

Agenda Item Number: 1 Project #: PR-2022-007695 Case #: SI-2022-01882

Hearing Date: November 17, 2022

Staff Report

Agent

Applicant City of Albuquerque, Parks & Recreation

Department, Open Space Division

Request Site Plan- EPC for an Extraordinary

Facility

Legal Description Parcel A, Plat of Parcels A & B, Alameda

Open Space

Location Between Rio Grande Blvd NW and the Rio

Grande River (1295 Rio Grande Blvd NW)

Size Approximately 7.5 acres

Zoning County A1

Staff Recommendation

APPROVAL of PR-2022-007695, SI-2022-01882, based on the Findings beginning on Page 36 and subject to the Conditions of Approval beginning on Page 46.

Planner Silvia Bolivar, PLA, ASLA

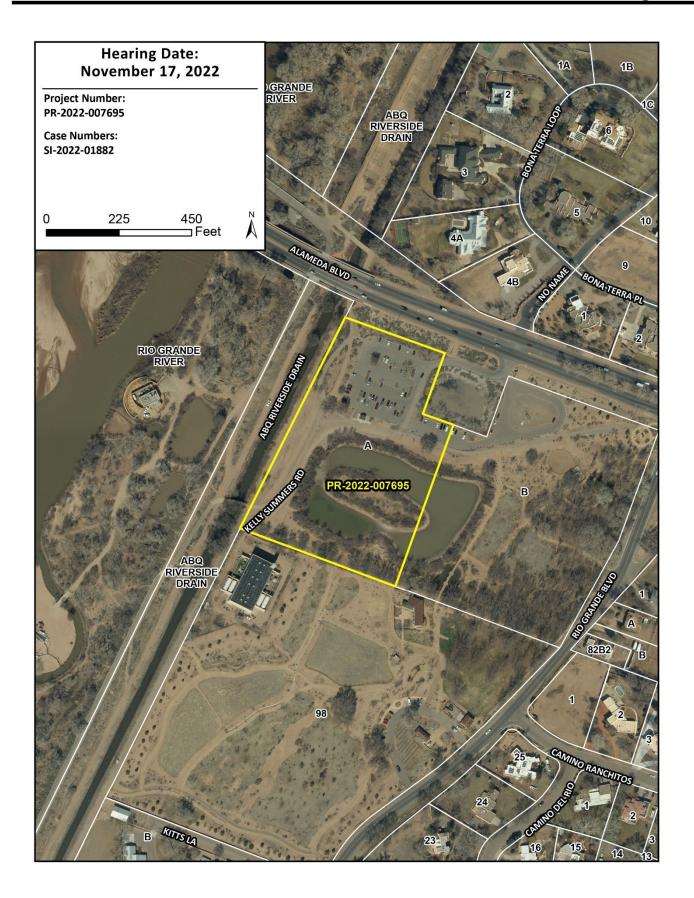
Summary of Analysis

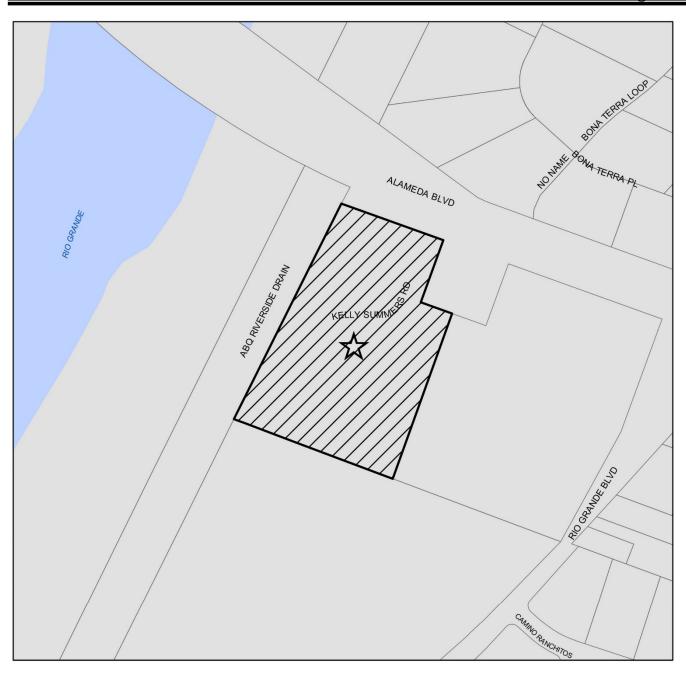
The request is for a Site Plan-EPC for an Extraordinary Facility for the Alameda Open Space Trailhead. The request will facilitate improvements to the trailhead that will allow better definition of the circulation paths along the Paseo Del Bosque Trail. In addition, shaded picnic tables, a new outlook platform, and improved wayfinding features are proposed. 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.

