or landscaped buffer required pursuant to Subsection 14-6-5-2(K)(2)(a)1.

There are no steep slopes, escarpments, wetlands or riparian areas on the property. A Sensitive Lands Analysis was submitted as part of the application (see attachments).

3. Not create any material or negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.

No negative or environmental impacts are being created that would impact the visual, recreational or habitat values of the Major Public Open Space.

4. Locate and design vehicle access, circulation, and parking to minimize the impact to Major Public Open Space.

Vehicle access, circulation and parking have been located and designed to minimize the impact to MPOS. Parking has been provided that is nestled in between the heritage orchard, community meadow and the restoration seed source fields. The parking requirements have been met.

5. Design grading and manage stormwater to minimize impact to Major Public Open Space.

No grading or drainage plan have been submitted at this time.

6. Locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.

No site lighting is proposed.

- 7. Design walls to balance the following needs as an appropriate on a case-by-by case basis:
 - a. Aesthetics that blend with the natural environment.
 - b. Safety and surveillance.
 - c. Screening and privacy.

No walls are proposed.

8. Locate, design, and orient signage to minimize impact to the Major Public Open Space.

No illuminated or motion signage is proposed.

9. Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(J).

The site plan is being submitted for review and approval by the EPC.

10. Have an approved Site Plan-EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize the compatibility of the proposed development prior to the submittal of any request for platting.

The site plan is being submitted for review and approval by the EPC at the August 18, 2022 EPC Hearing.

Site Plan Configuration

Pedestrian, Bicycle and Transit Access

Pedestrian access to the site will be controlled with a pedestrian access gate along Rio Grande Boulevard. Shade structures are being provided along with bike racks hat accommodate six bicycles. Transit access includes Fixed Route 36/37 which make one-way loops on 12th Street and Rio Grande connected by Griegos Road. The nearest stop pair is at the intersection of Rio Grande and Candelaria.

Vehicular Access, Circulation and Parking

The subject site has controlled vehicular access from Rio Grande Boulevard. The parking lot has been designed and landscaped to minimize glare and reflection and reduce the visual impact of large numbers of carts and trucks. The site plan complies with development standards found in the Rio Grande Boulevard – CPO-11.

Landscaping, Buffering and Screening – IDO 14-16-5-6(C)(D)(F)

The plant palettes submitted are conceptual to communicate the intent of the planting concept. Actual plant palettes will be determined by the City Forrester and Open Space Superintendent and the Candelaria Nature Preserve Managers. Plant choices will likely change and be added over time as deemed necessary by the parties listed.

The Plant List has been divided into the following areas:

Parking lot, Street and Site Trees;

Food Trees;

Test Tree Arboretum:

Native Grass Meadow;

Vegetated Screening Berms;

Stormwater Harvesting Basins;

Parking Lot Edge Buffer Landscape;

Seed Source Field

The plant species shall be per the Candelaria Nature Preserve Resource Management Plan and Preserve Managers.

Landscape Calculations – IDO 14-16-5-6(C)

- Total lot area: 282,033 SF, building area: 180 SF for a net lot area of 281,853 SF.
- The required minimum landscape area (15% of net lot area) is 42,278 SF required provided landscape area of 209,804 SF (75% of net lot area)
- Required vegetative coverage (75% of required landscape area) 31,709 SF required provided 123,019 SF (388% of required total coverage)
- Required ground level vegetative coverage (25% of total vegetative coverage) 7,927 SF provided 39,346 SF (496% of required total coverage)

Street Frontage Landscape – IDO 14-16-5-6(D)

- Required street trees 18 (447 LF along Rio Grande Blvd trees average 25' O.C. = 18
- Existing street trees: 7 trees along Rio Grand Blvd.
- Provided 11 street trees: 11 additional trees along Rio Grande Blvd.

Parking Lot Landscaping – IDO 14-16-5-6(F)

- Required parking lot interior landscape 4,154 SF 10% of minimum of parking lot areas containing 50 or less spaces. Provided 5,708 SF (137% of required parking lot interior landscape).
- Required parking lot trees at one tree per ten (10) spaces: 33 total spaces require 4 trees. Provided parking lot trees: 39 trees.

Walls and Fences

No walls are proposed. Site Keyed #4 lists a 6' Coyote Fence Screen for the Maintenance and Operation Yard that is 210 LF. Site Keyed Note #5 lists that a 6' Chain-link fence is to remain.

Lighting

Site lighting is not proposed at this time.

Elevations/Architecture

Elevations have not been submitted at this time. The applicant has submitted as part of the site plan precedent images for bathroom facilities but those details have not been finalized as of the writing of this report.

Signage

No illuminated or motions signs are proposed. The only signage that is being proposed is for a monument sign listed on the site plan. No specific plans have been developed to date related to the monument sign. Staff will craft conditions of approval to create compliance as needed and to provide clarity for the future.

Grading and Drainage Plan

A grading and drainage plan was not submitted.

Utility Plan

A utility plan was not submitted.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few but notable comments were received:

MRMPO has no adverse comment. For informational purposes: Appendix G of the MTP supports the following as it relates to the subject request.

• Promote natural resource and greenspace conservation.

The Middle Rio Grande Conservancy District noted that this request before the EPC is the only property within MRGCD jurisdiction for this hearing. Comments received included: I understand it's not yet a replat of Tract A1B, but I reviewed it as if it were please see MRGCD comments. Comments:

- 1. Please add MRGCD signature line with other signatories on page 1.
- 2. Please add MRGCD Approval Note to page 1 of site plan.
- 3. MRGCD Amounts Due; contact Assessments Dept to make payment.
 - 4. Please add MRGCD R/W information to match MRGCD records; and survey toe to toe showing total width of ditches as well as the property line to the centerline.
- 5. Final Plat Approval Signature required by the MRGCD.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the Alvarado Gardens Neighborhood Association, North Valley Coalition, and Rio Grande Boulevard Neighborhood Association which were notified as required. Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A pre-submittal neighborhood meeting was held on May 4, 2022 via Zoom to review the site design for the Rio Grande Tree Nursery Open Space. A presentation by the Open Space Superintendent and landscape consultants reviewed the history and current status of the Rio Grande Tree Nursery and its' relationship to the Candelaria Nature Preserve. The public process with the adjacent neighbors was also discussed and initial concerns were shared, which residents were appreciative of.

As of this writing, Staff received one telephone call in opposition to the request.

VI. CONCLUSION

The request is a Site Plan-EPC for an Extraordinary Facility for the Rio Grande Tree Nursery at the Candelaria Nature Preserve (CNP). The subject site is approximately 7-acres and is legally described as Tract A-1-B, Candelaria Farm Area, located at 3301 Rio Grande Boulevard between Candelaria Road NW and Cherokee Road NW (the "subject site"). The request is being heard because any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan – EPC.

The Candelaria Nature Preserve Resource Management Plan (RMP) identified the Rio Grande Tree Nursery Tract as the preferred location for public access to the preserve. The Open Space Division through the Site Plan – EPC for an Extraordinary Facility would like to develop an education center with accessible connections, interpretative signage, and parking along with horticultural and propagation uses.

The subject site is zoned NR-PO-B (Non-residential – Park and Open Space Subzone District – Major Public Open Space) and is in an Area of Consistency.

The request complies with applicable Comprehensive Plan policies regarding community identity, land use, parks and open space, and heritage conservation. Generally, not finding any conflicts with the IDO or other regulations, Staff recommends approval subject to conditions needed to improve compliance and to provide clarification.

FINDINGS - SI-2022-01303, Site Plan-EPC for an Extraordinary Facility, August 18, 2022.

- 1. The request is for a Site Plan-EPC for an Extraordinary Facility for the Rio Grande Tree Nursery at the Candelaria Nature Preserve (CNP). The site is legally described as Tract A-1-B, Candelaria Farm Area, located at 3301 Rio Grande Boulevard between Candelaria Road NW and Cherokee Road NW., containing approximately 7.0 acres (the "subject site").
- 2. On May 16, 1978, the EPC re-zoned the original Candelaria Farm Nature Center and Preserve lands R-1 and R-2 to SU-1 for Nature Center and Preserve. The NR-PO-B zoning for the area was established at the effective date of the Integrated Development Ordinance (IDO) based upon the prior S-1 zoning.
- 3. The Open Space Division would like to develop an education center with accessible connections, interpretative signage, and parking along with horticultural and propagation uses.
- 4. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan and is part of the Near North Valley Community Planning Area (CPA).
- 5. The subject site is within the boundaries of the Rio Grande Boulevard Character Protection Overlay Zone (CPO-11).
- 6. The EPC is hearing the request because the IDO states that any Extraordinary Facility shall be reviewed and decided upon pursuant to subsection 14-16-6-6(J)
- 7. The request requires Site Plan-EPC approval because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS). Compliance with IDO Section 5-2 Site Design and Sensitive Lands is required.
- 8. The Candelaria Nature Preserve Resource Management Plan (RMP) is a Rank III Plan developed by the Open Space Division of the City Parks and Recreation Department to provide guidance on how to manage and protect natural, historic, or cultural resources and/or scenic views. The Candelaria Nature Preserve Resource Management Plan (RMP) identified the Rio Grande Tree Nursery Tract as the preferred location for public access to the preserve.
- 9. Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Facility Plan for Major Public Open Space prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.
- 10. The resource management plan is designed to implement habitat restoration to benefit wildlife, while also taking into account the financial burden of managing, maintaining, and operating the CNP, including wildlife crops, proposed restoration, recreational activities, and educational outreach at the CNP. The plan is estimated to cover a 20-year timespan and to be implemented in quarterly phases.

- 11. The Albuquerque/Bernalillo County Comprehensive Plan, the Major Public Open Space Facility Plan, the Candelaria Nature Preserve Resource Management Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
- 12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity pertaining to character, natural resources and process.
 - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

One of the goals of the RMP is to enhance the native species of both flora and fauna and the development of the site plan made possible through the request will help to contribute to the unique character of the North Valley.

B. <u>Policy 4.1.5 – Natural Resources:</u> Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem

Vegetation is not only a natural resource by itself, but also is important in providing habitats for wildlife so the development made possible by the request will support a wide diversity of vegetation types and wildlife habits. The development will consist of an education and research center, restoration seed source fields, genotype Cottonwood study fields, heritage orchards, and buffer berms with ecozone research plantings that will respond appropriately to the natural setting and ecosystem. The site plan as per the RMP, incorporates high quality development within the natural setting of the Rio Grande Tree Nursery Tract.

C. <u>Goal 4.2 – Process</u>: Engage communities to identify and plan for their distinct character and needs.

Public engagement in a planning process provides a measure of inclusion and transparency to the public decision-making process. Furthermore, as per the RMP, the Rio Grande Nursery Tract requires an approved site plan be developed with neighborhood participation and vetted through the necessary City processes which, in this case, is the EPC. The Applicant worked extensively with the community and crafted several conceptual designs while surveying public comments that resulted in the development of the site plan being presented before the EPC.

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

The request is consistent with this policy because the Applicant as per the RMP, has developed the site plan with neighborhood participation and held several meetings to review the project that allowed for respectful interactions in order to identify and address the needs of all residents. Furthermore, property owners and neighborhood associations received notices pertaining to meetings and were encouraged to provide input that would address their needs and concerns.

- 13. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to efficient development patterns and conservation development.
 - A. <u>Goal 5.3 Efficient Development Patterns:</u> Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.
 - The request is consistent with this Goal because the development of the Rio Grande Tree Nursery Tract will be served by existing infrastructure so the future development made possible by the request will promote efficient development patterns and use of land.
 - B. <u>Policy 5.3.4 Conservation Development:</u> Encourage conservation development to promote private open space and preserve natural landscape, agricultural lands, and other features of the natural environment to encourage development that is sensitive to the open, natural character of the area and the geological and cultural conditions.
 - The request will encourage conservation development that will promote private open space and preserve natural landscapes by protecting the property for access and education of natural systems in perpetuity. The request will allow for the Tree Nursery Tract to continue in operation and will preserve its' agricultural historical significance.
- 14. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 10: Parks & Open Space pertaining to facilities and access, distribution, and universal design.
 - A. <u>Goal 10.1 Facilities & Access:</u> Provide parks, Open Space, and recreation facilities that meet the need of all residents and use natural resources responsibly.
 - The request provides the opportunity for open space that meets the needs of all residents and use of natural resources responsibly. The request will allow for the site to be developed as a nature preserve, will provide access to open space, and will use natural resources responsibly.
 - B. <u>Policy 10.1.1 Distribution:</u> Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment.
 - The request will facilitate development of a major public open space in the North Valley and will contribute to equitable distribution of such space which is centrally located within the city's built environment. The RMP has identified two types of outdoor recreation; physical and visual. Physical access will include walking into the area for guided walks and citizen science monitoring while visual access to the preserve will be provided in selected locations to allow visitors to experience wildlife undisturbed in their native habitat.
 - C. <u>Policy 10.1.2 Universal Design:</u> Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical activities.

One of the protocols of the RMP is for the open space to comply with Title II of the American Disabilities Act and other applicable Federal and State accessibility standards in making reasonable accommodations, whenever possible and when adequate notice is given, to provide access for people with disabilities to enroll and participate in guided programs.

D. <u>Subpolicy 10.1.2(a)</u>: Design and maintain landscaping and park features appropriate to the location, function, public expectation, and intensity of use.

The design of the Rio Grande Tree Nursery Tract will include a restoration seed source field, arboretum and climate ready tree research field along with buffer berms and ecozone research plantings that are appropriate to the location and function of the open space. The intensity of use will be appropriate to the location.

- 15. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 10: water conservation, Open Space and preservation.
 - A. <u>Policy 10.1.4 Water Conservation:</u> Employ low-water use and reclamation strategies to conserve water.
 - B. <u>Subpolicy 10.1.4(b)</u>: Integrate irrigation, water conservation, drainage, and flood control functions with parks and open spaces with ecological preservation and recreational purpose.

The request is consistent with Policy 10.1.4 and subpolicy 10.1.4(b) because the primary source of irrigation will be surface irrigation to utilize the property's senior water rights. Passive water harvesting will be used throughout the site where possible such as in storm water basins and the native grass meadow. Active water harvesting in the form of rain barrels collecting water from restroom and shade structure roofs will be used as appropriate.

C. <u>Goal 10.3 – Open Space:</u> Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The request will provide opportunities for outdoor recreation and education as there will be an education and research center on site along with walking paths and interpretative nodes that are to be located along such paths. There will be reasonable public access that will be consistent with the objective of preserving wildlife.

D. <u>Policy 10.3.2 – Preservation:</u> Identify and manage sensitive lands within the Open Space network to protect their ecological functions.

The Rio Grande Tree Nursery tract will provide a space where the City's Parks and Recreation Department will plant new tree species to evaluate their success rates for other parks that will include a restoration seed source field and genotype Cottonwood study fields.

E. <u>Subpolicy 10.3.2(a)</u>: Manage public access to best protect natural resources.

The request furthers this policy because in order to minimize wildlife disturbance and protect natural resources, the level of human activity will be limited.

F. <u>Subpolicy 10.3.2(b)</u>: Ensure that development within Open Space is compatible with its preservation purpose.

The site plan ensures the preservation of natural resources on the property for the access, education, and enjoyment to the public. One of the guidelines of the RMP for the subject site was to develop guidelines for reasonable public access consistent with the wildlife preservation objectives.

G. <u>Policy 10.3.3 – Use:</u> Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.

The request is consistent with this policy because the maximum number of program participants allowed at one time will generally be limited to 24 people that is below the carrying capacity for the site. The site has been programmed with walking paths throughout the site and accessible paths and bridge to a viewing platform at the Candelaria Nature Preserve that are considered low-impact recreational opportunities. Furthermore, there are two types of outdoor recreation that have been discussed in the development of the RMP: physical and visual. Physical access will include walking the subject side for guided walks and citizen science monitoring as well as hands-on activities. Visual access will be provided in selected locations to allow visitors to experience

- 16. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 11: Heritage Conservation pertaining to traditional, rural & agricultural heritage.
 - A. <u>Goal 11.1 Traditional, Rural & Agricultural Heritage:</u> Preserve and enhance farmland, the acequia system, and traditional communities.

The request is consistent with this Goal because it preserves the historic natural environment of the subject site and enhances existing acequias.

B. <u>Goal 11.1.1 – Agricultural Preservation:</u> Promote and assist the viability of agricultural heritage, including the conservation and use of irrigated agricultural land, small-scale agriculture, and open space in the valley and other areas.

The request is consistent with this policy because Table 13 (CNP Public Access and Outdoor Recreation Implementation Plan) of the RMP outlines the phasing plan for CNP and the Tree Nursery Tract (TNT). One of the actions that is to occur in Year 1 for the TNT is to reestablish the tree nursery and cover crops that will promote the viability of agricultural heritage. Furthermore, the submitted landscape plan lists food trees that will be planted at the TNT that also furthers this policy.

C. <u>Goal 11.3 – Cultural Landscapes:</u> Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The request is consistent with this policy because the site plan protects the natural history surrounding the Rio Grande and its historic relationship to the farming and acequia irrigation in the area.

D. <u>Policy 11.3.1 – Natural and Cultural Features:</u> Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The request preserves and enhances the natural and cultural characteristics and features of the CNP cultural landscape.

- 17. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 12: Infrastructure, Community Facilities & Services.
 - A. <u>Goal 12.1 Infrastructure:</u> Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

Water efficiency will continue to be a priority in managing the Rio Grande Nursery Tract as part of the CNP. It is critical to the success of the CNP to keep MRGCD ditches in good working condition and the site plan will provide access for proper maintenance.

B. <u>Goal 12.1.5 – Irrigation System:</u> Coordinate with MRGCD and other stakeholders to protect the irrigation system.

The request is consistent with this policy because the request will facilitate the maintenance and upkeep of the MRGCD ditches to be kept in good working condition and the development of the Site Plan as part of this request will provide for proper maintenance.

C. <u>Goal 12.3 – Public Services:</u> Plan, coordinate, and provide for efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

The request will provide efficient, equitable, and environmentally sound services because the south side of the site will become an arboriculture research and demonstration field that will best serve residents while protecting their health, safety, and well-being.

D. <u>Policy 12.3.8 – Education:</u> Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic and educational groups.

The request will facilitate the development of an open-air education center that will be available for hands-on demonstrations and workshops to support research, restoration and operations of the Rio Grande Tree Nursery and the Candelaria Nature Preserve. The space will accommodate small groups in a variety of engagement opportunities.

18. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 13: Resilience & Sustainability.

- A. <u>Goal 13.2 Water Supply & Others:</u> Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.
 - Critical to the operation of the CNP is the use of surface irrigation water rights to irrigate the property. Through the RMP, the use of flood irrigation will be used to establish and sustain crops and restored habitat areas.
- B. <u>Goal 13.4 Natural Resources:</u> Protect, conserve, and enhance natural resources, habitat and ecosystems.

The request will protect, conserve, and enhance natural resources, habitat and ecosystems. The Candelaria Nature Preserve Resource Management Plan is designed to implement habitat restoration to the benefit of wildlife. The creation of diverse wildlife habitat is an important part of the CNP's mission. Specific goals for wildlife improvements including creating a mosaic of habitat; removing exotic species while restoring native species in phases over time.

- 19. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the Site Plan-EPC for an Extraordinary Facility is consistent with the ABC Comp Plan goals and policies especially in an Area of Consistency because the project will protect and enhance the character of the surrounding area located in the Rio Grande Boulevard Character Protection Overlay Zone (CPO-11).
 - B. 14-16-6-6(J)(3)(b) The subject site is zoned NR-PO-B; therefore, this criterion does not apply.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.
 - D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development.
 - E. 14-16-6-6(J)(3)(e) The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
 - F. 14-16-6-6(J)(3)(f) The subject property is within an approved Master Development Plan and the Site Plan meets relevant standards in the Candelaria Nature Preserve Resource Management Plan and applicable standards in the NR-PO-B zone.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within a Railroad and Spur Area therefore this criterion does not apply.
- 20. The subject site is adjacent to Major Public Open Space and is therefore subject to all of the regulations in IDO Section 5-2(J)(2), Lots Adjacent to Major Public Open Space.

Pursuant to IDO Section 5-2(C)(1) both the subdivision and site design process shall begin with an analysis of the constrains related to sensitive lands.

- 21. There are no known archaeological sites on the subject site. A "Certificate of No Effect" from the City of Albuquerque was issued on June 7, 2022
- 22. The affected, registered neighborhood organizations are the Alvarado Gardens Neighborhood Association, North Valley Coalition, and Rio Grande Boulevard Neighborhood Association which were notified as required. Property owners within 100 feet of the subject site were also notified, as required.
- 23. A pre-submittal neighborhood meeting was held on May 4, 2022 via Zoom to review the site design for the Rio Grande Tree Nursery Open Space. A presentation by the Open Space Superintendent and landscape consultants reviewed the history and current status of the Rio Grande Tree Nursery and its' relationship to the Candelaria Nature Preserve. The public process with the adjacent neighbors was also discussed and initial concerns were shared which residents were appreciative of.
- 24. As of this writing, Staff has not received any comments in support or opposition to the request.

CONDITIONS OF APPROVAL – SI-2022-01303

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall submit a finalized version of the site plan for filing at the Planning Department.
- 3. An approved grading and drainage plan shall be submitted.
- 4. Outdoor Gathering Areas:
 - A. Shop drawings for the shade structures shall be submitted.
 - B. Materials, colors, and LRV shall be specified.
- 5. Signage:
 - A. A monument sign detail shall be submitted.
 - B. The detail shall be dimensioned and shall specify colors and materials.
- 6. Access and Connectivity:

Fully dimensioned details shall be provided for the following:

- A. Walking path (Site Keyed Note #7);
- B. Bicycle racks;

- C. Surface mounted tables;
- D. Surface mounted tables with accessible option;
- E. Concrete accessible parking spaces with aisle and signage;
- F. Concrete access ramp;
- G. Pedestrian gate.

7. Landscape Plan

- A. Add a note to the final landscape plan that the plant palette shall be determined by the City Forrester and Open Space Superintendent, and the Candelaria Nature Preserve Managers.
- B. Any change to the plant selection over time shall be approved by the parties listed in A, above.
- 8. Conditions from the Middle Rio Grande Conservancy District shall be addressed:
 - A. Please add MRGCD signature line with other signatories on page 1.
 - B. Please add MRGCD Approval Note to page 1 of plat.
 - C. MRGCD Amounts Due; contact Assessments Dept to make payment.
 - D. Please add MRGCD R/W information to match MRGCD records; and survey toe to toe showing total width of ditches as well as the property line to the centerline.
 - E. Final Plat Approval Signature required by the MRGCD.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA Planner

Notice of Decision CC list:

City of Albuquerque, Parks & Recreation Dept. Open Space, Csomerfeldt@cabq.gov

Alvarado Gardens NA, Diana Hunt, president@alvaradoneighborhood.com

Alvarado Gardens NA, Jill Schneider, jillson66@comcast.net

North Valley Coalition, Peggy Norton, peggynorton@yahoo.com

North Valley Coalition, Doyle Kimbrough, newmexmba@aol.com

Rio Grande Boulevard NA, Eleanor Walther, eawalth@comcast.net

Rio Grande Boulevard NA, Doyle Kimbrough, newmexmba@aol.com

EPC File

Legal, dking@cabq.gov

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

No comment at this time.

Long Range Planning

No comments were provided.

CITY ENGINEER

Transportation Development Review Services

No comment.

Hydrology

New Mexico Department of Transportation (NMDOT)

Department of Municipal Development (DMD)

No comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

<u>ABC WATER UTILITY AUTHORITY (ABCWUA)</u>

No adverse comment to the major amendment.

For information only:

Water service to this site exists, but sewer service does not exist, when this site develops, it will be required to connect to sewer.

When further development is known please make a request for availability at the following link: https://www.abcwua.org/info-for-builders-availability-statements/

SOLID WASTE MANAGEMENT DEPARTMENT

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

There are PNM facilities and/or easements around the entire perimeter of the site and within the

interior of the site near the western and eastern edges of the site.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan and any resulting Plat.

Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a ten-foot clear area around them to allow for access and maintenance.

Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including any required Street Trees should comply with IDO Section 5-6(C)(10) as applicable.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

ABQ RIDE

No comment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

Parks and Recreation (PRD)

Open Space Division (OSD)

City Forester

Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)

Fire Department/Planning

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

PLANNING AND DEVELOPMENT SERVICES

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

MRMPO has no adverse comment. For informational purposes:

Appendix G of the MTP supports the following as it relates to the subject request.

• Promote natural resource and greenspace conservation.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

Comment received 8/10/21 – The Riverside Drain Multi-Use Trail (Bosque Trail) runs west of the subject site.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT (MRCGD)

The attached site plan is the only property within MRGCD jurisdiction for this hearing. I understand it's not yet a replat of Tract A1B, but I reviewed it as if it were please see MRGCD comments.

Comments:

- A. Please add MRGCD signature line with other signatories on page 1.
- B. Please add MRGCD Approval Note to page 1 of plat.
- C. MRGCD Amounts Due; contact Assessments Dept to make payment.
- D. Please add MRGCD R/W information to match MRGCD records; and survey toe to toe showing total width of ditches as well as the property line to the centerline.
- E. Final Plat Approval Signature required by the MRGCD.

Page 47

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

It does not appear that the proposal will have an adverse impact on Kirtland AFB missions.

CITY OF ALBUQUERQUE PLANNING DEPARTMENT CURRENT PLANNING SECTION



<u>Figure 2:</u> Subject site surrounded by chainlink fencing.



ENVIRONMENTAL PLANNING COMMISSION Project #: PR-2020-004639, Case #: SI-2022-01303 Hearing Date: August 18, 2022 Pictures Taken: August 7, 2022

Figure 1: Subject site.



Figure 3: Subject site.

CITY OF ALBUQUERQUE PLANNING DEPARTMENT CURRENT PLANNING SECTION



<u>Figure 5:</u> Facing north on Rio Grande Blvd.

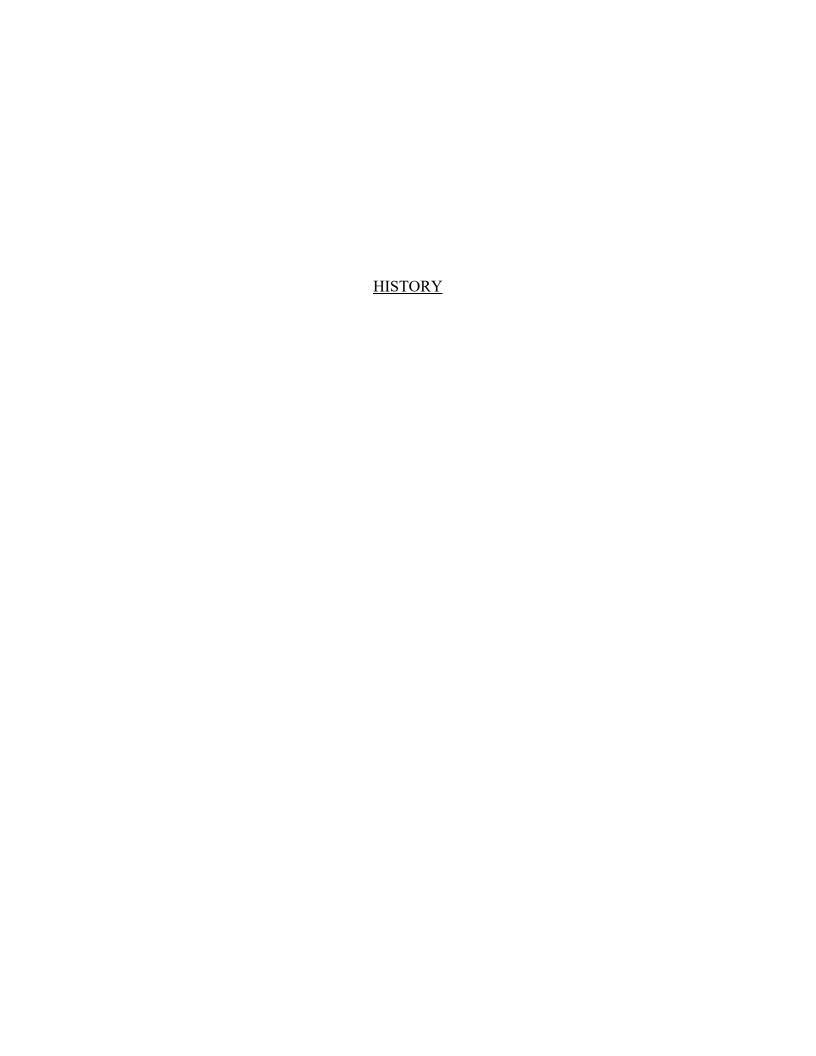


ENVIRONMENTAL PLANNING COMMISSION Project #: PR-2020-004639, Case #: SI-2022-01303 Hearing Date: August 18, 2022 Pictures Taken: August 7, 2022

Figure 4: Subject site.



<u>Figure 6:</u> Facing south on Rio Grande Blvd.



PLANNING DEPARTMENT URBAN DESIGN & DEVELOPMENT DIVISION 600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102 P.O. Box 1293, Albuquerque, NM 87103 Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

December 10, 2020

City of Albuquerque Parks and Recreation, Open Space 3615 Los Picaros Rd. SE Albuquerque, NM Project #2020-004639 RZ-2020-00036— Amendment to Facility Plan

LEGAL DESCRIPTION:

The City of Albuquerque Parks and Recreation Department requests the above action for all or a portion of Tract A-1-B Revised Plat Of Tracts A-1 A-2 B-1 & B-2, Tract A-1-A Revised Plat Of Tracts A-1 A-2 B-1 & B-2, Tr A-2 Revised Plat Of Tracts A-1, A-2, B-1, & B-2, Tr B-1 Revised Plat Of Tracts A-1, A-2, B-1 & B-2, Trs 16B2B1, 16B2A & 16B1 MRGCD Map 34, Tr X1 Summary Plat City Of Albuquerques Repl Tr X Alvarado, located on Candelaria Rd. NW, between Paseo del Bosque Trail NW and Rio Grande Blvd. NW, approximately 167 acres (G-12-Z) (F-12-Z) Staff Planner: Leslie Naji

On December 10, 2020, the Environmental Planning Commission (EPC) voted to Continue Project #2020-004639/RZ-2020-00036— Amendment to Facility Plan, for one month to the January 21, 2021, EPC Hearing, based on the following Findings.

- 1. The request is a for a review and recommendation to City Council of the Candelaria Nature Preserve Resource Management Plan (CNPRMP) an approximately 167-acre site consisting of all or a portion of Tract A-1-B Revised Plat Of Tracts A-1 A-2 B-1 & B-2, Tract A-1-A Revised Plat Of Tracts A-1 A-2 B-1 & B-2, Tr A-2 Revised Plat Of Tracts A-1, A-2, B-1, & B-2, Tr B-1 Revised Plat Of Tracts A-1, A-2, B-1 & B-2, Tracts 16B2B1, 16B2A & 16B1 MRGCD Map 34, Tr X1 Summary Plat City Of Albuquerque's Replat Tr X Alvarado.
- 2. The site is located on Candelaria Rd NW between Paseo del Bosque Trail and Rio Grande Blvd. NW. and is zoned NR-PO-B.
- 3. The Environmental Planning Commission (EPC) is hearing this case because the City of Albuquerque's Major Public Open Space Facility Plan 1999 required all resource management plans be reviewed by the EPC with a recommendation going to City Council.
- 4. The subject site is located within an Area of Consistency, and is not along any Corridors as designated in the Comprehensive Plan. The subject site is not located within a Protection Overlay Zone.

- 5. There is R-A zoning to the north, east, and south of the site. To the west is the Bosque. A small portion to the south is zoned R-T and R-ML residential.
- 6. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Integrated Development Ordinance (IDO) and the City of Albuquerque Major Public Open Space Facility Plan (1999) are incorporated herein by reference and made part of the record for all purposes.
- 7. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:
 - A. POLICY 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.
 - The CNP RMP is a means to encourage a natural setting and rebuild ecosystems. Although public access will be limited, it is still open to small groups.
 - B. POLICY 4.2.2 Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.
 - The Open Space Advisory Board convened a Technical Advisory Group (TAG) including but not limited to Neighborhood Association representatives, partner agencies, and citizen biologists who guided the development of the Plan. In addition, the Open Space Division engaged in an extensive Public Process including stakeholder interviews, several public meetings, and nature discovery hikes as outlined under Public Process in the proposed RMP.
- 8. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Parks and Open Space:
 - A. POLICY 10.1. 1: Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment.
 - The proposed RMP is designed to balance available resources in the appropriate locations and implement habitat restoration to the benefit of wildlife for the purposes of nature study and wildlife viewing. The plan allows for preservation of existing Open Space lands and conversion from farming to natural habitat in certain areas, therefore allowing for additional natural habitat within the existing built environment of the North Valley neighborhood.
 - B. POLICY 10.1.2: Universal Design: Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.
 - A) Design and maintain landscaping and park features appropriate to the location, function, public expectation, and intensity of use.
 - The proposed RMP will design and maintain park features appropriate to the location, function, public expectation, and intensity of use by outlining expectations for specific areas of the CNP as well as estimating the time-line and costs to achieve those goals.
 - C. POLICY 10.1.4: Water Conservation: Employ low-water use and reclamation strategies to conserve water.
 - A) Incorporate native vegetation and low-water use species wherever possible, particularly in areas without easy access to irrigation.

B) Integrate irrigation, water conservation, drainage, and flood control functions within parks and Open Spaces with ecological preservation and recreational purpose.

Water efficiency will continue to be a priority in managing the property. Critical to the operation of the CNP is the use of surface irrigation water rights to irrigate the property.

- D. GOAL 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.
 - POLICY 10.3.2: Preservation: Identify and manage sensitive lands within the Open Space network to protect their ecological functions.
 - A) Manage public access to best protect natural resources.
 - B) Ensure that development within Open Space is compatible with its preservation purpose.

The proposed RMP identifies appropriate outdoor recreation activities for the CNP, as well as outlines a process, schedule, and protocols for reasonable public access consistent with the wildlife preserve objective. The proposed RMP includes a Public Access and Outdoor Recreation Implementation Plan and a Habitat Implementation Plan with detailed lists of activities and implementation schedules over the 20-year plan.

- E. POLICY 10.3.3 Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.
 - The proposed RMP will permit the implementation of low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources by including an educational program protocol.
- F. POLICY 10.3.4 Bosque and Rio Grande: Carefully design access to the Rio Grande, the Bosque, and surrounding river lands to provide entry to those portions suitable for recreational, scientific, and educational purpose, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.
 - A) Minimize disturbance or removal of existing natural vegetation from the Bosque.

A number of bridges cross the Albuquerque Riverside Drain which runs along the western edge of the site. Access to these is somewhat limited due to the conservancy nature of CNP. This limited access will minimize disturbance of Bosque vegetation.

- 9. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Heritage Conservation:
 - A. POLICY 11.1 Acequia Preservation: Support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development.
 - The CNP incorporates part of the historic acequia system and intends to preserve and maintain low-impact recreation surrounding the system as well as respecting adjacent neighborhoods that rely on the system.
 - B. POLICY 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

- The RMP preserves the natural environment and will restore wildlife habitats currently used for farming.
- C. POLICY 11.3.3 Bosque: Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods.
 - Although the traditional farmland of the north valley located within the boundary of CNP will be discontinued, the traditional natural habitat will be promoted.
- 10. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Infrastructure, Community Facilities & Services (ICSF):
 - A. POLICY 12.1.5 Irrigation System: Coordinate with MRGCD and other stakeholders to protect the irrigation system.
 - The proposed CNP RMP recognizes the importance of partnering closely with the MRGCD during the irrigation period to efficiently meet the demands of the fields and to protect the irrigation system and proposes a plan to accomplish this goal.
 - B. GOAL 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and wellbeing.
 - POLICY 12.3.8 Education: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.
 - Educational programs operated through the CNP will continue to programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.
 - C. GOAL 12.4 Coordination: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.
 - POLICY 12.4.5 Facility Plans: Develop, update, and implement facility plans for infrastructure systems, such as drainage, electric transmission, natural gas, and information technology that benefit from cross-agency and public-private coordination.
 - The RMP lists a large number of potential donors to provide funding in order to carry out parts of its plan.
- 11. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Resiliency and Sustainability:
 - A. GOAL 13.2 Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.
 - POLICY 13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.
 - The RMP fosters the efficient management and use of water in development and infrastructure.
 - B. GOAL 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

The proposed CNP RMP intends to protect, conserve, and enhance natural resources, habitat, and ecosystems by increasing habitat types on previously farmed lands, which will improve local and migratory wildlife and native plants interconnections

C. POLICY 13.4.4 - Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitat for wildlife, through sensitive urban development or acquisition as Open Space.