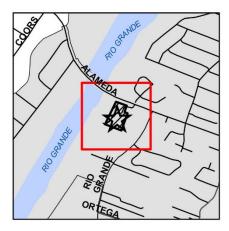
Staff reviewed the proposed site plan and does not find any major instances of non-compliance. The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required.

As of this writing, Staff has not received any comments in support or opposition to the request. Staff recommends approval subject to conditions to ensure requirements are met and clarification is provided.





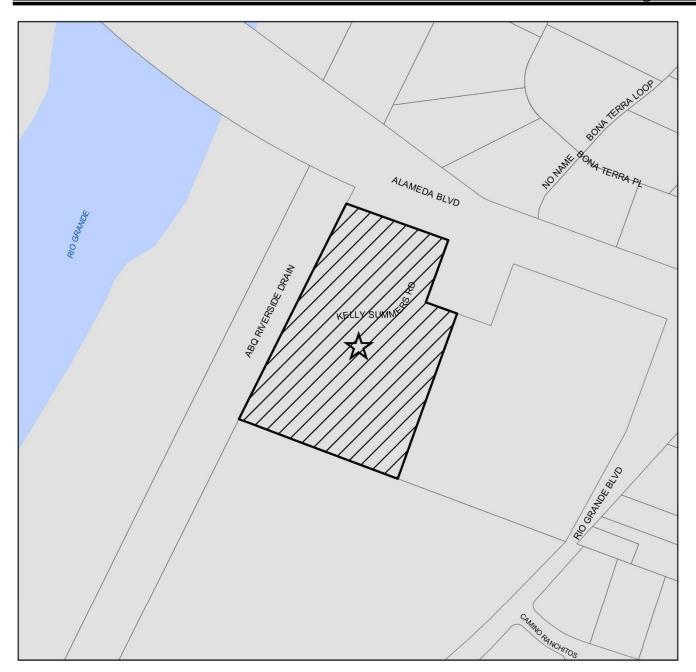


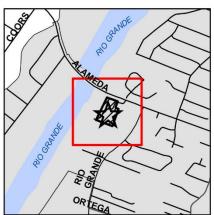


IDO ZONING MAP

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

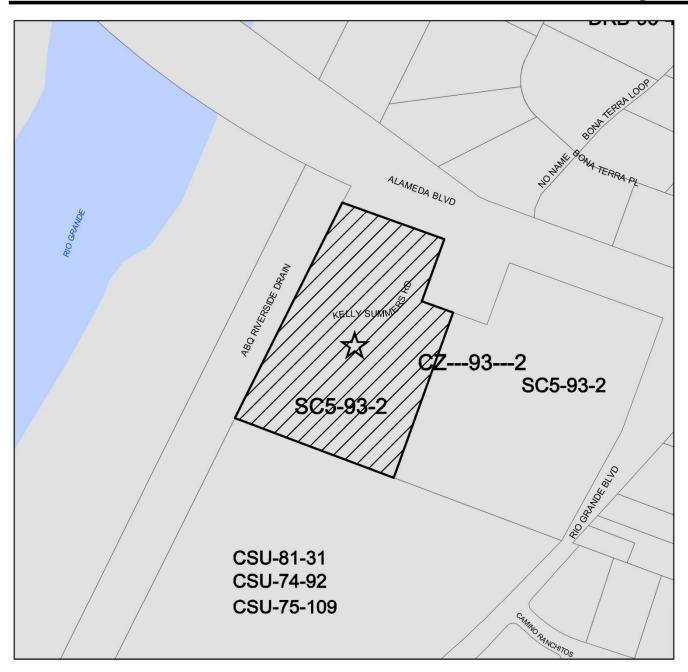
AGRI | Agriculture PARK | Parks and Open Space DRNG | Drainage VAC | Vacant UTIL | Utilities KAFB | Kirtland Air Force Base