The preservation of habitats is being promoted through the purchase of the CNP and the proposed RMP will protect the land from uncontrolled development and access.

- 12. The Candelaria Nature Preserve Resource Management Plan largely meets the requirements for such plans as set forth in the MPOS Facility Plan of 1999:
 - A. Identify land use "carrying capacity;"

The proposed RMP will permit the implementation of low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources by including an educational program protocols

B. Identify access point(s);

Current and potential public access points, both visual and physical, were reviewed to determine what kind of access to the property already exist and where additional access could feasibly be developed, what kind of and how much parking exists and could be feasibly be provided, and whether the access points could be made Americans with Disabilities Act (ADA) accessible without great expense.

C. Identify facility locations, including utility and transportation corridors;

Vehicular access will be limited to OSD and other "authorized" vehicles, emergency vehicles, and farm machinery. The majority of vehicles are expected to stay on the existing farm roads and access the site via the existing vehicular gates. Pedestrian access is limited to guided tours, education programs, citizen science monitoring activities, and rehabilitation/renovation projects.

D. Identify areas to be monitored and develop a monitoring and management plan;

A major portion of this RMP is the return of currently farmed land to natural wildlife preserve. This transition is expected to take place over a period of years and there is a detailed monitoring and management plan for this transition.

E. Establish policies (in this RMP these are referenced as protocols) for resource management, access and parking, facility management, staffing, fees, interagency cooperation, and enforcement:

Site and Habitat Area Protocols are established although community review and involvement could be formally incorporated as a protocol.

F. Classify the parcels within the RMP area by MPOS type, according to the criteria contained in Table 2-1 within the MPOS;

Although Open Space Preserve, as denoted in Table 2-1 in the MPOS, is marked for a large portion of the site, the South Candelaria area, which is possibly Protected, Undeveloped Open Space, is not denoted as such. This should be remedied.

- G. Evaluate impacts or proposed development within the Major Public Open Space on adjacent areas; and
 - No development is proposed for the site. Concerns about future plans for a restroom and additional parking have been discussed but nothing is finalized at this time.
- H. Evaluate reasonable alternative development schemes.
 - A great deal of evaluation has gone into the determined development schemes. The RMP allows for reevaluation of development every four years.
- 13. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(B)(3) of the Integrated Development Ordinance, Review and Decision Criteria for Adoption or Amendment of a Facility Plan, as follows:
 - A. <u>Criterion (a)</u> The proposed plan or amendment is consistent with the spirit and intent of the ABC Comp Plan as demonstrated through the applicant's justification.
 - B. <u>Criterion (b)</u> The proposed plan promotes the efficient use of facilities. The proposed RMP addresses the issues of access and recreation to come into LWCF compliance. The property will not be open to the public to limit disturbance to wildlife; however, a detailed implementation plan has been developed for engaging the public through citizen science, stewardship activities and guided tours through a limited access scheme. Enhanced visual access will also be offered through wildlife viewing blinds strategically located around the perimeter of the property.
 - C. <u>Criterion (c)</u> The plan or amendment will promote public health, safety, and general welfare. The proposed RMP includes a section regarding Conservation Buffers which are recommended to provide multiple benefits. By establishing a safe distance between outdoor recreation and habitat, wildlife disturbance is limited. Additional vegetation buffers serve secondary environmental functions. In addition, the recent increase in non-native vegetation has been identified as the most significant indicator of failing ecological health in the riparian ecosystem and the proposed RMP describes methods for managing non-native vegetation.
- 14. Property owners within 100 ft and the affected neighborhood associations, Rio Grande Compound HOA, Alvarado Gardens NA, North Valley Coalition, and Rio Grande Boulevard NA were notified as required.
- 15. Staff has received a number of letters in support of this RMP and opposition or reservation concerning future uses within this request.
- 16. The EPC wants to Continue this case for 42 days, until the next EPC hearing on January 21, 2021. A Continuance is warranted to allow time for the applicant to revise the proposed Resource Management Plan to clarify issues of procedure within the plan. These include:
 - A. Habitat and Access Concept panels are located in the Plan Appendix; however, they should be relocated into main document where matrices are located.

OFFICIAL NOTICE OF DECISION Project #2020-004639 December 10, 2020 Page 7 of 8

- B. The EPC finds that expansion is necessary expand on what design issues will be included in the tree farm planning effort (parking, buffering, blind viewing, etc.) and how the public will be engaged in that process.
- C. Address dirt, dust, debris, odors and noise concerns: the installment of silt perimeter fencing to help control debris, as well as any other required measures to mitigate.
- D. Address the public's concerns before deciding on a material for the bird blind viewing walls.
- E. Trash and other waste materials shall be forbidden from the tree nursery.
- F. Ensure proper setbacks are maintained within the tree nursery from surrounding communities.
- G. Address parking concerns at the tree nursery.
- H. The commission questions the appropriateness of uses like refuse transfer, green waste transfer, and landscape material transfer at the tree farm site which is in direct contact with three residential neighborhoods. Furthermore, noise, dust and odors are a concern. It would be appropriate for Parks department to indicate in the plan that these are not to be done at this site. There are other sites in the city that are more appropriate for this kind of use.
- I. The applicant must convince the EPC that the Plan's policy regarding herbicide use is robust and careful.
- J. The assessment of the plan relative to carrying capacity is acceptable because access to sites are to be limited to accompanied tours.
- K. The City Parks and Recreation Department will define roles and responsibilities of the facilitator in regard to interactions with the public and the Plan.
- L. Permeable materials shall be used for parking area at tree nursery to ensure flooding and ponding does not continue to be an issue.

<u>APPEAL</u>: It is not possible to appeal EPC Recommendations to the City Council. Pursuant to the Integrated Development Ordinance (IDO) 14-16-6-4(U)(2), Administration and Enforcement-Finality of Decisions, a recommendation is not a final decision and cannot be appealed. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the recommendation, which ends at the close of business on December 28, 2020. You will receive notification if any person files a protest. For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the IDO.

Sincerely,

for Brennon Williams Planning Director OFFICIAL NOTICE OF DECISION Project #2020-004639 December 10, 2020 Page 8 of 8

BW/LN

cc: Parks and Recreation, Open Space Division, Colleen Langan-McRoberts, <a href="mailto:cmcmore-edito:cmcore-edito:cmcmore-edito:cmcmore-edito:cmcmore-edito:cmcmore-edit

CITY of ALBUQUERQUE TWENTY SECOND COUNCIL

ENACTMENT NO. **R. 2011-001** COUNCIL BILL NO. R-16-147 SPONSORED BY: Isaac Benton 1 RESOLUTION 2 CONCERNING THE FUTURE MANAGEMENT OF CANDELARIA FARM 3 PRESERVE AS A NATURE STUDY AREA AND WILDLIFE PRESERVE. 4 WHEREAS, Candelaria Farm Preserve (CFP) was purchased using funding 5 to the State of New Mexico from the Land and Water Conservation Fund 6 (LWCF) as part of the Bosque Open Space Land Acquisition Project in 1978; 7 and 8 WHEREAS, the LWCF Purpose is to provide access to outdoor recreation resources by the public, which include opportunities for interpretive 9 10 education: and WHEREAS, LWCF rules apply to the entire property purchased with LWCF 11 - Deletion Bracketed/Underscored Material] - New 12 funds, even if such funds are not the only funds involved; and 13 WHEREAS, in September 1976 the City of Albuquerque (the City) and the 14 State of New Mexico (the State) submitted a proposal to the LWCF for funding the purchase of "170 acres of bosque land adjacent to the Rio Grande River [sic] in Albuquerque's North Valley" for "Albuquerque Open Space Land Acquisition"; and WHEREAS, the City/State proposal stated that the acquisition was important because: "The area planned to remain primarily natural with preservation of existing plant and animal life," and that "Purchase of this tract of land will insure [sic] a permanent open space adjacent to the river for nature study, recreation uses, open space, and urban shaping"; and 23 WHEREAS, in 1978, the CFP property was re-zoned from R-2 to SU-1: "Special Use for a Nature Study Center and Preserve," which reflected the 24 25 intent of the City/State's proposal: that it be used for nature study, open

space, and recreation while preserving existing plant and animal life; and

1	WHEREAS, in March 1978, the USDA Soil Conservation Service (now the
2	
3	
4	
5	
6	
7	WHEREAS, in 1979 the City developed a Master Plan for the "Rio Grande
8	
9	
10	Center and would provide public access to the CFP; and 2) the balance of the
11	property – the Preserve – that would "remain primarily natural with
12	preservation of existing plant and animal life" with "a minimum of 100 acres of
13	historical farmland" preserved as irrigated farmland "for raising of crops for
14	forage and cover for wildfowl and other wildlife" with areas not cultivated "to
15	remain in as undisturbed a state as possible"; and
16	WHEREAS, the Predock plan was never sent to the LWCF oversight agency
17	for approval, such that there is no approved plan for the CFP; and
18	WHEREAS, the 1983 "Rio Grande Nature Center State Park and Preserve
19	Management Plan", prepared by the State Parks and Recreation Division,
20	maintained the distinction between a "nature study area", the Rio Grande
21	Nature Center (RGNC), and the Preserve and included the RGNC (38.8 acres),
22	127.2 acres of remaining CFP lands, and 100 acres of Bosque lands leased
23	from the MRGCD with the 266-acre site "managed for the overall goal of a
24	nature center and wildlife preserve"; and
25	WHEREAS, notwithstanding the stated intent of managing the entire 266
26	acres as a wildlife preserve and nature center, the 1983 Management Plan
27	devotes 98 acres to commercial agriculture and mentions for the first time that
28	the goal of CFP is to "preserve" vanishing agricultural traditions; and
29	WHEREAS, in 2004, a new management plan was drafted for CFP: the
30	"Open Space Resource Management Plan for the Candelaria Farm Preserve"
31	(RMP), which is the current management document for the lands and which
32	acknowledges that, "the farm is uniquely situated to create and protect habitat
33	for birds and wildlife" and that CFP, "will be managed as a preserve in the

19 20 21 22 23 [Bracketed/Strikethrough Material] - Deletion [Bracketed/Underscored Material] - New 29

1	strictest sense, whereby humans are only guests in order to provide the
2	
3	WHEREAS, neither the 1983 management plan nor the 2004 management
4	plan were sent to the federal LWCF oversight agency for approval; and
5	WHEREAS, the RMP also states that it is focused on the "management
6	issues regarding the integration of wildlife conservation with agricultural land
7	use" and identifying "three obstacles to the efficient and productive operation
8	of the farm" and concludes that running a commercial agricultural operation
9	means that, "most of the property is operated as a farm, so target species and
10	habitat types will need to be compatible with farming to some extent"; and
11	WHEREAS, the LWCF guidelines specifically prohibit agriculture as a
12	primary activity on land purchased with LWCF funds, as follows from the
13	Federal Financial Assistance Manual, Volume 69:
14	Chapter 3.B.5 – Acquisition involving compatible resource management
15	practices. Acquisition of land upon which the project sponsor proposes
16	natural resource management practices such as timber management and
17	grazing, not including agriculture, may be carried out concurrently within
18	the area if they are clearly described in the project proposal, are compatible
19	with and secondary to the proposed outdoor recreation uses, and are
20	approved by the NPS.
21	Chapter 3.C.6.e – Outdoor recreation and support facilities, such as
22	demonstration farms and wildlife management and hunting areas, may be
23	planned by the project sponsor in conjunction with agricultural activities,
24	provided that the type and extent of the agricultural activity is limited to
25	that necessary to support the outdoor recreation activity; and
26	WHEREAS, the LWCF Act states that, "No property acquired or developed
27	with assistance under this section shall, without the approval of the Secretary,
28	be converted to other than public outdoor recreation uses"; and
29	WHEREAS, in its proposal the City stated that it, "will maintain and operate
30	this project in accord with acceptable standards as a public recreation facility
31	for a 25-year period and beyond."
32	BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
33	ALBUQUERQUE:

- 1 Section 1. The City of Albuquerque hereby reaffirms that the Candelaria Farm Preserve is to be managed as a nature study area and wildlife preserve 2 3 providing access to outdoor recreational opportunities for all residents and visitors, as required by the LWCF Act; as intended by the 1976 proposal from 4 the City and State for preserving the existing natural landscape and its plants 5 and animals with a possible nature study area; as reaffirmed in the 1978 re-6 zoning as a Special Use Zone for a Nature Study Center and Preserve; as 7 affirmed by the USDA "Land Treatment" plan for wildlife habitat conservation; 8 and as affirmed by the 1979 Master Plan for the Rio Grande Nature Center and 9 10 Preserve. 11 The City of Albuquerque directs the Open Space Division Section 2.
- (OSD) and Parks and Recreation Department (PRD) to immediately begin the process of creating a new Resource Management Plan (RMP) for Candelaria Farm Preserve. The RMP shall utilize as its basis and shall not reinvent, but rather clarify and update the conclusions and goals of previous plans, in particular the 1979 Predock plan. A draft RMP shall be submitted to the PRD Director, the Open Space Advisory Board, and the City Council for review that will include conformance to LWCF rules, consistency with City policy, fulfillment of the City's fiduciary duties, and inclusion of relevant surveys and cost estimates.
 - Section 3. To develop a new RMP, OSD and PRD shall immediately convene a Technical Advisory Group composed of:
 - a. Staff from Open Space Division and Parks and Recreation.
 - b. A representative from the Open Space Advisory Board.
 - c. Technical experts from Bosque del Apache NWR and Valle de Oro NWR and elsewhere in the Fish and Wildlife Service as appropriate.
 - d. Technical experts from the USDA Natural Resource Conservation Service.
 - e. The State Parks LWCF liaison and staff from the Rio Grande Nature Center State Park.
- f. Staff from the Middle Rio Grande Conservancy District.
- g. Other technical experts on wildlife habitat and farming for wildlife forage
 and cover crops.

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28 29

30

31

32 33

- h. Two representatives of the North Valley Coalition. 1
 - i. Other experts as deemed necessary for the task.

In accord with the requirements of the LWCF Act and commitments made by the City in requesting and accepting LWCF funding for acquisition of Candelaria Farm Preserve, the Technical Advisory Group shall work with all interested parties to determine the funding necessary to return the CFP lands to wildlife croplands and natural areas and work collaboratively to secure the on-going funding to maintain CFP as a wildlife preserve and nature study area.

To prevent degradation of the property and maintain wildlife Section 5. habitat, the City may lease CFP for agricultural activity during the RMP process; however, organic farming practices shall be encouraged, use of pesticides shall be prohibited and use of herbicides shall be minimized.

NO INTERFERENCE. Nothing in this resolution is intended to Section 6. limit or interfere with projects intended for the repair, maintenance or upkeep of the CFP.

SEVERABILITY. If any section, paragraph, sentence, clause, word, or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase irrespective of any provisions being declared unconstitutional or otherwise invalid.

Bracketed/Underscored Material] - New

	1 PASSED AND ADOPTED THIS4 th DAY OFJanuary, 2017						
	2 BY A VOTE OF: 8 FOR 0 AGAINST.						
	3						
	Excused: Peña						
	5						
	6						
	Isaac Benton, President						
	City Council						
1							
1	1						
1:	2						
13	12th T						
14	APPROVED THIS 13th DAY OF January, 2017						
15							
16							
17	,						
16 tig %	Bill No. R-16-147						
[-Bracketed/Underscored Material+] - New [-Bracketed/Strikethrough Material-] - Deletion 5 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2							
事 - 20	1 W/ Lb						
21 ate.	Myling						
₩ # 22	Richard J. Berry, Mayor						
9 年 23	City of Albuquerque						
<u> 24</u>							
25							
26	ATTEST:						
9 9 27							
型 28	Watale of Howard						
工件 29	Natalie Y. Howard, City Clerk						
30							
31							
32							
22							

CITY of ALBUQUERQUE TWENTY SECOND COUNCIL

COUNCIL BILL NO. R-17-159 ENACTMENT NO. R-2017-029 SPONSORED BY: Isaac Benton 1 RESOLUTION 2 AMENDING RESOLUTION R-16-147, CONCERNING THE FUTURE MANAGEMENT OF CANDELARIA FARM PRESERVE AS A NATURE STUDY 3 AREA AND WILDLIFE PRESERVE, TO CLARIFY RESPONSIBILITIES FOR THE 4 5 PROCESS OF CREATING A RESOURCE MANAGEMENT PLAN. WHEREAS, Resolution No. R-16-147 (Enactment No. R-2017-001) was 6 7 approved by the City Council on January 4, 2017; and WHEREAS, Resolution No. R-16-147 directed the Open Space Division 8 (OSD) and the Parks and Recreation Department (PRD) to immediately begin 9 the process of creating a new Resource Management Plan (RMP) for the 10 Candelaria Farm Preserve and convene a Technical Advisory Group to 11 [Bracketed/Strikethrough Material] - Deletion Bracketed/Underscored Material] - New 12 accomplish this task: and 13 WHEREAS, more clarification is needed as to who will lead and have 14 oversight of the RMP Technical Advisory Group. 15 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF 16 ALBUQUERQUE: SECTION 1. That Section 2 of Resolution R-16-147 is amended as follows: 17 "The City of Albuquerque directs the Open Space Division (OSD) and the 18 Parks and Recreation Department (PRD) to immediately begin the process of 19 creating a new Resource Management Plan (RMP) for Candelaria Farm 20 21 Preserve. The Open Space Advisory Board shall have oversight of this process and will work collaboratively with OSD and PRD to complete the RMP. 22 The RMP shall utilize as its basis and shall not reinvent, but rather clarify and 23

Space Advisory Board, and the City Council for review that will include

update the conclusions and goals of previous plans, in particular the 1979

Predock plan. A draft RMP shall be submitted to the PRD Director, the Open

24

25

- 1 conformance to LWCF rules, consistency with City policy, fulfillment of the 2 City's fiduciary duties, and inclusion of relevant surveys and cost estimates." 3 SECTION 2. That Section 3 of Resolution R-16-147 is amended as follows: "To develop a new RMP, the Open Space Advisory Board shall name a lead 4 5
 - and alternate lead for the Technical Advisory Group, who shall immediately convene the group composed of:
 - a. Staff from Open Space Division and Parks and Recreation.
 - b. A representative from the Open Space Advisory Board.
- c. Technical experts from Bosque del Apache NWR and Valle de Oro NWR 9 10 and elsewhere in the Fish and Wildlife Service as appropriate.
- 11 d. Technical experts from the USDA Natural Resource Conservation 12 Service.
- e. The State Parks LWCF liaison and staff from the Rio Grande Nature 13 14 Center State Park.
- 15 f. Staff from the Middle Rio Grande Conservancy District.
- 16 g. Other technical experts on wildlife habitat and farming for wildlife forage 17 and cover crops.
 - h. Two representatives of the North Valley Coalition.
 - Other experts as deemed necessary for the task.
- A final list of the Technical Advisory Group members shall be submitted to the 20
- Open Space Advisory Board, OSD, PRD and the City Council. The Technical 21
- 22 Advisory Group shall submit a status report on the development of the
- 23 Resource Management Plan to the City Council upon request."