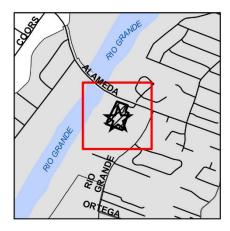


1 inch = 250 feet

Hearing Date: 11/17/2022 **Project Number:** PR-2022-007695 Case Numbers: SI-2022-01882

Zone Atlas Page: B-14





HISTORY MAP

Note: Gray shading indicates County.



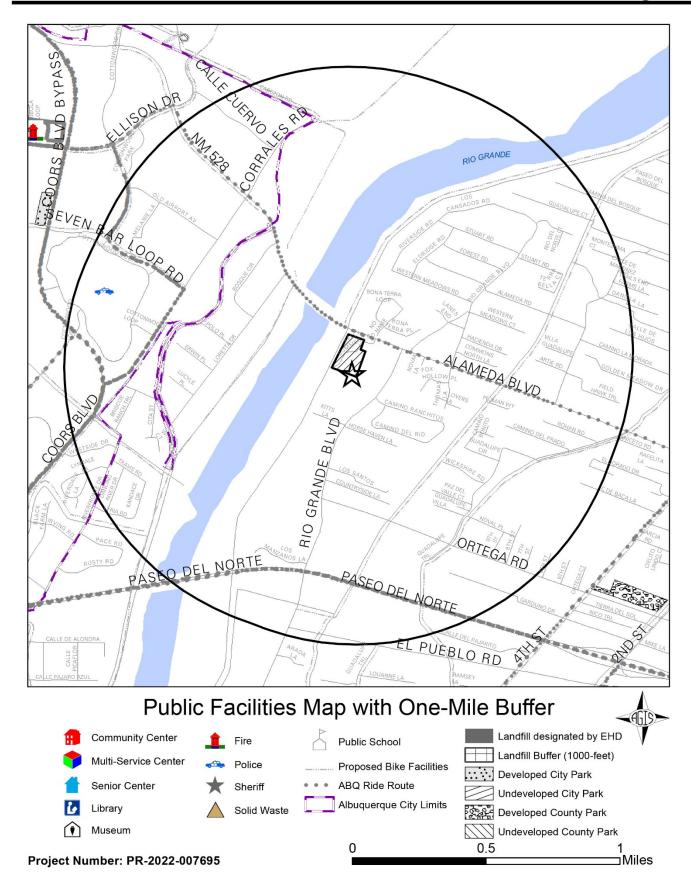


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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	County - A1	(County) – Rural Areas	Open Space/Parking
North	County - A1	(County) – Rural Areas	Residential Agricultural
South	County – A1	(County) – Rural Areas	Open Space
East	County – A1	(County) – Rural Areas	Residential Agricultural
West	A1	Rio Grande	Open Space

Request

The request is for a Site Plan-EPC for an Extraordinary Facility for the Alameda Open Space trailhead. The Alameda Open Space is a Major Public Open Space that is owned by the County but managed by the City's Open Space Division. The site is legally described as Parcel A (City of Albuquerque), Plat of Parcels A & B, Alameda Open Space (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 Paseo del Bosque Trail along the Rio Grande is one of the most popular trails in the City, and, due to its popularity, there have been conflicts among several user groups as there is only one shared-use path. The Parks & Recreation Department has contracted Sites Southwest to assist in developing a site plan that will better define the circulation paths while improving wayfinding features. Other features will include shaded picnic tables, a new overlook platform, and extensive plantings that will provide additional shade while enhancing the area's existing habitat. The request will incorporate the solar panels planned by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) that was heard before the EPC on September 15, 2022.

The Open Space Division conducted a meeting where the public was invited to learn about the project prior to submission of this application (see attachments). Property owners within 100 ft and the affected neighborhood associations, the Alameda North Valley Association and the Paradise Hills Civic Association were notified as required.

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). Compliance with IDO Section 5-2, Site Design and Sensitive Lands, is required.

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 Alameda Open Space is adjacent to the Rio Grande Valley State Park and the Paseo del Bosque Trail that are managed by the City's Open Space Division. The site is also adjacent to the Bachechi Open Space which is managed by Bernalillo County.

The subject site is located off of Alameda Boulevard NW and is between Rio Grande Blvd NW and the Rio Grande River. Access to the site is on the southeast side of the Alameda Boulevard Bridge. To the west is the Albuquerque Riverside Drain and the Rio Grande River. To the north, south, and east are residential agricultural lots. The subject site is in unincorporated Bernalillo County.

The fabric of the area includes the Alameda Boulevard Corridor, an east-west regional feature, laced with several north-south networks of acequias, channels, and local roads. The valley's established rural residential atmosphere is reflected in the western potions of the area by the Rio Grande and Bosque, acequias, canals, recreation trails, and agriculture.

History

Albuquerque's Major Public Open Space (MPOS) Network, first designated by the Albuquerque/Bernalillo County Comprehensive Plan in 1975, surrounds urban Albuquerque with commonly owned open lands and provides pockets of open land in rural portions of the County.

The purposes of the MPOS as outlined in the Albuquerque/Bernalillo County Comprehensive Plan are as follows:

- Conservation of natural resources and environmental features
- Provision of opportunities for outdoor education and recreation
- Shaping of the urban form
- Conservation of archaeological resources
- Provision of trail corridors
- Protection of the public from natural hazards

In 1999, City Council adopted the Open Space Facility Plan, a Rank 2 plan establishing guidelines and policies for implementing the Open Space goals of the Comprehensive Plan and to address other issues of concern to the program. An element of that Facility Plan is that it establishes more specific planning, land use and management policies for each major open space areas, which includes the Rio Grande Bosque and adjacent open space.

To provide citizen oversight to the MPOS Program, the City established the Open Space Advisory Board (OSAB) in 1983. The OSAB is an appointed citizen board that, along with staff, is charged with reviewing and recommending acquisition priorities and additions to the network. OSAB makes recommendations regarding extraordinary facilities to the City's Environmental Planning Commission (EPC). The OSAB also makes recommendations to the EPC, Mayor and City Council as appropriate policies, implementation of adopted Open Space plans, proposed development adjacent to MPOS and proposals to sell, lease or exchange trust lands.

On October 25, 2022, Sites Southwest presented the project before OSAB who voted approval.

On September 15, 2022 the EPC approved a request for a Site Plan-EPC for an Extraordinary Facility (PR-2022-007447/SI-2022-01468) for the Rio Grande/Alameda Open Space, a 17-acre parcel. The request was a collaborative effort between the ABCWUA, the City of Albuquerque Open Space Division, and Bernalillo County where they were proposing covered parking while generating renewable energy using solar panels (see attachments).

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. Alameda Boulevard NW is an urban principal arterial and Kelly Summers Road NW, that intersects the site is a local urban street.

Comprehensive Plan Corridor Designation

The site is accessed by the Alameda Boulevard Corridor, an east-west regional feature.

Overlay Zones

The subject site is within the boundaries of the Alameda Boulevard Design Overlay Zone (DOZ). The overall intent of the DOZ is to protect the visual qualities and unique and historic valley character of the Alameda Corridor area to which it is applied and further provide guidance to developers, design professionals, and property owners for new development, streetscape projects, and redevelopment projects.

The Alameda Boulevard DOZ boundary was established in coordination with City and County representatives and approved by the City/County Planning Directors.

The DOZ area is divided into four Character Zones.

Character Zone 1 – Established Rural Neighborhoods, Rio Grande to Alameda Elementary School.

Character Zone 2 - 4th Street Village Center, Alameda Elementary School to 2nd Street.

Character Zone 3 – Eastern Bench Area, 2nd Street to Edith Boulevard.

Character Zone 4 – Balloon Fiesta Park/Commercial Campus – Edith Boulevard to Interstate 25.

The subject site is in Character Zone 1.

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.

The Paseo Del Bosque Trial along the Rio Grande is a single shared-use path that is located within the site and will undergo improvements if this request is approved. The Paseo del Norte bike path is near the subject site.