29

30

6

7

8

18

19

31

x:\city council\share\cl-staff_legislative staff\legislation\22 council\r-159final.docx

1	PASSED AND ADOI	PTED THIS $_$	20th	DAY OF	<u>March</u> , 2017
2	BY A VOTE OF:	8	FOR	0	AGAINST.
3					
4		Excused: V	Vinter		
5					
6				2	
7		/	1		<u> </u>
8		Isaac Be	enton, Pres	ident 🗸	
9		City Co	uncil		
10					
11		1+h	Λ	. [
12	APPROVED THIS _	DAY	OF HIP		, 2017
13					
14					
15	Bill No. R-17-159		17	1	
16			/ In	1/2/	
17		-//6	SUG	My	
- New Deletion			d J. Berry, N		
		City of	Albuquerqu	19	
三 20					
teria 12					
₩ 22 P					
<u>4</u> 23	ATTECT.				
24 25	ATTEST:	-1			
25 26 26	11-1-1	XII	-101		
keteo 27 27 27 27 27 27 27 27 27 27 27 27 27	Natalie Y. Howard, C	in chark			
3rack 6ket 78	ivatane 1. Howard, O	wy wierk			
[+Bracketed/Underscored Materia [-Bracketed/Strikethrough Material- 67 87 67 67 67 67 67 67 67 67 67 67 67 67 67					
<u> </u>			\$C\$ (0)		
31					
32		7			
22			2		

 $g_{i+1}=(g_i-g_i)$

This page intentionally left blank.					

APPENDIX B. SOIL DESCRIPTIONS AND CHARACTERISTICS

Please visit this link: https://www.cabq.gov/parksandrecreation/documents/gsa-technical-memo-candelaria-farms-soil-assessment-and-piezometer-installation-summary-sept-2018.pdf

ZONING

Please refer to IDO Sub-section 14-16-2-5(F)(3) for the Non-residential – Park and Open Space Subzone District – Major Public Open Space (NR-PO-B)

Please refer to IDO Section 14-16-3-4(L) for the Rio Grande Boulevard Character Protection Overlay Zone (CPO-11).







DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.									
Administrative Decisions	De	ecisions R	equiring a Pu	blic Meeting or Hearing	Policy	Decisions			
						☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)			
☐ Historic Certificate of Appropriateness (Form L)	– Minor	☐ Master Development Plan (Form P1)				☐ Adoption or Amendment of Historic Designation (Form L)			
☐ Alternative Signage Plan (Form P3)		Historic Ce	ertificate of Ap	propriateness – Major	□ Am	☐ Amendment of IDO Text (Form Z)			
☐ Minor Amendment to Site Plan (Form	P3) 🗆	Demolition	n Outside of H	PO (Form L)	□ Anr	☐ Annexation of Land (Form Z)			
☐ WTF Approval (Form W1)		Historic De	esign Standard	ds and Guidelines (Form L)	□ Am	☐ Amendment to Zoning Map – EPC (Form Z)			
		Wireless T	Telecommunica	ations Facility Waiver	□ Am	☐ Amendment to Zoning Map – Council (Form Z)			
					Appea	Appeals			
					□ Dec	\square Decision by EPC, LC, ZHE, or City Staff (Form A)			
APPLICATION INFORMATION									
Applicant: City of Albuquerque, Parks ar	nd Recreation	Departme	nt, Open Spac	e Division	Ph	one: 505-768-5363			
Address: 1801 4th St NW					En	nail: csomerfeldt@cab	q.gov		
City: Albuquerque				State: New Mexico	Zip	o: 87102			
Professional/Agent (if any):					Ph	one:			
Address:					En	Email:			
City:		Sta		State:	Zip	Zip:			
Proprietary Interest in Site:		List all owners:							
BRIEF DESCRIPTION OF REQUEST				•					
Site Plan - EPC for Extraordinary Facility pursuant to 14-16-2-5(F)(3)(b) and 14-16-6-6(J).									
SITE INFORMATION (Accuracy of the	existing lega	l descripti	on is crucial!	Attach a separate sheet it	necess	ary.)			
Lot or Tract No.: TRACT A-1-B Block: Unit:									
Subdivision/Addition: CANDELARIA FA	ARM AREA	MRGCD Map No.:			UF	UPC Code: UPC: 101206049346010810			
Zone Atlas Page(s): G-13-Z		Existing Zoning: NR-PO-B			Pr	Proposed Zoning: N/A			
# of Existing Lots: N/A		# of Proposed Lots: N/A			То	Total Area of Site (acres): 6.93 Acres			
LOCATION OF PROPERTY BY STREETS									
Site Address/Street: Rio Grande Blvd NW Between: Candelaria Rd NW and: Cherokee Rd NW									
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)									
Signature: Change Somewhold									
Printed Name: Cheryl Somerfeldt ☑ Applicant or ☐ Agent									
FOR OFFICIAL USE ONLY									
Case Numbers	Action		Fees	Case Numbers		Action	Fees		
Meeting/Hearing Date: Fee Total:									
Staff Signature: Date:				Date:	Project #				

FORM P1: SITE PLAN - EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is rec	quired.
---	---------

- SITE PLAN EPC

 □ MASTER DEVELOPMENT PLAN

 □ MAJOR AMENDMENT TO SITE PLAN EPC OR MASTER DEVELOPMENT PLAN
 - EXTENSION OF SITE PLAN EPC OR MASTER DEVELOPMENT PLAN
 - ____if yes, indicate language: _____if
 - X A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.
 - X Zone Atlas map with the entire site clearly outlined and labeled
 - n/a Letter of authorization from the property owner if application is submitted by an agent
 - X Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - X Signed Traffic Impact Study (TIS) Form
 - X Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable
 - n/a Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)
- # 22-141 Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
 - X Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - X Office of Neighborhood Coordination neighborhood meeting inquiry response
 - X Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - __Completed neighborhood meeting request form(s)
 - X If a meeting was requested/held, copy of sign-in sheet and meeting notes
 - X Sign Posting Agreement
 - X Required notices with content per IDO Section 14-16-6-4(K)(1)
 - X Required notices with content per IDO Section 14-16-6-4(K)(1) (not required for extension)
 - X Office of Neighborhood Coordination notice inquiry response
 - X Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
 - X Proof of emailed notice to affected Neighborhood Association representatives
 - X_Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
 - X Completed Site Plan Checklist
 - X Scaled Site Plan or Master Development Plan and related drawings
 - Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
 - n/a Copy of the original approved Site Plan or Master Development Plan (for amendments only)
 - X_ Site Plan or Master Development Plan
 - X Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
 - n/a Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.
 - n/a Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - ☐ VARIANCE EPC
 - In addition to the above requirements for the Site Plan EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

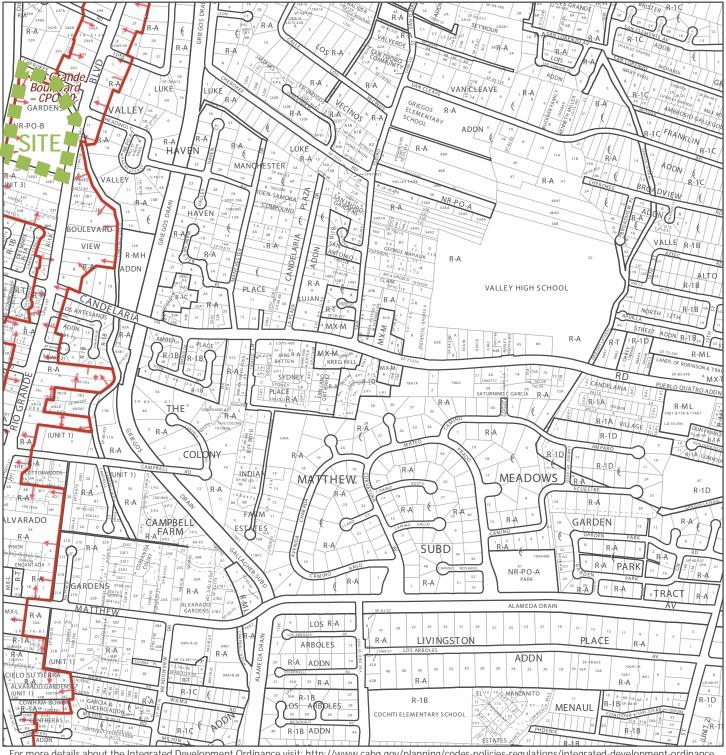
Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

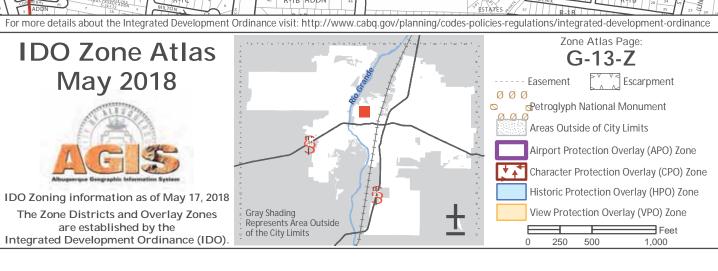
l, the applicant or agent, acknowledge that if any rec scheduled for a public meeting or hearing, if required,		
Signature: Church Soundeloff		Date: 06-08-2022
Printed Name: Cheryl Somerfeldt, Parks and Recreation Department		
FOR OFFICIAL USE ONLY		
Case Numbers:	Project Number:	184
		1706
Staff Signature:		
Date:		The state of the s

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

	 INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS Letter of authorization from the property owner if application is submitted by an agent Zone Atlas map with the entire site clearly outlined and label
X	ARCHEOLOGICAL CERTIFICATE X Archaeological Compliance Documentation Form with property information section completed X Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)
	MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2) The approved Site Plan being amended Copy of the Official Notice of Decision associated with the prior approval The proposed Site Plan, with changes circled and noted Refer to the Site Plan Checklist for information needed on the proposed Site Plan. Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units
	Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.
	MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a) The approved Site Development Plan being amended Copy of the Official Notice of Decision associated with the prior approval The proposed Site Development Plan, with changes circled and noted Refer to the Site Plan Checklist for information needed on the proposed Site Plan. Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units
	Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.
	ACCELERATED EXPIRATION SITE PLAN Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c) Site Plan to be Expired
	ALTERNATIVE SIGNAGE PLAN Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b) Required notices with content per IDO Section 14-16-6-4(K) Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives Sign Posting Agreement
	ALTERNATIVE LANDSCAPE PLAN
	 Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16) Landscape Plan







City of Albuquerque

Planning Department
Development Review Services Division

$Traffic\ Scoping\ Form\ {\tiny (REV\ 07/2019)}$

Candelaria Nature Preserve		
Project Title: Resource Management Plan	Building Permit #:	Hydrology File #:
Project Title: Resource Management Plan F-12-Z and Zone Atlas Page: G-12-Z DRB#:	EPC#:	Work Order#:
Legal Description: (see attached)		
City Address: 2901 Candelaria Rd NW		
	ecreation Department Open S	pace Divisio@ontact: Colleen Langan-McRober
Address: 1801 North 4th St NW		The amount of only a cover
Phone#: 505.768.5363 cell: 619-573-5324	Fax#:	jlewis@cabq.gov
Development Information		csomerfeldt@cabq.gov
Build out/Implementation Year: N/A		Current/Proposed Zoning: NR-PO-B
Project Type: New: () Change of Use: ()	Same Use/Unchanged: (X)	Same Use/Increased Activity: ()
Proposed Use (mark all that apply): Residenti	al: () Office: () Retail:	() Mixed-Use: ()
Habitat restoration, recreational activities, and of the maximum number of program participants may be made if there is sufficient staffing available experience. There should be a maximum of three fieldtrip and have enough staff and adult supervious and Hours of Operation (if known): _dayler.	allowed at one time is general able to divide into small groupe events per week. School grision to manage the group we	ps and ensure a quality educational roups should be limited to 60 students per
<u>Facility</u>		
Building Size (sq. ft.): no new building		
Number of Residential Units: none		
Number of Commercial Units: none		
<u>Fraffic Considerations</u>		
Expected Number of Daily Visitors/Patrons (if	known):* Small groups of 24 Organized group t	4 individuals, larger student field trips ~60 person rips with limited number of vehicles
Expected Number of Employees (if known):*_		
Expected Number of Delivery Trucks/Buses per	•	
Driveway(s) Located on: Street Name 2901 Candel	aria Rd. NW	
Adjacent Roadway(s) Posted Speed: Street Name	Candelaria Rd.	Posted Speed 25 MPH
Street Name		Posted Speed

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

Roadway Information (to be complete	ed by City of Albuquerque staff)
Comprehensive Plan Corridor Designation/	Functional Classification: Local Urban
Comprehensive Plan Center Designation:_	None
Jurisdiction of roadway (NMDOT, City, Co	ounty):
	Low Volume-to-Capacity Ratio: low
Adjacent Transit Service(s):	Nearest Transit Stop(s):Rio Grande Blvd.
Current/Proposed Bicycle Infrastructure: _	Existing bike lanes
TIS Determination	
Note: Changes made to development proportion.	osals / assumptions, from the information provided above, will result in a new
Traffic Impact Study (TIS) Required: Yo	es [] No Borderline []
Thresholds Met? Yes [] No	
Mitigating Reasons for Not Requiring TIS:	Previously Studied: []
Notes:	
MPIN-P.E.	10/23/2020
TRAFFIC ENGINEER	DATE

Submittal

The Scoping Form must be submitted as part of any building permit application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer. Call 924-3991 for information.

Site Plan Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

- 1. Access -- location and width of driveways
- 2. Sidewalks
- 3. Bike Lanes (check for designated bike routes, long range bikeway system) (check MRCOG Bikeways and Trails in the 2040 MTP map)
- 4. Location of nearby multi-use trails, if applicable (check MRCOG Bikeways and Trails in the 2040 MTP map)
- 5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter)
- 6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
- 7. Distance from access point(s) to nearest adjacent driveways/intersections

PRE-APPLICATION MEETING NOTES

PA#: _22-141	Notes Provided (date):6-15-22
Site Address and/or Location: _2901 Candelaria Rd	NW
	ally and are non-binding. They do not constitute an approval of any nine the exact type of process and/or application required. Factors become significant as a case progresses.
Request Extraordinary Facility at the Candelaria N	ature Preserve Tree Nursery Tract
Basic Site Information	
Current Use(s): Parks & Open Space	Size (acreage): 8.99
Zoning: NR-PO-B	Overlay Zone(s): NA
Comprehensive Plan Designations	Corridor(s): NA
Development Area: Consistency	_ Near Major Public Open Space (MPOS)?: <u>Yes</u>
Center: NA	_
Integrated Development Ordinance (IDO)	
Please refer to the IDO for requirements regardin https://www.cabq.gov/planning/codes-policies-re	g dimensional standards, parking, landscaping, walls, signage, etc. gulations/integrated-development-ordinance
Proposed Use(s): Extraordinary Facility	
Use Specific Standards: NA	

Applicable Definition(s):

Extraordinary Facility

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

Major Public Open Space

Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

Process			
Decision Type(s) (see IDO Tab	ole 6-1-1): <u>Site Plan-EPC</u>		
Specific Procedure(s)*: <u>6-6(J</u>	()		
*Please refer to specific proced	dures for relevant decision crit	eria required to be addr	ressed.
Decision Making Body/ies: _	EPC	Is this a PR	RT requirement? Yes
Handouts Provided			
☐ Zoning Map Amendment	☐ Site Plan Amendments	Site Plan- EPC	☐ Site Plan- DRB
☐ Site Plan- Admin	□ Variance-ZHE	☐ Conditional Use	☐ Subdivision

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

☐ Hydrology

☐ Fire

☐ Transportation

☐ Site History/Research



Tim Keller, Mayor Sarita Nair, CAO

City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103 Planning Department

_ zreia. interim Director

DATE:	June 7. 2022			

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): 2020-004639

Agent: Parks and Recreation, Open Space

Applicant: City of Albuquerque

Legal Description: See description in notification of decision

Zoning: R-A to north, east, and south, R-T R-ML also to south

. creage:

Zone Atlas Page(s): G-12-Z and F-12-Z

CERTIFICATE OF NO EFFECT:	res	180
CERTIFICATE OF APPROVAL.	Nos.	VN

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

This project is an amendment to an existing facility plan and will have no direct effect to any cultural resources. Previous surveys in the area have included NMCRIS 60989 and several small surveys near the visitors center.

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

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

Douglas H. M. Boggess, MA, RPA Date

Senior Principal Investigator

Lone Mountain Archaeological Services. Inc.



City of Albuquerque – Planning Department 600 2nd Street NW, Suite 300 Albuquerque, NM 87102

June 7, 2022

Re: Sensitive Lands Analysis for Candelaria Nature Preserve, Rio Grande Tree Nursery Open Space Development

Dear City of Albuquerque Planning Department,

This letter and the attached graphic are to be considered with the EPC application for site design for the Candelaria Nature Preserve Rio Grande Tree Nursery Open Space development. The sensitive lands features that were identified on the Rio Grande Tree Nursery parcel from the list below are illustrated on the attached graphics.

Features	Present	Notes
Riparian Areas		None
Floodplains and flood hazard areas	Χ	Flood Zone: X Protected by Levee. See attached graphic.
Steep Slopes		None
Unstable Soils		None
Wetlands		None
Arroyos		None
Irrigation Facilities (acequias)		There are acequias bordering the property on two sides,
		but they are outside the property line.
Escarpment		None
Rock Outcroppings		None
Large Stands of Mature Trees	Х	See attached graphic.
Archaeological Site		Received Certificate of No Effect on June 7, 2022

The large stands of Siberian elms will remain, but that are not considered sensitive as they are an invasive species.

The large stands of Rio Grande cottonwood trees will remain and will be protected during construction. The following notes will be included on future construction documents to ensure their protection:

- 1. Contractor shall establish a root protection zone around each existing tree to remain. The root protection zone shall be an area defined by a radius extending outward from the trunk of the tree a distance of one linear foot for each inch diameter of the tree. The tree diameter shall be measured at breast height (4.5 feet above finish grade). Example: a 10 inch diameter tree will have a 10 foot radius root protection zone.
- 2. Contractor shall not store or drive equipment, vehicles or materials within the root protection zone.
- 3. Contractor shall protect existing roots from damage when working within the root protection zone. The contractor shall limit demolition or other construction activities within the root protection zone to the minimum disturbance required to complete construction.

- 4. Contractor shall not allow concrete trucks to clean chutes or dump excess concrete or any other cementitious products in any portion of the site. Contractor shall clean the waste of other cementitious materials from the surface and they shall not be turned under during final grading.
- 5. Contractor shall not trench within the dripline of existing trees. At locations where it is necessary to install lines or wire within the dripline of existing trees, the utility shall be installed by hand trenching or boring under tree roots.

Sincerely,

Kristina Werenko, ASLA, PLA

1(ti Werenko

kwerenko@mrwmla.com

TREE ASSESSMENT Siberian Elms (Invasive species) C. Rio Grande Cottonwoods Siberian Elms x 2 (24" caliper, good health) (Invasive species) A. Rio Grande Cottonwoods x 3 (18" caliper, good health) Siberian Elms (Invasive species) B. Rio Grande Cottonwoods x 2 (18" caliper, good health) x 1 (<16" caliper, good health)

SENSITIVE LANDS ANALYSIS

City of Albuquerque, Open Space Division Candelaria Nature Preserve - Rio Grande Tree Nursery





1"=10'-0"

TREE ASSESSMENT



Cluster A: Rio Grande Cottonwoods (Populus deltoides wislizenii)



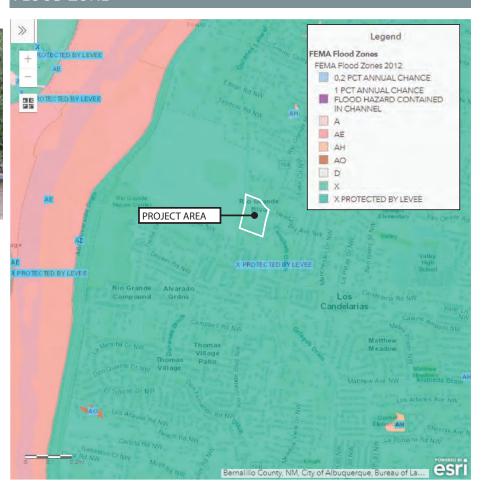
Cluster B: Rio Grande Cottonwoods (Populus deltoides wislizenii)



Cluster C: Rio Grande Cottonwoods (Populus deltoides wislizenii)



FLOOD ZONE



SENSITIVE LANDS ANALYSIS

City of Albuquerque, Open Space Division Candelaria Nature Preserve - Rio Grande Tree Nursery







June 08, 2022

City of Albuquerque Parks and Recreation Department, Open Space Division

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

This is a request to the Environmental Planning Commission (EPC) to review a Site Plan – EPC for an Extraordinary Facility for the Rio Grande Tree Nursery Tract at the Candelaria Nature Preserve (CNP), addressed 3301 Rio Grande Blvd NW.

Project Background

The City of Albuquerque Open Space Division was the recipient of the purchase of the 167 acre CNP in 1977, and has since operated and maintained the entire area including the Rio Grande Nature Center State Park as a part of a network of open spaces that:

- Preserves and protects natural features and cultural resources,
- Creates a sense of place for residents and visitors,
- Provides educational and recreational opportunities, and;
- Contributes to a network of Rio Grande migratory bird refuges along the Rio Grande.

The CNP required a Resource Management Plan (RMP); and on January 21, 2021, the EPC voted to forward a recommendation of approval of the RMP (Project #2020-004639/RZ-2020-00036–Amendment to Facility Plan) to City Council. Subsequent to City Council approval, the Open Space Division with the assistance of the design consultant, MRWM, is developing the approximately 6.5 acre Rio Grande Tree Nursery Tract as intended. The CNP RMP identified the Rio Grande Tree Nursery Tract as a preferred location for public access to the preserve. Through this Site Plan – EPC, the Open Space Division requests to develop an education center with accessible connections, interpretive signage, and parking; along with horticultural and propagation uses.

Formerly, the property served as a tree nursery and green waste storage. The tree nursery will remain, but there will no longer be material storage on the property. The Duranes Lateral, a popular place for neighborhood residents to walk, runs along the west border of the property, and the Campbell Ditch traces the north boundary of the parcel.



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

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

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

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

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

Applicant Response: The proposed Site Plan incorporates the natural setting and ecosystem functions throughout the design in order to provide opportunities for public interaction with natural resources through wildlife viewing and interactive signage.

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

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

Applicant Response: In addition to monthly hikes on-site, the Open Space Division and MRWM held public meetings to review the project on February 3rd, March 30th, and May 4th, of 2022. Property owners and Neighborhood Associations received notice of the latter meeting as required by the IDO in preparation for this EPC hearing. MRWM created several conceptual designs and surveyed public comments; and the subject Site Plan reflects this community engagement.

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

POLICY 5.3.4 Conservation Development: Encourage conservation development to promote private open space and preserve natural landscape, agricultural lands, and other features of the natural environment to encourage development that is sensitive to the open, natural character of the area and the geological and cultural conditions.

Applicant Response: The proposed Site Plan promotes preservation of the natural landscape and agricultural lands by protecting the property for access and education of natural systems in perpetuity rather than development for other uses of higher intensity. The tree nursery will continue operation thereby preserving its agricultural



historical significance. The Site Plan provides an Arboretum and tree field, which will potentially research climate ready and food-producing trees. The Site Plan also provides seed sourcing fields for meadow and restoration purposes.

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

POLICY 10.1. 1: Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment.

Applicant Response: The proposed Site Plan allows for preservation of existing Open Space lands and conversion from farming to natural habitat in certain areas, therefore allowing for additional natural habitat within the existing built environment of the North Valley neighborhood.

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

A) Design and maintain landscaping and park features appropriate to the location, function, public expectation, and intensity of use.

Applicant Response: The proposed Site Plan includes recreation facilities for people of all age groups and physical abilities by providing accessible pathways to educational features. Proposed natural elements will benefit wildlife for the purposes of nature study and wildlife viewing, recreational activities, and educational outreach.

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

B) Integrate irrigation, water conservation, drainage, and flood control functions within parks and Open Spaces with ecological preservation and recreational purpose.

Applicant Response: Water efficiency will continue to be a priority in managing the Rio Grande Nursery Tract as a part of the entire CNP. It is critical to the success of the CNP to keep MRGCD ditches in good working condition and this Site Plan will provide access for proper maintenance.

GOAL 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

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

A) Manage public access to best protect natural resources.



B) Ensure that development within Open Space is compatible with its preservation purpose.

Applicant Response: The proposed Site Plan identifies appropriate outdoor recreation activities for the CNP, as well as plans for reasonable public access consistent with the objective of preserving wildlife. The Rio Grande Tree Nursery Tract provides a space where the City's Parks and Recreation Department plants new tree species to evaluate their success rate for other parks, which preserves its historical usage. In addition, the Site Plan ensures the preservation of natural resources on the remainder of the property for the access, education, and enjoyment of the public.

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

Applicant Response: The proposed Site Plan will provide low impact recreational and educational opportunities within Major Public Opens Space. A pedestrian bridge over the Duranes Lateral wildlife viewing areas will provide an accessible connection to the CNP North Tract.

GOAL 11.1 Traditional, Rural and Agricultural Heritage.

POLICY 11.1 Acequia Preservation: Support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development.

Applicant Response: The Site Plan incorporates part of the historic acequia system and intends to preserve and maintain low-impact recreation activity surrounding the system as well as respecting the adjacent neighborhoods that rely on the system. The Site Plan also proposes interpretive guided educational programs that may include acequia systems and water monitoring.

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

POLICY 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

Applicant Response: The Site Plan preserves and enhances the natural and cultural characteristics and features of the CNP cultural landscape, which has a long entrenched natural and human history surrounding the Rio Grande and its historic relationship to farming and acequia irrigation in the region.



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

POLICY 12.1.5Irrigation System: Coordinate with MRGCD and other stakeholders to protect the irrigation system.

Applicant Response: Please refer to POLICY 10.1.4 above.

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

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

Applicant Response: Guided programs will be led year-round by OSD staff, RGNCSP, community partners and trained volunteers. The flexible open space will accommodate small groups in various engagement opportunities. Hands-on activities will be offered that use scientific techniques to engage the public and assist with monitoring plants and wildlife at the property. Demonstrations and workshops to support research, restoration and operations of the Rio Grande Tree Nursery and CNP will be provided in an open-air education center. To accommodate small groups, the plans include areas with shade, seating, and interpretive signage. Pedestrian pathways connect gathering areas, horticultural use areas and site entries.

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

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

Applicant Response: Please refer to POLICY 10.1.4 above.

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

Applicant Response: The Site Plan intends to protect, conserve, and enhance natural resources, habitat, and ecosystems by increasing habitat types on previously farmed lands, which will improve local and migratory wildlife and native plants interconnections.



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

Applicant Response: The subject site is part of the SU-1 for Nature Study Center & Nature Preserve in the Open Space / Recreation / Agricultural Category of which the Site Plan is consistent. The Open Space Division was unable to locate a previously approved Site Plan. Historical documents are attached to this application. (Posse Case Tracking PR-2020-004639)

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

Applicant Response: The subject site is within an Area of Consistency designated by the ABC Comprehensive Plan. The subject site is zoned NR-PO-B and IN the Rio Grande Boulevard Character Protection Overlay Zone – CPO-11 designated by the Integrated Development Ordinance (IDO). The subject site is governed by the Candelaria Nature Preserve (CNP) Resource Management Plan (RMP). The Site Plan complies with the ABC Comp Plan, IDO, DPM, and governing RMP.

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

Applicant Response: Additional traffic is not expected above existing usage. The proposed parking lot is for approximately thirty automobiles including paved accessible spaces.

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

Applicant Response: The Site Plan application mitigates adverse impacts. There will be no-idle parking for school buses. The Site Plan will provide screened and secured operations yard for equipment & materials, perimeter berms with vegetative screening, and time-locked vehicle and pedestrian gates.

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



Applicant Response: The subject property is not within the approved Candelaria Nature Preserve (CNP) Resource Management Plan (RMP), and the Site Plan meets any relevant standards within the CNP RMP.

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

Applicant Response: The subject project is not located in the Railroad and Spur Small Area.

The City of Albuquerque Parks and Recreation Department Open Space Division respectfully requests approval for this thoughtfully developed Site Plan for the subject Candelaria Nature Preserve (CNP) Rio Grande Tree Nursery Tract.

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

Project #:	PR-2020-004639	Application #:	SI-2022-01097	
,				

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN

A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Chung Commission Parks & Recreation Department

Applicant or Agent Signature / Date 06-08-2022

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

- 1. Site Plan (including utilities and easements)
- 2. Landscaping Plan
- 3. Grading and Drainage Plan
- 4. Utility Plan
- 5. Building and Structure Elevations
- 6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

X 1. Date of drawing and/or last revision

X 2. Scale: 1.0 acre or less 1" = 10'

1.0 - 5.0 acres 1" = 20' Over 5 acres 1" = 50' Over 20 acres 1" = 100'

- X 3. Bar scale
- X 4. North arrow
- X 5. Legend
- X 6. Scaled vicinity map
- X 7. Property lines (clearly identify)
- N/A 8. Existing and proposed easements (identify each)
- N/A 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- X A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- X B. Square footage of each structure
- X C. Proposed use of each structure
- X D. Signs (freestanding) and other improvements
- X E. Walls, fences, and screening: indicate height, length, color and materials
- X F. Dimensions of all principal site elements or typical dimensions
- N/AG. Loading facilities
- N/AH. Site lighting (indicate height & fixture type)
- N/A I. Indicate structures within 20 feet of site
- N/A J. Elevation drawing of refuse container and enclosure, if applicable.
- X K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- X A. Parking layout with spaces numbered per aisle and totaled.
 - X 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - <u>N/A</u> 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - N/A 3. On street parking spaces
- X B. Bicycle parking & facilities
 - X 1. Bicycle racks location and detail
 - $\underline{N/A}$ 2. Other bicycle facilities, if applicable
- \underline{X} C. Vehicular Circulation (Refer to DPM and IDO)
 - $\underline{\underline{X}}$ 1. Ingress and egress locations, including width and curve radii dimensions
 - \overline{X} 2. Drive aisle locations, including width and curve radii dimensions
 - X 3. End aisle locations, including width and curve radii dimensions
 - N/A 4. Location & orientation of refuse enclosure, with dimensions
 - N/A 5. Loading, service area, and refuse service locations and dimensions
- X D. Pedestrian Circulation
 - X 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

	<u>X</u> 2. <u>X</u> 3.	Location and dimension of drive aisle crossings, including paving treatment Location and description of amenities, including patios, benches, tables, etc.
<u>N/A</u> E.	Off-Stree	et Loading Location and dimensions of all off-street loading areas
<u>N/A</u> F.	1.	Landscaped buffer area if drive-through lanes are adjacent to public R/W
3. Streets	and Circ	ulation
<u>N/A</u> A.	Locate an 1 2 3 4 5 6 7 8.	d identify adjacent public and private streets and alleys. Existing and proposed pavement widths, right-of-way widths and curve radii Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions Location of traffic signs and signals related to the functioning of the proposal Identify existing and proposed medians and median cuts Sidewalk widths and locations, existing and proposed Location of street lights Show and dimension clear sight triangle at each site access point Show location of all existing driveways fronting and near the subject site.
<u>N/A</u> B.	1.	ternate transportation facilities within site or adjacent to site Bikeways and bike-related facilities Pedestrian trails and linkages Transit facilities, including routes, bus bays and shelters existing or required
4. Phasin <u>N/A</u> A.	Proposed pro	phasing of improvements and provision for interim facilities. Indicate phasing plan, ocation and square footage of structures and associated improvements including parking and landscaping.
SHEET #2 -	LANDSC	CAPING PLAN
X X X N/A	 Bar Sca North A Propert Existing 	g and proposed easements onature of ground cover materials Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)

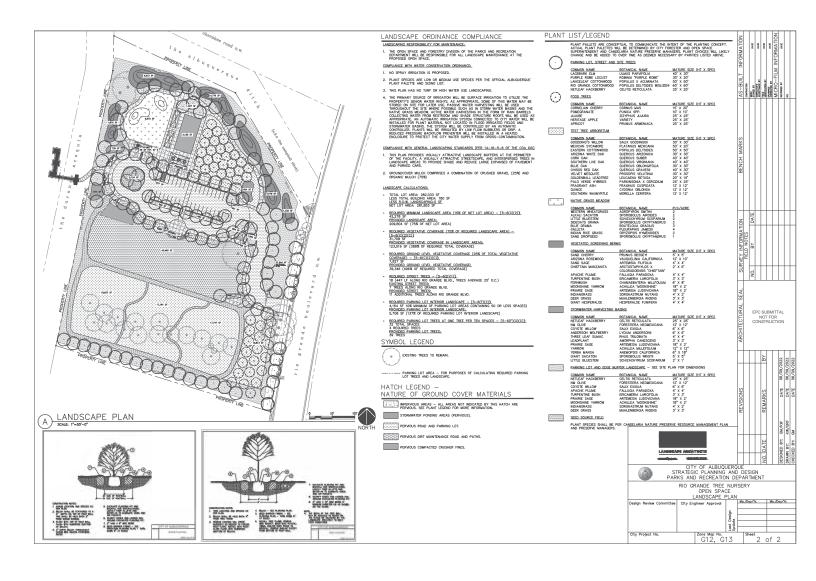
X	7. Identify type, location and size of plantings (common and/or botanical names). X A. Existing, indicating whether it is to preserved or removed. X B. Proposed, to be established for general landscaping. X C. Proposed, to be established for screening/buffering.
<u>X</u>	8. Describe irrigation system – Phase I & II
	9. Planting Beds, indicating square footage of each bed
<u>N/A</u> 1	0. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and
Y 1	percentage. 1. Perpensibility for Maintenance (statement)
	 Responsibility for Maintenance (statement) Landscaped area requirement; square footage and percent (specify clearly on plan)
<u>X</u> 1	3. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square
V 1	footage and percent (specify clearly on plan) 4. Planting or tree well detail.
	 Planting or tree well detail Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch
<u> </u>	caliper or larger will be counted)
<u>X</u> 1	6. Parking lot edges and interior – calculations, dimensions and locations including tree
X 1	requirements 7. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material
	···
A separate grad	GRADING AND DRAINAGE PLAN ding and drainage report) must be submitted to the DRS Hydrology Section submitted to the DRS Hydrology Section as site plan (See DRWS Form).
A. Genera	I Information
	1. Scale - must be same as Sheet #1 - Site Plan
	2. Bar Scale
	3. North Arrow
	4. Property Lines 5. Existing and proposed easements
	6. Building footprints
	7. Location of Retaining walls
B. Gradino	Information
2. 0. 44	
	1. On the plan sheet, provide a narrative description of existing site topography, proposed
	grading improvements and topography within 100 feet of the site. 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing
	and proposed) and points of maximum cut or fill exceeding 1 foot.
	3. Identify ponding areas, erosion and sediment control facilities.
	4. Cross Sections
	Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each
	direction within no more than 100 feet of the reference point.

SHEET #4- UTILITY PLAN

 A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan) B. Distribution lines C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions. D. Existing water, sewer, storm drainage facilities (public and/or private). F. Proposed water, sewer, storm drainage facilities (public and/or private) F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.
SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS
A. General Information
 A. Scale B. Bar Scale C. Detailed Building Elevations for each facade 1. Identify facade orientation 2. Dimensions of facade elements, including overall height and width 3. Location, material and colors of windows, doors and framing 4. Materials and colors of all building elements and structures 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)
B. Building Mounted Signage
 1. Site location(s) 2. Sign elevations to scale 3. Dimensions, including height and width 4. Sign face area - dimensions and square footage clearly indicated 5. Lighting 6. Materials and colors for sign face and structural elements. 7. List the sign restrictions per the IDO









TO: Cheryl Somerfeldt

City of Albuquerque

Parks and Recreation Department, Open Space Division

Consensus Planning

FROM: Silvia Bolivar, PLA, ASLA/ JB

City of Albuquerque Planning Department

RE: PROJECT #PR-2020-004639/SI-2022-01303

Site Plan – EPC

I have completed the initial review of the application, including the justification letter for the proposed Site Plan-EPC approval.