Transit

Commuter Route 98 runs east-west on Alameda Boulevard. Scheduled service has been suspended in favor of "on-demand" service. The route runs from the Northwest Transit Center (NWTC) to Kirtland Air Force Base primarily using Alameda and Wyoming.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 4), 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

<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.

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,

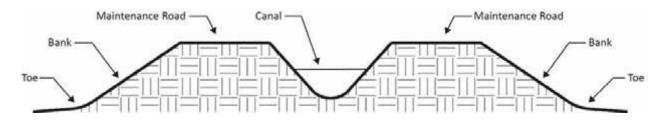
historic, or cultural resources and/or scenic views for individual City-owned or managed Major Public Open Space. Resource Management Plans also guide visitor uses, budgeting, and decision making.

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.

<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.

Rock Outcropping: 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. Riparian Area: 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>Solar Energy Generation:</u> The use of land or buildings as locations for mounting solar collectors or other devices that rely on sunshine as an energy source and are capable of collecting, distributing, or storing the sun's radiant energy. Back-up generators and battery storage are incidental to this use.

Zoning

The subject site is zoned County A-1 (Agricultural/Residential).

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

As per the Comprehensive Plan, Rural Areas encompass approximately 300 square miles in Bernalillo County, the largest of any Development Area. They include characteristics that are commonly associated with rural lifestyles, including large-lot residential developments, agricultural uses, the existing irrigation ditch (acequia) network, and limited commercial development in designated areas and specific corridors. Rural Areas are located in the South Valley, North Valley, North Albuquerque Acres, East Mountains, and the Rio Puerco area.

Furthermore, the Comprehensive Plan mandates that access to the Rio Grande, Bosque, and surrounding river lands be carefully designed to provide entry to areas sustainable for recreation, scientific and educational use. Access controls and public education are recommended in more sensitive areas to preserve wildlife habitat and maintain essential watershed and drainage functions. The Rio Grande Valley State Park includes the Alameda Open Space.

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.

The Alameda Open Space is a prime location for preservation and protection due to its proximity to the Rio Grande Valley State Park, the Rio Grande, and the Paseo del Bosque trail which contribute to distinct communities. The area is mostly characterized by a rural character and the development made possible by the request will help protect and preserve the community by better defining circulation paths, improving wayfinding, and revegetating areas along the Bosque. 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 functions.

The request will allow for the circulation of the single, shared-use path to be better defined and the installation of extensive plantings will provide additional shade while enhancing the area's existing habitat. The shared-use path is a transportation trail that extends throughout the Bosque and serves the short-range and long-distance travel needs and interests of pedestrians, bicyclists and other users of the trail that contributes to the natural setting and ecosystem functions. The request is consistent with Policy 4.1.5 – Natural Resources.

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

The applicant worked with communities to determine concerns and character of the area so the development made possible by 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 as the applicant had meaningful engagement opportunities with neighborhood associations and interested parties. The resulting site plan is a response to concerns and response to public comments. 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 Rural Areas in the County must follow Rural Area development policies which must identify and conserve environmental resources which this request complies with. The development made possible by the request takes into consideration the character and environmental conditions of the site and its surroundings so the development made possible by the request promotes development patterns and existing infrastructure. The request is consistent with Goal 5.5 – County Development Areas

<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 is consistent with this policy because the development of the trail will be of limited development, low impact uses that will conserve the environmentally sensitive area while supporting limited trail development and reducing multi-user conflicts. 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 Alameda Open Space is open to the public but has limited parking which will help use natural resources responsibly while meeting the needs of residents. The trail will meet the needs and interests of pedestrians, bicyclists, and other trail users. 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 development made possible by the request will improve the community's access to recreational opportunities because the shared-use path will be better defined and will meet the short-range and long-distance travel needs of varying users of the trail. The request will balance the City and

County's parks and Open Space system within the built environment. 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 components of the request will be to reconfigure the shared-use trail that will enable people of varying levels of ability and skill to access and utilize the outdoor resources provided by the Alameda Open Space and Bosque system. 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 request will help celebrate the natural landscape and native environment along the Bosque and will follow the natural contours of the land while taking advantage of the natural features found along the Paseo del Bosque trail. Furthermore, the proposed wayfinding features and shaded picnic tables will be appropriate to the location, function, and intensity of use of the area. 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.