As per our email communications yesterday, MRWM will drop off at Plaza Del Sol one set of the submitted plans in 24" x 36" (Site Plan, Landscaping Plan).

1. <u>Introduction</u>

A. This is what I have for the legal description: Tract A-1-B, Candelaria Farm Area, located at 3301 Rio Grande Blvd. between Candelaria Rd. NW and Cherokee Rd. NW, approximately 7.0 acres.

Usually, with a major amendment, we advertise the larger site proposed to be amended but, in this case, we will only advertise the tree farm area. Catalina Lehner agrees that we should only advertise the 7.0 acre site.

2. Process

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

- B. Timelines and EPC calendar: EPC Public Hearing is scheduled for Thursday, August 18, 2022. Final Staff Reports will be available on Friday, August 12, 2022.
- C. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

3. Notification & Neighborhood Issues

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 401). The required notification consists of: 1) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

A. The pre-submittal neighborhood meeting notification required pursuant to 14-16-6-4(C) appears to be correct and complete.

5. <u>Posted Sign Agreement</u>

The posted sign agreement was included as part of the application but was not signed. On July 27, 2022 I emailed a new agreement that needs to be submitted, and as per our communication, you will drop off the signed copy on Friday, July 29, 2022. The signs must be posted from August 3, 2022 to September 2, 2022.

I am including a PDF of the EPC Aerial Check map for you to highlight where the signs will be posted so that when I document the site, the signs will be easy to identify.

4. <u>Site Plan Criteria - Justification and Policy Analysis</u>

The policy analysis and justification are appropriate to the request. The application is a request for a Site Plan – EPC pursuant to IDO Section 6-6(J), which applies to any development on a site 5 acres or greater adjacent to Major Public Open Space. The subject site is adjacent to Major Public Open Space and is therefore subject to all of the regulations in IDO Section 5-2(H), Major Public Open Space Edges.

Pursuant to IDO Section 5-2(C) the site design process shall begin with an analysis of site constraints related to sensitive lands. MRWM Landscape Architects has submitted the Sensitive Lands Analysis which is complete.

Please feel free to contact me if you have any questions regarding this application.

Thank you.

Attachment: EPC Aerial Check Map_Project 2020-004639/SI-2022-01303

NOTIFICATION

From: To: Subject:

Somerfeldt, Cheryl 2901 CANDELARIA RD NW Public Notice Inquiry Sheet Submission Thursday, April 21, 2022 10:58:35 AM

Dear Applicant:

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

Association Name	First	Last Name	Email	Address Line 1	City	State	Zip	Mobile	Phone
	Name							Phone	
Alvarado Gardens NA	Diana	Hunt	president@alvaradoneighborhood.com	2820 Candelaria Road NW	Albuquerque	NM	87107		5053635913
Alvarado Gardens NA	Jill	Schneider	jillson66@comcast.net	2610 Veranda Road NW	Albuquerque	NM	87107	5052505840	
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
Rio Grande Boulevard NA	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW	Albuquerque	NM	87107	5053854570	5053421820
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the $required forms you will need to submit. \\ \underline{https://www.cabq.gov/planning/urban-design-development/public-notice}. \\ The Checklist form you need for notifying neighborhood associations can be a fulfilled for the control of the co$ found here: https://documents.caba.gov/planning/online-forms/Public/Notice/CABO-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabg.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): $\underline{http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance and the results of the re$

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table



Dalaina L. Carmona

Senior Administrative Assistant Office of Neighborhood Coordination Council Services Department 1 Civic Plaza NW, Suite 9087, 9th Floor Albuquerque, NM 87102 505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

 $\textbf{From:} we bmaster = \texttt{cabq.gov@mailgun.org} \\ < we bmaster = \texttt{cabq.gov@mailgun.org} \\ \\ \textbf{On Behalf Of } we bmaster @ \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.gov@mailgun.org} \\ < \textbf{On Behalf Of } we bmaster & \texttt{cabq.go$ Sent: Thursday, April 21, 2022 9:51 AM

To: Somerfeldt, Cheryl <csomerfeldt@cabq.gov> Cc: Office of Neighborhood Coordination <onc@cabq.gov>

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Environmental Planning Commission

Subject: Public Notice Inquiry Sheet Submission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below: Contact Name

Cheryl Somerfeldt Telephone Number 505-768-5363

Email Address

csomerfeldt@cabq.gov

Company Name

```
City of Albuquerque
Company Address
1801 4th St NW
City
Albuquerque
State
NM
ZIP
87102
Legal description of the subject site for this project:
TRACT A-1-B REVISED PLAT OF TRACTS A-1 A-2 B-1 & B-2 CANDELARIA FARM AREA BEING LANDS OF CREDIT CORP & ALL FAITHS RECEIVING HONIE INC) CONT 30.1782AC
Physical address of subject site:
2901 CANDELARIA RD NW
Subject site cross streets:
SW of Rio Grande Bivd NW and Cherokee Rd NW
Other subject site identifiers:
This site is located on the following zone atlas page:
G-13-Z
Captcha
X
```

From: Somerfeldt, Cheryl

To: <u>president al aradoneighborhood.com Peggy Norton ne me mba aol.com ELEAN R WALT ER</u>

ne me mba aol.com illson comcast.net

c: <u>Langan McRoberts, Colleen</u> <u>effer, Tricia M.</u> <u>Simon, Da id</u> .

Subject: Neighborhood Association Public Notice for the Rio rande Tree Nursery Tract TNT EPC Site Plan public hearing

Date: Thursday, April 21, 2022 5:19:00 PM

Attachments: Rio rande Tree Nursery Public Meeting lier.pdf

image001.png

ID oneAtlasPage 13 outline 042122 01 01. pg

Public Notice Electronic Mail

In accordance with the procedures in the City of Albuquerque's (COA) Integrated Development Ordinance (IDO) subsection 14-16-6-4(K) Public Notice, we are notifying you as a Neighborhood Association Representative of an application for an Environmental Planning Commission (EPC) public hearing to review a **Site Plan** for an **Extraordinary Facility** at the **Rio Grande Tree Nursery Tract** also known as the **TNT** (legal description: TRACT A-1-B REVISED PLAT OF TRACTS A-1 A-2 B-1 & B-2 CANDELARIA FARM AREA BEING LANDS OF CREDIT CORP & ALL FAITHS RECEIVING HONIE INC) at the Candelaria Nature Preserve (CNP), addressed 2901 CANDELARIA RD NW.

The EPC public hearing for this request is anticipated to be on July 21, 2022 at 8:40am. Due to the COVID-19 health emergency, this meeting will likely be a public Zoom video conference. Instructions to join the meeting will be located on the EPC Agenda, which is posted one week prior to the hearing date here: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes. In accordance with IDO subsection 14-16-6-4(C), a Neighborhood Association must respond within 15 days of this notice if a separate neighborhood meeting is requested, and then must schedule the meeting within 30 days unless an earlier date is agreed upon. The Parks and Recreation Department Open Space Division, the property owner and applicant, is offering all interested parties a pre-planned earlier meeting date in advance of the EPC public hearing by hosting a virtual public meeting on May 4th, 2022 (see attached flier).

For more information about the CNP and the CNP Resource Management Plan, please visit: https://www.cabq.gov/candelaria-nature-preserve. For more information about this project including information about proposed buildings, landscape areas, access, and circulation, please view the Tree Nursery Tract presentation from Meeting 2: https://www.cabq.gov/parksandrecreation/documents/tnt_public-meeting-2-presentation-2-3-22.pdf.

The *application* for the EPC Site Plan is expected to be submitted on June 9, 2022, and will then become public record. Anyone may ask to review the application materials by contacting the Planning Department at devhelp@cabq.gov or call 505-924-3857 (choose Option 1) and speaking with the EPC case planner regarding the EPC application, staff analysis, or report for this project.

In accordance with IDO subsection 6-4(L), a City-sponsored facilitated meeting may be requested to resolve conflicts. For more information, please review the City's Legal

Department's Alternative Dispute Resolution (ADR) mediator's webpage: https://www.cabq.gov/legal/adr/alternative-dispute-resolution

At any time, you may contact myself with the Parks and Recreation Department or Colleen McRoberts, Open Space Superintendent, at cmcroberts@cabq.gov with any specific questions or concerns about the property or project.

Sincerely,



CHER L SOMERFELDT
senior planner
o 5 5 6 5363
e csomerfeldt cabq gov
cab .gov par sand recreation

CITY OF ALBUQUERQUE

Parks and Recreation Department
Open Space Division



April 21, 2022

Dear Property Owner,

In accordance with the procedures in the City of Albuquerque's (COA) Integrated Development Ordinance (IDO) subsection 14-16-6-4(K) Public Notice, we are notifying you as a nearby Property of the Rio Grande Tree Nursery Tract also known as the TNT (legal description: TRACT A-1-B REVISED PLAT OF TRACTS A-1 A-2 B-1 & B-2 CANDELARIA FARM AREA BEING LANDS OF CREDIT CORP & ALL FAITHS RECEIVING HONIE INC) at the Candelaria Nature Preserve (CNP), addressed 2901 CANDELARIA RD NW, of an application for an Environmental Planning Commission (EPC) public hearing to review a Site Plan for an Extraordinary Facility.

The EPC public hearing for this request is anticipated to be on July 21, 2022 at 8:40am. Due to the COVID-19 health emergency, this meeting will likely be a public Zoom video conference. Instructions to join the meeting will be located on the EPC Agenda, which is posted one week prior to the hearing date here: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

In advance of the EPC public hearing above, the Open Space Division of the City of Albuquerque Parks and Recreation Department (the property owner and applicant) is hosting a **virtual public meeting** on **May 4th**, **2022** that all are invited to attend to discuss the project. Information about this meeting is attached and can be found at https://www.cabq.gov/candelaria-nature-preserve.

You may contact the Parks and Recreation Department Open Space Division with any specific questions or concerns about the property or project via Colleen McRoberts, Open Space Superintendent, at cmcroberts@cabq.gov. For more information about the CNP, and the CNP Resource Management Plan, please visit: https://www.cabq.gov/candelaria-nature-preserve. For more information about this project including information about proposed buildings, landscape areas, access, and circulation, please view the Tree Nursery Tract presentation from Meeting 2: https://www.cabq.gov/parksandrecreation/documents/tnt_public-meeting-2-presentation-2-3-22.pdf.

The application for the EPC Site Plan is expected to be submitted on June 9, 2022, and will then become public record. Anyone may ask to review the application materials by contacting the Planning Department at devhelp@cabq.gov or call 505-924-3857 (choose Option 1) and speaking with the EPC case planner regarding the EPC application, staff analysis, or report for this project.

In accordance with IDO subsection 6-4(L), a City-sponsored facilitated meeting to resolve conflicts may be requested. For more information, please review the City's Legal Department's Alternative Dispute Resolution (ADR) mediator's webpage: https://www.cabq.gov/legal/adr/alternative-dispute-resolution

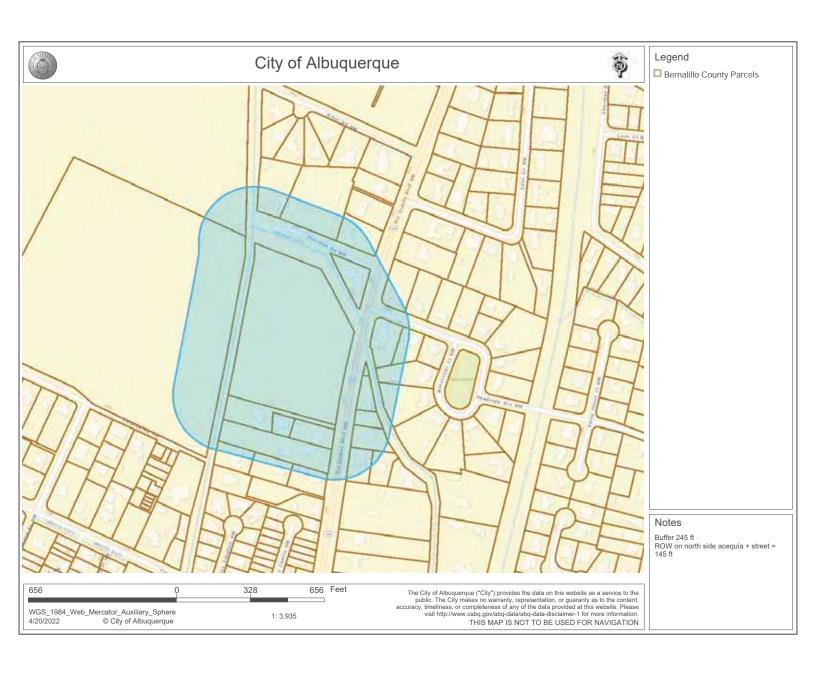
Sincerely, City of Albuquerque Parks and Recreation Department Open Space Division

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Owner	Owner Address	Owner Address 2			Legal Description	Deeded Assessed Acreage	Calculated GIS Acres
SILVER CHARLES M & MILLER BRIAN N TRUSTEES SILVER & MILLER RVT	160 PASEO DE CORRALES 3219	CORRALES NM 87048-9573	3227 RIO GRANDE BLVD NW 3219 MANCHESTER CT	ALBUQUERQUE NM 87107	ALVARADO GARDENS UNIT NO 3 TRACT 34 A	0.55	0.66337077
SANCHEZ ERNEST G & CYNTHIA A	MANCHESTER CT		NW	NM 87107 ALBUQUERQUE	* 014 VALLEY HAVEN SUBDIVISION	0.56	0.5533664
EWING STEVEN C & CORI SIMMS VANGILS FRIEDJE & MCCABE DANA HOLLY	BLVD NW 2437 CHEROKEE	87107 ALBUQUERQUE NM	BLVD NW 2437 CHEROKEE RD	NM 87107 ALBUQUERQUE	ELY PORTION LT 242 ALVARADO GARDENS UNIT NO.3 SWLY PORTION OF LOTS 239 & 240 ALVARADO GARDEN		0.52243814
TRUSTEES VANGILS & MCCABE LVT	RD NW 2324 HEADINGLY	87107-3003 ALBUQUERQUE NM	NW 2324 HEADINGLY AVE	NM 87107 ALBUQUERQUE	NO 3	0.83	0.81274412
ROMERO GERALD E & ELIZABETH	AVE NW 3228 RIO GRANDE	87107-3073 ALBUQUERQUE NM	NW 3228 RIO GRANDE	NM 87107 ALBUQUERQUE	* 016 VALLEY HAVEN SUBDIVISION	0.36	0.34545119
VALENCIA DONALD & YVONNE MAY		87107 ALBUQUERQUE NM		NM 87107 ALBUQUERQUE	MAP 34TR 119A1B LOT 196 EXCEPT PORTION TO RIO GRANDE BLVD REPLAT		0.21446371
GUTIERREZ JOHN R & CONNIE L	BLVD NW 7008 HARTFORD	87107 ALBUQUERQUE NM		NM 87107 ALBUQUERQUE	OF ALVARADO GARDENS ADD N TR B LAND DIVISION OF MRS PAUL TORRES REPL N50FT		0.41984403
VALENCIA PAUL HENRY WORDEN BRUCE K & PLOWITZ-WORDEN	PL NW 3213 RIO GRANDE	87114 ALBUQUERQUE NM	BLVD NW 3213 RIO GRANDE	NM 87107 ALBUQUERQUE	LT 1 BOULEVARD VIEW ADD & LT 33-D PLAT OF LOTS 33-D, 33-E & 33-F ALVARADO	0.367	0.36671625
KATHRYN A	BLVD NW 3214 RIO GRANDE	87107-3031 ALBUQUERQUE NM	BLVD NW 3214 RIO GRANDE	87107 ALBUQUERQUE	GARDENSADDITION UNIT 3 CONT .3969 AC LT 2B1 PLAT OF LTS 2A1, 2B1 & 2B2 BOULEVARDVIEW	0.3969	0.3969169
SHELKIN PETE & GRONER BEVERLY	BLVD NW A 3221 RIO GRANDE	87107-3032 ALBUQUERQUE NM	BLVD NW A 3221 RIO GRANDE	NM 87107 ALBUQUERQUE	SUBD CONT 14,171 SF OR 0.3253 AC	0.3253	0.32510542
KITTS JAMES C & MARILYN K		87107 ALBUQUERQUE NM		NM 87107 ALBUQUERQUE	* 034 ALVARADO GDNS NO 3 S1/2 OF LOT 34	1.21	
CATBAGAN DEAN M	BLVD NW 3215 MANCHESTER CT		BLVD NW 3215 MANCHESTER CT		* 001 VALLEY HAVEN SUBD		0.54794795
SMITH WILLIAM F & MASSARSKY TARA M	2325 HEADINGLY		NW 2325 HEADINGLY AVE NW		* 013 VALLEY HAVEN SUBD		
LUCERO ROBERT V GALICKI ALAN MICHAEL & MCBRIDE MARTA CO TRUSTEES GALICKI RVT	AVE NW - 2029 SWIFT BLVD NW	87107-3012 HOUSTON TX 77030- 1213		NM 87107 ALBUQUERQUE NM 87107	* 002 VALLEY HAVEN SUBD LOT 240 EXC SW COR & ALL OF LOT 241 & POR OF 239 242 243 244 246 & 247 ALV	1.43	0.49277024 1.68540988
	3226 RIO GRANDE	ALBUQUERQUE NM	3226 RIO GRANDE	ALBUQUERQUE	TR A LAND DIVISION OF MRS PAUL TORRES REPL N50FT		
ARAGON ANTONETTE F ROMERO TRANCITO E & DOROTHY L	BLVD NW 3340 RIO GRANDE BLVD NW	87107-3032 ALBUQUERQUE NM 87107	BLVD NW 3340 RIO GRANDE BLVD NW	NM 87107 ALBUQUERQUE NM 87107	LT 1 BOULEVARD VIEW ADD & * 017 VALLEY HAVEN SUBDIVISION	0.175	0.17490815
CARRILLO GILBERT D & ELIZABETH B	3225 1/2 RIO GRANDE BLVD NW	ALBUQUERQUE NM	3225 5 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	ALVARADO GARDENS UNIT 3 TR 34 B2		0.18199799
CANNILLO GILBERT D & LEIZABETT D	1109 EL ALHAMBRA CIR	LOS RANCHOS DE ALBUQUERQUE NM		ALBUQUERQUE	LT 33-F PLAT OF LOTS 33-D, 33-E & 33-F ALVARADO	0.20	0.10177777
CORDOVA ROBERT M	NW	87107-6337 ALBUQUERQUE NM	BLVD NW	87107 ALBUQUERQUE	GARDENSADDITION UNIT 3 CONT .3947 AC LT 33-E PLAT OF LOTS 33-D, 33-E & 33-F ALVARADO	0.3947	0.39474716
CORDOVA ROBERT J	CIR NW	87120-1245	BLVD NW	87107	GARDENSADDITION UNIT 3 CONT. 4221 AC	0.4221	0.42211015
SMITH THERESA R & ANTHONY P & HELMICK TERI A & PARELLO ANTHONY P & ETAL	BLVD NW	ALBUQUERQUE NM 87107-3031	BLVD NW	ALBUQUERQUE NM 87107	TR 34B1 ALVARADO GDNS NO 3	0.46	0.38243925
SANTIAGO ANDRES	3216 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3216 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	LT 2A1 PLAT OF LTS 2A1, 2B1 & 2B2 BOULEVARDVIEW SUBD CONT 14,699 SF OR 0.3374 AC	0.3374	0.34587316





City of Albuquerque Open Space Division

RIO GRANDE TREE NURSERY PUBLIC MEETING

Project: Rio Grande Tree Nursery

Property Description/Address: 3301 Rio Grande Blvd NW

Meeting Date/Time: Wednesday, May 4, 2022, 5:30-6:30 pm

Meeting Location: Zoom

Applicant: City of Albuquerque Open Space Division of the Parks and Recreation Department

Neighborhood Associations/Interested Parties: Alvarado Gardens Neighborhood Association, Trail Watch Volunteer, Friends of Candelaria Nature Preserve, Rio Grande Return, Rio Grande Nature Center State Park, Open Space Volunteer, OSAB, Open Space Alliance, Thomas Village

MRWM Landscape Architects, design consultant: led meeting and recorded notes

Background Meeting/Summary:

This meeting was held to review the site design for the Rio Grande Tree Nursery Open Space to be heard by the EPC following application to be submitted on June 8, 2022. A presentation by the Open Space Superintendent and landscape architectural design consultants reviewed the history and current status of the Rio Grande Tree Nursery and its relationship to the Candelaria Nature Preserve and the impetus for the current application. The public process with the adjacent neighbors leading to this meeting was also discussed and initial concerns shared.

Outcome:

The neighborhood residents expressed appreciation towards the City and design consultants for listening to their concerns throughout the design process and working with them to come up with a plan that worked for all of the nearest residents while still offering a beautiful and valuable public resource to the larger community.

Meeting Specifics:

1. Introductions

- a. Colleen Langan-McRoberts Open Space Superintendent
- b. Greg Miller Principal Landscape Architect at MRWM Landscape Architects
- c. Kristina Werenko Associate Landscape Architect at MRWM Landscape Architects

2. Location & Context

- a. Rio Grande Tree Nursery is owned by the City of Albuquerque and operated by the Parks and Recreation Open Space Division. It is approximately 6.5 acres.
- b. The Duranes Lateral, a popular place for neighborhood residents to walk, runs along the west border of the property. The Campbell Ditch traces the north boundary of the parcel.
- c. The property has served as a nursery for the Parks and Rec Dept where new tree species were planted to see how they would do in parks. The other half was formerly used as a storage lot for green waste and shredded wood chips for playgrounds. The tree field remains, but there will no longer be dumping or material storage on the property.
- d. The property is located adjacent to the City of Albuquerque's Candelaria Nature Preserve (CNP). The CNP Resource Management Plan identified the Rio Grande Tree Nursery as a preferred location for public access to the preserve, including an accessible route to newly designed wildlife viewing platforms and a parking lot of approximately 30 spaces.

3. Proposed Program & Site Uses

a. Public Uses

- i. Accessible connection to a pedestrian bridge over the Duranes Lateral to wildlife viewing areas and the Candelaria Nature Preserve North Tract.
- ii. Open-Air Education center for hands-on demonstrations and workshops to support research, restoration and operations of the Rio Grande Tree Nursery and Candelaria Nature Preserve. The flexible open space will accommodate small groups in various engagement opportunities.
- iii. To accommodate small groups, the plans include group gathering areas with shade, seating, and interpretive signage. Pedestrian pathways connect gathering areas, horticultural use areas and site entries.

b. Horticultural & Propagation Uses

- i. Arboretum and tree field
- ii. Restoration seed planting source field
- iii. NM ecozone research plantings
- iv. Meadow for seed sourcing
- v. The exact horticultural uses will be determined at a later date, but some additional proposals currently under consideration include:
 - 1. Climate ready tree field
 - 2. Heritage orchard
 - 3. Cottonwood genotype research grove

c. Circulation & Operational Uses

- i. Parking for approx. thirty automobiles including paved accessible spaces.
- ii. No-idle parking for two school buses
- iii. Screened and secured operations yard for equipment & materials
- iv. Perimeter berms with vegetative screening
- v. Time-locked vehicle and pedestrian gates
- vi. Public restroom

4. Original Design Concepts

- a. Leading up to today's meeting the City and design consultants went through a community design process including three public meetings, both on site and on Zoom, with the residents whose property directly abuts the Open Space. The community was presented with five original concepts and asked to complete a survey and provide comments on the designs. There was strong consensus on locating parking and circulation towards the middle of the property.
- b. The community feedback led to two new design concepts with parking and circulation centered on the property and clear direction in terms of desiring the parcel to remain fully fenced, be locked at night, include vegetative screening for the neighbors and limit the use of large machinery on the property. The two new concepts varied mostly in the location of the storge and operations yard and public restroom as well as formal vs. informal public spaces.
- c. Community feedback on the two design concepts focused on the location of the storage and operations yard and the restroom. The final design concept addresses this feedback and attempts to accommodate all resident's wishes by locating the operations yard and restroom towards the back middle of the property. The storage yard will be screened by a coyote fence at a minimum.

5. Precedent Images (Look and Feel Images)

- a. A Working Open Space informal, volunteers present, flood irrigated
- b. Parking & Circulation gravel/permeable/ treed/landscaped
- c. Shade, Fencing & Open-Air Education Center
 - The Open-Air Education Center is not a building. At the most, a solid roof shade structure will be included as well as flexible space for different projects and workshops.

d. Public Restroom

- i. It may be plumbed or a composting toilet. A plumbed toilet is very expensive. If that's the route that is decided on, a temporary restroom may be necessary until funding can be obtained for the plumbed building.
- ii. Exterior of restroom building may be customized and styled to fit the context
- e. Community Meadow and GSI Features
 - i. Demonstration quality stormwater management that makes the site selfsufficient in terms of managing the storm water that falls on it. This is also another educational opportunity.

6. Refined Concept Features

- a. Entry plaza between the parking and the CNP where people can gather before heading over the lateral.
- **b.** Accessible path and bridge to the wildlife viewing platform at CNP.
- c. Time-locked vehicle and pedestrian gates.

- d. Public restroom tucked into corner of operations yard. It is accessible and near parking.
- e. Community meadow light public use and seed sourcing
- f. Bus parking (2 spaces).
- g. Gravel parking lot 29 spaces plus 3 paved accessible spaces.
- h. Shade structures.
- i. Open-air education & research center.
- j. Buffer berms and ecozone research plantings.
- **k**. Proposed heritage orchard.
- I. Maintenance access to fields.
- m. Arboretum walking path.
- **n**. Proposed genotype cottonwood study field.
- **o**. Interpretive node.
- **p.** Arboretum and climate ready tree research field.
- q. Restoration seed source field
- r. Maintenance and operations yard screened by a coyote fence
- s. Interconnected looped, accessible paths that allow for a variety of exploration and walking distances.
- t. Lighting is not proposed at this time.
- **u**. There will be
 - NO OFF-SITE DUMPING
 - NO OFF-SITE GREEN WASTE STORAGE
 - NO OFF-SITE TRANSFER STATION OPERATIONS
 - NO STORAGE OF LARGE EQUIPMENT
 - NO IDLING BUSES
 - FREE PARKING

7. Concept Sketch

a. A birds-eye-view sketch aims to show that though the plan makes it seem like there are quite a few elements incorporated into the site, it will really have a light, minimal footprint and will remain largely open, natural-feeling, and informal.

8. Next Steps

- a. Public comments will be collected via Candelariafeedback@cabq.gov until June 8th
- b. The City is aiming to present at the July 21, 2022 Environmental Planning Commission (EPC) meeting

9. Questions/Comments from Meeting Participants

- a. Will the Pedestrian Pathways be within the Tree Nursery Tract only, or will any of them extend into the rest of the Preserve?
 - i. Only within the tree nursery tract.
- b. Will group gathering areas need to be reserved?
 - i. The Open Space will be open to the general public during normal operation hours.
 - ii. Events will require registration to limit the size.
- c. Will there be a charge to park?
 - i. No

- d. What will the fence along the Duranes Lateral be made of? How big is the gate that will be on the Lateral?
 - i. For now, the existing fence will be repaired and reinforced.
 - ii. A new fence would be a non-opaque metal fence.
 - iii. Gate will be wide enough to accommodate mobility devices.
- e. How will access be created for ADA compliance?
 - i. Accessibility is a primary design directive of this project.
 - ii. 3 paved accessible parking spaces
 - iii. Accessible paths
 - iv. Accessible bathroom
 - v. Accessible site furnishings
 - vi. Accessible gate openings
- f. Will there be drinking water?
 - i. Not at this time, but if a potable water source is located on the property, a drinking fountain and/or bottle-filling station will be considered.
- g. Will there be trash collection, dog poop collection?
 - There will be trash receptacles and dog waster stations with bags located throughout the Open Space. These will be emptied/re-stocked on a regular basis by Parks Management.
- h. Yes, the Duranes Lateral fence needs to be improved...I have seen where the chainlink fence has been pulled down/climbed over (possibly by vagrants).
- i. Also, leash policy needs to be posted if there is access from Duranes Lateral. A lot of people walk with loose dogs along the ditch.
- j. Will there be lighting?
 - i. There is not any plan to have lighting at this time. If in the future, a need for lighting arises, the issue will be reconsidered.
- k. Looks like the 100's of people who walked the ditch will get to see all the vehicles parked, the bathroom, the maintenance buildings. Seems those things should be moved to the Rio Grande side.
 - There will be new trees and other vegetation planted along the west boundary.
 The parking lot is mostly obscured by trees as well. The goal of the design is to improve the view from all directions.
- I. Perhaps some trees along the west side would address Ms. Wheeler's concern.
- m. Will the irrigation ditch along the west side still be utilized?
 - i. Yes it needs to be repaired and reinforced first. It may also serve to flood irrigation additional fields.
- n. Will there be signage at Rio Grande Blvd and at the ditch?
 - i. Yes, there will be directional and wayfinding signage identifying the property, the access the CNP and the parking availability.
 - ii. There will also be regulatory, educational, and interpretive signs in the Open Space.

- o. What kind of events will be allowed, music, weddings, similar events?
 - i. The events will be small-scale educational and volunteer-oriented events that support the mission of the CNP. The Open Space is not intended as a venue for live music, weddings, etc.
- p. Please get involved: Friends of Candelaria Nature Preserve: friendsofcandelarianaturepres@gmail.com - Jeannie Allen, President - All are welcome. Field-work every Friday, 2 hrs. 9:00-11:00 AM. Monthly Zoom meetings.
- q. How soon will the parking be available?
 - i. Hard to say first the plan needs to be approved by the EPC and funding needs to be obtained. Simple elements may be built later this year if process and funding are in place.
 - ii. Irrigation infrastructure will be one of the first things that needs to be done to support the other program elements
- r. Will OSA fund part of this?
 - i. Partner groups, volunteers, and residents are all vital to the implementation of a project like this.
- s. I am an early riser, so the beep beep beeps don't bother me, but I am aware of other neighbors that might want to sleep a bit more & follow neighborhood decibel maximum levels. Technically starting before 8 is not allowed?
 - i. It's possible that Parks Management crews may start before 8 am collecting trash and maintaining the grounds, but except during construction of the open space, large machinery will typically not be used.
- t. Are trees being planted now?
 - i. Open Space will not be planting trees until the irrigation infrastructure is in place. It's possible that the Forestry Division of Parks and Rec will plant some, but unlikely.
- u. Will there be any staff on site?
 - i. The City has funding for two new staff positions for CNP. They will be on site frequently.
- v. Can people who want to walk the ditches park here?
 - i. Yes, the Open Space will provide public access per the CNP Resource Management Plan to the preserve and by default the ditch bank trails.
 - ii. The hope is that this reduces parking on residential streets in the surrounding neighborhoods.
- w. Thank you for listening to our concerns and responding to them. This plan is beautiful. Good job.
- x. Thank you, Colleen, Greg, & Kristina
- y. Great well-designed plan. Thanks for taking so much feedback into consideration.
- z. Should be a great place to visit.
- aa. Will be an asset to the neighborhood.
- bb. Thanks, and good meeting!

MEETING ADJOURNED.

Names of Attendees:

- 1. Colleen Langan-McRoberts, City of Albuquerque Open Space Superintendent
- 2. Greg Miller, MRWM Landscape Architects
- 3. Kristina Werenko, MRWM Landscape Architects
- 4. Dave Simon, City of Albuquerque Parks & Recreation Department Director
- 5. Cheryl Somerfeldt, City of Albuquerque Open Space Senior Planner
- 6. Cori Ewing, Neighbors
- 7. Karen Raff
- 8. Diana Hunt, AGNA President
- 9. Dave Embry, Trail Watch Volunteer
- 10. Tish Morris
- 11. Friedje Van Gils, Cherokee Rd resident
- 12. Dana McCabe, Cherokee Rd resident
- 13. Lucy Silva, Alvarado Neighborhood
- 14. Sharon Miles
- 15. Jeannie Allen, President, Friends of Candelaria Nature Preserve
- 16. Cameron Weber, Rio Grande Return
- 17. Megan Baldridge, Campbell Rd resident
- 18. Doug Cheney, Trail Watch Volunteer
- 19. Linnea Hendrickson
- 20. Heather MacCurdy, Rio Grande Nature Center State Park
- 21. Anne Karlstrom, ditch walker
- 22. Susan Richards, Open Space Volunteer
- 23. Anne Michels, Veranda Rd resident
- 24. Bob Hymer, Veranda St resident
- 25. Taylor Bui, OSAB
- 26. Steve Glass, Open Space Alliance
- 27. Cai Buck, Thomas Village resident
- 28. Judi Stallings
- 29. James Lewis
- 30. David Wallwork
- 31. Liz Carillo
- 32. Denise Wheeler
- 33. Kim Zahm
- 34. Carolyn Siegel
- 35. Jonathan Siegel

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

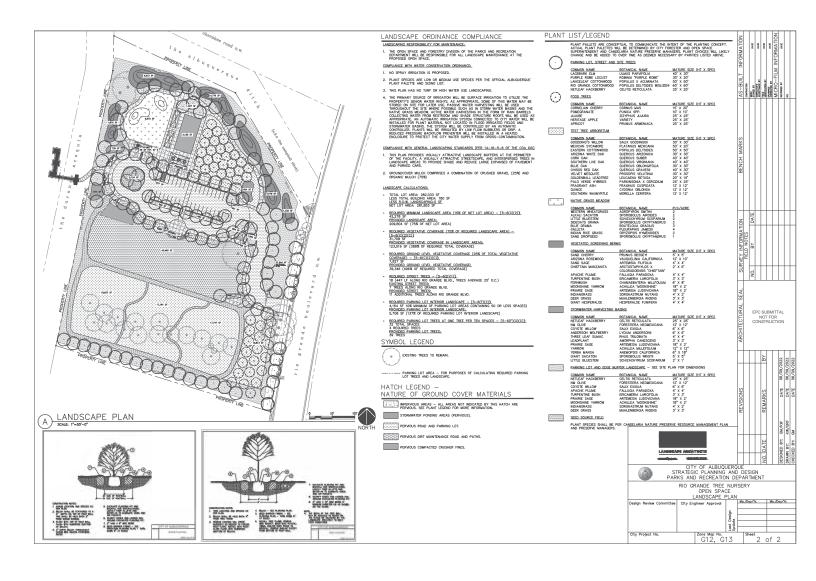
- One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City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

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4.	TIME			
Signs mu	st be po	sted from	Т	0
5.	REMO	OVAL		
	A. B.	0		I hearing on the request. ys after the initial hearing.
	n to keep	the sign(s) posted for		rvices Front Counter Staff. I understand (A) my the sign(s) are to be located. I am being given
		(Ap	plicant or Agent)	(Date)
l issued .	S	igns for this application	(Date)	(Staff Member)
		PROJE	CT NUMBER:	