The development made possible by the request will help employ low-water use and reclamation strategies that will help conserve water. One of the components of the request is for the installation of solar covered parking in conjunction with ABCWUA. The Juan-Chama station is a raw water pump station that draws water from the Rio Grande and is treated and used as drinking water which will allow for approximately 36% of raw water pump station electric usage to be offset. The request is consistent with Policy 13.2.2 – Water Conservation.

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

The request is consistent with this subpolicy as a bioswale is being implemented that will intercept runoff within the Open Space. The request is consistent with 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 is consistent with this Goal because the development will be confined to the existing parking area for the solar panels and the existing shared-use trail thereby protecting the region's natural features and environmental assets and providing opportunities for outdoor recreation. The request is consistent with Goal 10.3 – Open Space.

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

The sensitive lands will be protected within the Open Space and will be further enhanced as the request will facilitate for extensive plantings to be installed along the Bosque that will provide additional shade while enhancing the area's existing habitat. 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 is consistent with this policy because the existing parking lot has a set amount of parking that will not be expanded and the area is used more for passive recreational uses thereby protecting natural resources. 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 request ensures that the development within the Open Space is compatible with its preservation purpose as users will come to the site primarily to experience nature. The trails and additional amenities will be designed to fit into the natural environment with preservation as its main purpose. 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 uses along the Rio Grande and Paseo del Bosque trail are low impact-recreational activities. Furthermore, the installation of the SMART flower will provide educational opportunities along the trail that will be consistent with the carrying capacity of the Open Space. The request is consistent with Policy 10.3.3 – Use.

<u>Policy 10.3.4 – Bosque and Rio Grande</u>: 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 purposes, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage.

Access to the Rio Grande, the Bosque, and surrounding river lands has been carefully designed as the program for the site does not function independently from the natural and physical environment. The main component of the request is to better delineate the shared use path in order to avoid user conflicts while preserving the natural wildlife habitat. The request will also allow for a viewing platform at the edge of the riverside drain that will be suitable for recreational, scientific and educational purposes. The request is consistent with Policy 10.3.4 – Bosque and Rio Grande.

<u>Subpolicy 10.3.4(a):</u> Minimize disturbance or removal of existing natural vegetation from the Bosque.

Disturbance will be minimized as the improved definition of the shared-use trail will occur in areas along the Bosque that has previously been disturbed. Furthermore, extensive plantings will be provided that will enhance the habitat value of the area that is currently unvegetated. The request is consistent with Subpolicy 10.3.4(a).

Chapter 11: Heritage Conservation

<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.

<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 trailhead improvements will help preserve and enhance the natural and cultural characteristics of Alameda Open Space which is a prime location for preservation and protection due to its proximity to the Rio Grande Valley State Park, the Rio Grande, and the Paseo del Bosque trail which contribute to cultural landscapes. The area is mostly characterized by a rural character and the development made possible by the request will help protect and preserve the community by better defining features such as circulation paths, improving wayfinding, and revegetating areas along the Bosque. The request is consistent with Goal 11.3 – Cultural Landscapes and Policy 11.3.1 – Natural and Cultural Features.

<u>Policy 11.3.3 – Bosque:</u> 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.

The development made possible by the request will help regulate development on adjacent lands as the proposed improvements will occur over land that has already been disturbed. The proposed development will enhance the Bosque by providing additional amenities, by providing extensive plantings that will help revegetate the area, and will provide educational opportunities that contributes to the history and identity of the area. The request is consistent with Policy 11.3.3 – Bosque.

Subpolicy 11.3.3(a): Minimize grading, changes to natural topography, and land disturbance to preserve natural features

Minimal grading changes are proposed that will affect the natural topography and land disturbance will be kept to a minimum. The majority of the grading will occur over the existing parking lot where the solar panels will be installed. The request is consistent with Subpolicy 11.3.3(a).

<u>Subpolicy 11.3.3(b)</u>: Encourage reconstruction and revegetation of a natural setting on lands adjacent to the Bosque.

Extensive plantings are proposed that will provide additional shade and enhance the habitat value of the area that is currently unvegetated. The request is consistent with Subpolicy 11.3.3(b).

<u>Subpolicy 11.3.3(d)</u>: Ensure appropriate edge treatments, transitions, and buffers through site design and development standards.

Appropriate edge treatments, transitions, and buffers will be provided along the Paseo del Bosque Trail and along the access route to and from the ABCWUA water treatment facility. The trailhead improvements have been designed to fit the site's topographic and drainage context that will ensure appropriate edge treatments through site design and development standards. The request is consistent with Subpolicy 11.3.3(d).

<u>Subpolicy 11.3.3(e)</u>: Encourage links to established public access points to the Bosque from adjacent development.

The proposed improvements will encourage links along the Bosque from established public access points while avoiding multi-user conflicts. The improvements will provide the means for activity and access along the Bosque while providing visitors with the opportunity to experience various environmental settings. Some of the design components include better definition of the trails, the addition of wayfinding features, and picnic tables that will help improve the access points and user experience to and from Alameda Boulevard and the Alameda & Bachechi Open Spaces. The request is consistent with Subpolicy 11.3.3(e).

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.

The applicant is working in conjunction with Bernalillo County and ABCWUA in order to provide for efficient, equitable and environmentally sound infrastructure along the Alameda Open Space, Bosque and surrounding areas. The request will support existing communities and meets the Comp Plan's vision for future growth. 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 systems.

The City is coordinating with the MRGCD to ensure the maintenance access road along the drain is clear and protected. The request is consistent with Goal 12.1 – Infrastructure and Policy 12.1.5 – Irrigation Systems.

<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 trailhead improvements will provide efficient, equitable, and environmentally sound services that will best serve residents. Because the request will allow for better delineating the shared use path, more residents will be able to use different paths while avoiding user conflicts that will protect their health, safety, and well-being. 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.

Educational opportunities will be provided along the Alameda Open Space trailhead. Explora will arrange for interpretative signage and programming that will educate the public on the benefits of solar installations and water conservation. The request is consistent with Goal 12.3 – Public Services and Policy 12.3.8 – Education.

<u>Goal 12.4 – Coordination:</u> Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

The request is a collaborative effort between the City of Albuquerque, Bernalillo County, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) so the development made possible by the request is leveraging resources, maximizing efficiencies will providing added value. The request is consistent with Goal 12.4 – Coordination.

Chapter 13: Resiliency & Sustainability

<u>Policy 13.2.2 – Water Conservation:</u> Foster the efficient management and use of water in development and infrastructure.

The development made possible by the request will foster efficient management and use of water in development and infrastructure. One of the components of the request is for the installation of solar covered parking in conjunction with ABCWUA. The Juan-Chama station is a raw water pump station that draws water from the Rio Grande and is treated and used as drinking water which will allow for approximately 36% of raw water pump station electric usage to be offset. The request is consistent with Policy 13.2.2 – Water Conservation.

<u>Policy 13.2.3 – Water Quality:</u> Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

The applicant has coordinated with ABCWUA and Bernalillo County in order to maintain the quality of the groundwater and surface waters through the use of the Juan-Chama station that draws raw water from the Rio Grande. The request is consistent with Policy 13.2.3 – Water Quality.

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

The development made possible by the request will conserve energy as solar powered systems drive clean energy from the sun. Renewable energy also improves public health. The request is consistent with Goal 13.4 – Natural resources.

<u>Policy 13.4.3 – Energy Resources:</u> Conserve energy and capitalize on renewable energy resources that are plentiful in our region, especially solar and wind energy.

The development made possible by the request will conserve energy as solar powered systems derive clean energy from the sun. The solar covered parking will help combat greenhouse gas emissions that will help protect the region. The request is consistent with Policy 13.4.3 – Energy Resources.

1999 Major Public Open Space 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.

Types of Major Public Open Space applicable to this request:

Open Space Trail: A linear corridor within Major Public Open Space or linking Major Public Open Space to other facilities. Open Space trails include Major Public Open Space arroyos and Major Public Open Space links. Trails will be developed for pedestrian, equestrian and bicycling uses as appropriate and as defined in an adopted Rank II, Rank III, Resource Management or Master Development Plan.

Several goals of the Major Public Open Space Facility Plan are:

- 1. Create an inventory of exiting conditions within the City of Albuquerque MPOS Network;
- 2. Encourage and promote citizen participation in determining the direction of the MPOS Program;
- 3. Identify community needs and desires related to MPOS;
- 4. Develop a strategy to meet community needs and identify necessary resources to meet those needs;
- 5. Identify management and maintenance needs based on community needs, existing public uses and resources.