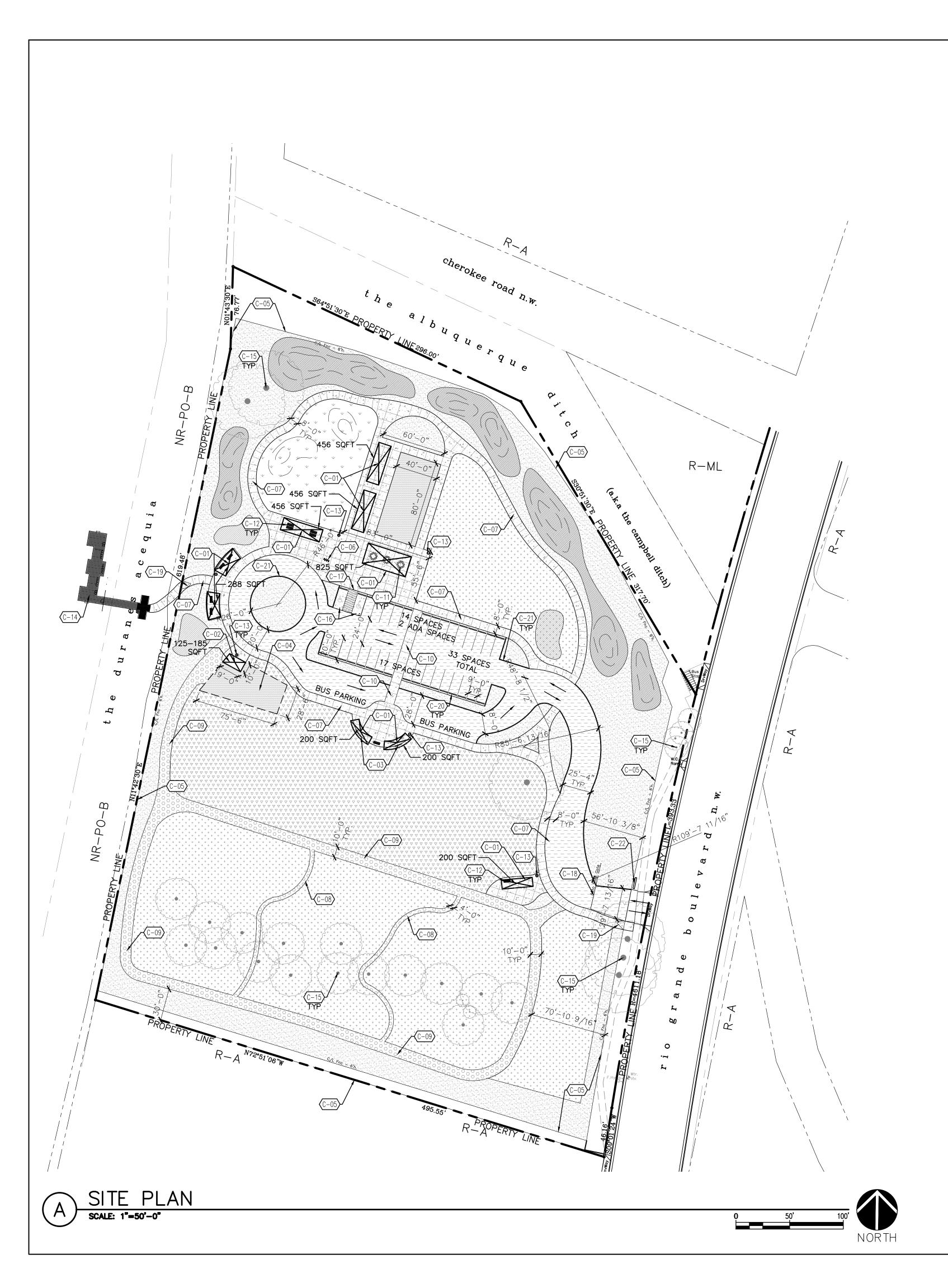




SITE PLAN REDUCTIONS

- 1. Site Plan
- 2. Landscape Plan





SITE GENERAL NOTES

- 1. THIS IS A WORKING SITE MANAGED BY THE CIUDAD SOIL AND WATER CONSERVATION DISTRICT IN SERVICE OF THE CANDELARIA NATURE PRESERVE AND OTHER CITY OF ALBUQUERQUE OPEN SPACE PROJECTS. IT WILL BE NECESSARY TO TAKE AN ADAPTIVE MANAGEMENT APPROACH TO ALLOW FOR THE FLEXIBILITY NEEDED TO ACCOMMODATE VARIOUS PROGRAMMING, MAINTENANCE AND OPERATIONS USES OVER TIME. THE INTENT AS DESCRIBED ON THESE PLANS WILL REMAIN CONSISTENT, BUT THE ARRANGEMENT OF SITE FEATURES, ESPECIALLY VEGETATION ZONES, MAY SHIFT
- OVER TIME.

 2. SITE LIGHTING IS NOT PROPOSED AT THIS TIME.

SITE KEYED NOTES

- SHADE STRUCTURE. 9' HEIGHT, MATERIAL: STEEL + NATURAL MATERIALS + COLORS.
 PUBLIC RESTROOM. SEE PRECEDENT IMAGES.
- 3. INTERPRETIVE SIGNAGE.
- 4. MAINTENANCE AND OPERATION YARD. 6' COYOTE FENCE SCREEN, PERIMETER = 210 LF.
- 5. EXISTING 6' CHAINLINK FENCE.
- 6. BICYCLE RACK. ACCOMMODATES 6 BIKES. 7. ADA WALKING PATH. WIDTH 8'-0".
- 8. INFORMAL SOFT SURFACE TRAIL. WIDTH 4'-0".
- 9. DIRT MAINTENANCE ROAD. WIDTH 10'-0".

 10. DRIVE AISLE CROSSING. WIDTH 8'-0". COLORED CONCRETE.

 11. SURFACE-MOUNTED TABLE WITH ACCESSIBLE OPTION.

 12. SURFACE-MOUNTED 6'-0" BENCH WITH BACK.

- 13. TRASH RECEPTACLE.
- 14. WILDLIFE VIEWING PLATFORM AND PEDESTRIAN BRIDGE. NOT PART OF THIS PROJECT.
- 15. EXISTING TREE TO REMAIN.

 16. CONCRETE ACCESSIBLE PARKING SPACES WITH AISLE AND SIGNAGE. 1 SPACE SIGNED AS VAN ACCESSIBLE.
- 17. CONCRETE ACCESS RAMP.
- 18. EXISTING VEHICLE ACCESS GATE.
 19. PEDESTRIAN ACCESS GATE.
- 20. CONCRETE PARKING BUMPERS. 21. CONCRETE HEADER CURB.
- 22. MONUMENT SIGN.

HATCH LEGEND

	NON-PERVIOUS, ACCESSIBLE PAVEMENT
	DIRT MAINTENANCE ROAD AND SOFT SURFACE TRAIL
+ +	VEGETATION ZONE
	GRAVEL PARKING LOT AND VEHICULAR CIRCULATION ROUTES
ψ ψ ψ ψ	LOW-WATER NATIVE GRASS MEADOW
	COMPACTED CRUSHER FINES

STORM WATER BASIN

VEGETATED SCREENING BERM

GENERAL SITE AND BUFFER LANDSCAPES

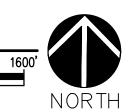
PRECEDENT IMAGES





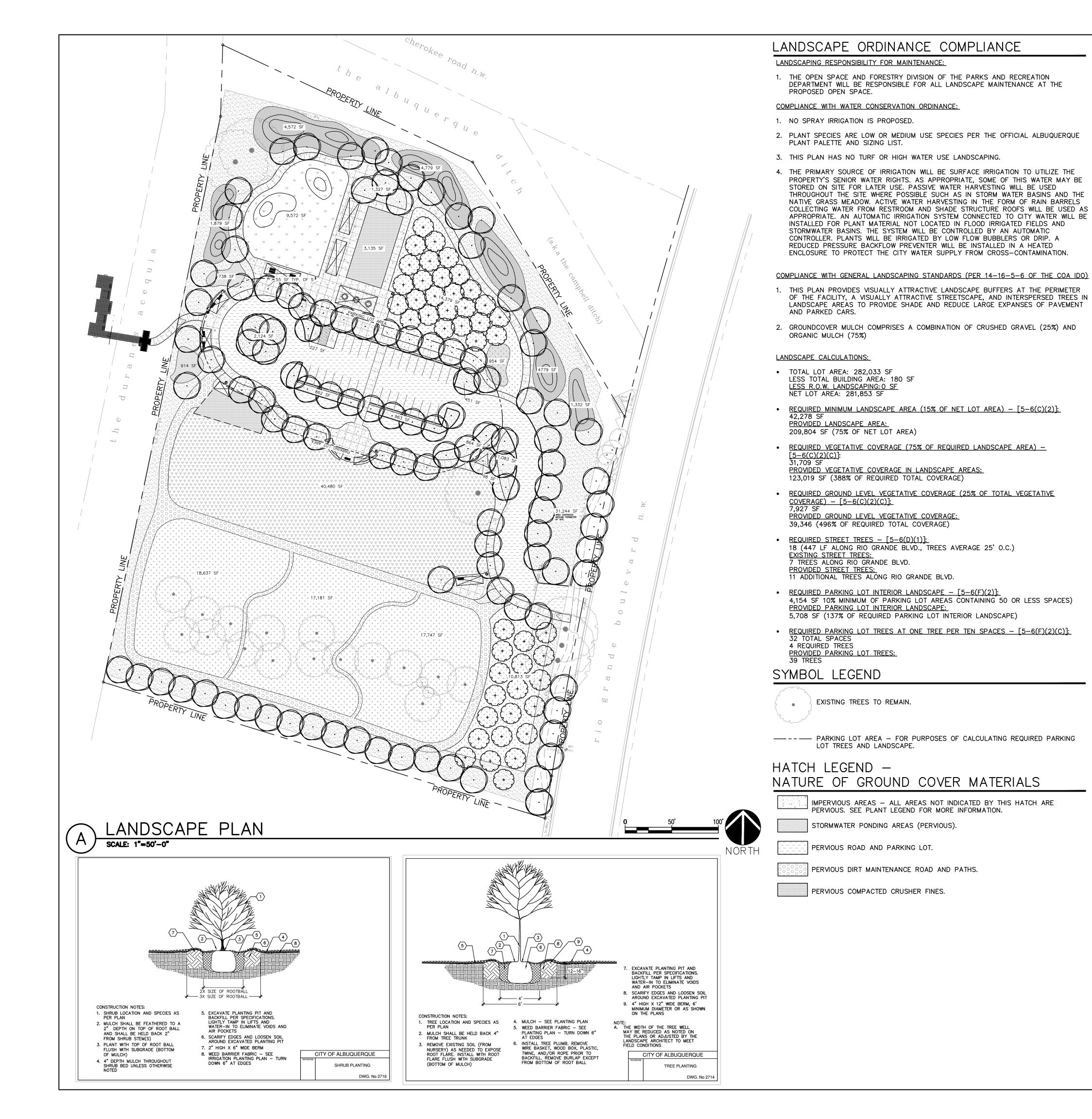


	VICINITY	MAP -		G12,	G13
(D)	SCALE: 1"=800'-0"			<u>o</u>	8



	SURVE		NO.							
	ARCHITECTURAL SEAL		E	١	SU NOT ISTI	FC)R			
					ВУ			06/09/2022	06/09/2022	06/09/2022
	REVISIONS				REMARKS			DATE	DATE	DATE
								GM/KW	KW/GRF	GM
					NO. DATE			DESIGNED BY: GM/KW	DRAWN BY:	CHECKED BY: GM
JERQ AND N DE	UE P)ES			Τ					
NUR CE N										
Last Design Update	Мо	. /Dc	y/Y	r.		Mo	o. /D	ay/`	Yr.	
Last Upda		Sh	eet	1		o f		<u> </u>		

		3 / V	\vee					L	Д П) BY:	BY:
	LANDSCA	PE ARCHI	TECTS					(<u> </u>		DESIGNED	1
	mrwmla.com	505 2	68 2266								DESI	DRAWN
		RATEGI	C PL	ALBUQI ANNING CREATIC	AND) DE			-			
		RIO GF	OP	E TREE EN SPA(TE PLAI	CE	SER	Υ					
Design Review	Committee	City Eng	gineer	Approval	esign	Mo./	/Day/Y	ír.	N	Ио./D	<u>'ay/`</u>	Yr.
					Last Desi Update							
City Project N	lo.			Map No. 12, G	13		Sheet	t 1	01	f 2	2	



ANT	LIST/LEGEND				NOIL						NO	
	ACTUAL PLANT PALETTES W SUPERINTENDENT AND CAND	PTUAL TO COMMUNICATE THE IN TILL BE DETERMINED BY CITY FOR DELARIA NATURE PRESERVE MANA OVER TIME AS DEEMED NECESS	RESTER AND OPEN SPAC AGERS. PLANT CHOICES	E WILL LIKELY	ORMATI (DATE	DATE	DATE	DATE	ORMATI	DATE
.)	PARKING LOT, STREET AND	SITE TREES			NFC						IN FI	
	COMMON NAME LACEBARK ELM PURPLE ROBE LOCUST LANCELEAF COTTONWOOD RIO GRANDE COTTONWOOD NETLEAF HACKBERRY	BOTANICAL NAME ULMUS PARVIFOLIA ROBINIA 'PURPLE ROBE' POPULUS X ACUMINATA POPULUS DELTOIDES WISLIZENI CELITIS RETICULATA	MATURE SIZE (HT X SF 40' X 30' 30' X 20' 50' X 50' 60' X 60' 25' X 25'	<u>PD)</u>	S-BUILT I	CONTRACTOR	WORK STAKED BY	INSPECTOR'S ACCEPTANCE BY	FIELD VERIFICATION BY	DRAWINGS CORRECTED BY	CRO-FILM	RECORDED BY
+ }	FOOD TREES				AS	CONT	WORK STAK	ACCE	FIELD	DRAW	ً	RECO
می	COMMON NAME CORNELIAN CHERRY POMEGRANATE JUJUBE	BOTANICAL NAME CORNUS MAS PUNICA SPP. ZIZYPHUS JUJUBA	MATURE SIZE (HT X SF 15' X 20' 10' X 10' 25' X 25'	<u>PD)</u>								
+ + + + + + + + + + + + + + + + + + + +	HERITAGE APPLE APRICOT TEST TREE ARBORETUM	VARIETY PRUNUS ARMENIACA	25' X 25' 25' X 25'									
· . · . · . · .	COMMON NAME	BOTANICAL NAME	MATURE SIZE (HT X SF	<u>PD)</u>	S							
	GOODDING'S WILLOW MEXICAN SYCAMORE EASTERN COTTONWOOD ARIZONA WHITE OAK CORK OAK SOUTHERN LIVE OAK BLUE OAK CHISOS RED OAK	SALIX GOODINGGII PLATANUS MEXICANA POPULUS DELTOIDES QUERCUS ARIZONICA QUERCUS SUBER QUERCUS VIRGINIANA QUERCUS OBLONGIFOLIA QUERCUS GRAVESII	30' X 30' 50' X 20' 50' X 50' 30' X 30' 40' X 40' 40' X 40' 30' X 30' 40' X 30'		BENCH MARK							
	VELVET MESQUITE GOLDENBALL LEADTREE PALO VERDE HYBRIDS FRAGRANT ASH QUINCE		30' X 30' 20' X 15' 25' X 25' 12' X 12' 12' X 12'									
	SOUTHERN WAXMYRTLE	MORELLA CERIFERA	12' X 12'									
ν Ψ	COMMON NAME WESTERN WHEATGRASS ALKALI SACATON LITTLE BLUESTEM SIDEOATS GRAMA BLUE GRAMA GALLETA INDIAN RICE GRASS SAND DROPSEED VEGETATED SCREENING BERN	BOTANICAL NAME AGROPYRON SMITHII SPOROBOLUS AIROIDES SCHIZACHYRIUM SCOPARIUM SPOROBOLUS CRYPTANDRUS BOUTELOUA GRACILIS PLEURAPHIS JAMESII ORYZOPSIS HYMENOIDES SPOROBOLUS CRYPTANDRUS	PLS/ACRE 2 2 2 2 2 3 4 2 1		FORMATION	OTES	Y DATE					
	COMMON NAME SAND CHERRY ARIZONA ROSEWOOD SAND SAGE CHIEFTAIN MANZANITA APACHE PLUME TURPENTINE BUSH FERNBUSH	BOTANICAL NAME PRUNUS BESSEYI VAUQUELINIA CALIFORNICA ARTEMISIA FILIFOLIA ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' FALLUGIA PARADOXA ERICAMERIA LARCIFOLIA CHAMAEBATERIA MILLFOLIUM	5' X 5' 12' X 10' 4' X 4' 2' X 6' 4' X 4' 3' X 3' 6' X 8'	<u>PD)</u>	SURVEY INF	FIELD	NO.					
	MOONSHINE YARROW PRAIRIE SAGE INDIANGRASS DEER GRASS GIANT HESPERALOE	ACHILLEA 'MOONSHINE' ARTEMISIA LUDOVICIANA SORGHASTRUM NUTANS MUHLENBERGIA RIGENS HESPERALOE FUNIFERA	18" X 2' 18" X 2' 4' X 2' 3' X 3' 4' X 4'		SEAL							
	STORMWATER HARVESTING B		7 / 7		RAL		_	D	011	D. 4		
	COMMON NAME	BOTANICAL NAME	MATURE SIZE (HT X SF	<u>PD)</u>			E		SU IOT		ITT DR	AL
	NETLEAF HACKBERRY NM OLIVE COYOTE WILLOW ANDERSON WOLFBERRY THREE LEAF SUMAC LEADPLANT	CELTIS RETICULATA FORESTIERA NEOMEXICANA SALIX EXIGUA LYCIUM ANDERSONII RHUS TRILOBATA AMORPHA CANESCENS	25' X 25' 12' X 12' 6' X 6' 6' X 6' 4' X 4' 3' X 3'		ARCHITEC		С	ON	STI	3 U(CTI	NC
	PRAIRIE SAGE YARROW YERBA MANSA GIANT SACATON LITTLE BLUESTEM	ARTEMESIA LUDOVICIANA ACHILLEA MILLEFOLIUM ANEMOPSIS CALIFORNICA SPOROBOLUS WRIGTII SCHIZACHYRIUM SCOPARIUM	18" X 2' 12" X 12" 6" X 18" 5' X 5"		1				B≺			52
		FFER LANDSCAPE — SEE SITE PI										720;
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	COMMON NAME  NETLEAF HACKBERRY  NM OLIVE  COYOTE WILLOW  APACHE PLUME  TURPENTINE BUSH  PRAIRIE SAGE  MOONSHINE YARROW  INDIANGRASS  DEER GRASS	CELTIS RETICULATA FORESTIERA NEOMEXICANA SALIX EXIGUA FALLUGIA PARADOXA ERICAMERIA LARCIFOLIA ARTEMESIA LUDOVICIANA	MATURE SIZE (HT X SF 25' X 25' 12' X 12' 6' X 6' 4' X 4' 3' X 3' 18" X 2' 18" X 2' 4' X 2' 3' X 3'	<u>PD)</u>	REVISIONS				REMARKS			DATE 06/09/2022
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	SEED SOURCE FIELD  PLANT SPECIES SHALL BE F	PER CANDELARIA NATURE PRESEF	RVE RESOURCE MANAGEM	MENT PLAN								≷
	AND PRESERVE MANAGERS.		1RWM						ATE			BY: GM/KW
		LANDS mrwmla.c	COM 505 268 2266						NO.			DESIGNED
		P	CITY OF A STRATEGIC PLA ARKS AND RECF		D	)ES						<u></u>
			RIO GRANDE OPEN	TREE NUR SPACE	SE			•				
		Design Review Committ				./Da	y/Yı	r		Мс	o./D	<u>y/yc</u>
				Last Design Update								
		City Project No.	Zone M			Sh	eet		(	o f	2	<u> </u>