Policy A.1.E. Existing trails shall be utilized whenever possible and new trails shall be developed and sited to meet the goals and requirements of this plan.

The request is consistent with Policy A.1.E as the request will allow for better definition of the circulation paths of existing trails that will help avoid user conflicts between pedestrians and bicyclists.

Policy B.1.E. Open Space Trails. Open space trails link open space with the urban trail system and can provide linear open space which visually extends into developed areas.

A variety of paved and unpaved trails at varying levels of challenge, including hiking, equestrian and bicycle trails, will be provided within designated MPOS in appropriate areas. Preferred trail locations will be identified in Resource Management Plans, Master Development Plans and site development plans.

Interpretative trails are appropriate at accessible points of interest, particularly along major arroyos, along links between areas of cultural and historical significance, at facilities located in areas of educational value, or at the fringes of open space preserves.

The request is consistent with Policy B.1.E because the request will allow for a variety of unpaved and paved trails at varying levels of challenge to be improved within the MPOS. Interpretative signage will also be provided that will further enhance the user experience along the trail.

Policy B.2.J. The Open Space trail system shall accommodate a variety of users on single-and multipurpose trails. Trails should be designed, as much as possible, to meet the requirements and intents of the Americans with Disabilities Act and should accommodate a range of ability levels. Multiple use trails are encouraged, but in some areas, designated trails may be developed to minimize resource damage. Public information regarding trail etiquette shall be provided at manned facilities.

The request is consistent with Policy B.2.J. as the request will allow for the existing asphalt path to remain while new, 8' and 12' paths will be implemented. An all-inclusive approach has been taken in the trail design that will ensure that the needs of all potential users are addressed, including people with disabilities.

Policy B.2.K. The location of access points, parking and trailheads will be coordinated with the sidewalk system, existing and proposed trails identified in the Bikeways and Tails Facility Plan and on adjacent Federal lands.

The location of the access points, parking, and trailhead are coordinated with the existing sidewalk system along Alameda Boulevard. The request is consistent with Policy B.2.K.

Policy B.2.L. Trails shall be designed and managed to minimize environmental damage and to conform to the greatest degree possible to the materials and the topography of the natural landscape.

Class III Facility: Developed facility containing improved parking, access, picnic areas, restrooms, and trails.

The request is consistent with Policy B.2.L. as the new trails have been designed in a way that will minimize environmental damage. The materials that are proposed will conform to the topography and natural landscape. Furthermore, improved parking access, picnic areas, and restrooms are proposed that will further this policy.

Policy C.5.B. Access to Major Public Open Space shall be controlled in such a way as to protect and preserve it from degradation and disturbance due to overuse. Access to Major Public Open Space shall be controlled through facility development, tails, gates or fencing

The existing parking lot although it will be resurfaced and solar panels installed, has only a set number of parking spaces that will help to preserve the area from degradation and disturbance from overuse. The additional two trails will also allow for the MPOS to be protected and controlled through access. The request is consistent with Policy C.5.B.

Policy C.6.E. Major Public Open Space lands provide a visual relief from the impacts of urban development; as such, all lands within the Network comprise a visual resource. These resources include view sheds, view corridors, mountain tops and high points, escarpments and others.

The request is consistent with Policy C.6.E. because one of the items proposed as part of the request is for a viewing platform to be installed at the edge of the riverside drain that will allow for improved viewsheds and view corridors.

Policy C.8.A. A program shall be developed which educates the public about natural, cultural and archaeological resource protection, conservation and land use ethics, water safety, trails safety and etiquette, and the nature, location and availability of recreational facilities.

The applicant is working with ABCWUA who are providing funding for the Smart Flower to be installed that will help educate the public about natural resources and water conservation efforts. Furthermore, the Parks and Recreation Department website has a section devoted to trail etiquette that urges users to respect trail etiquette guidelines when sharing the trail with others Open SpaceEtiquette— City of Albuquerque (cabq.gov) Trail etiquette rules are also posted along the MPOS trails. The request is consistent with Policy C.8.A.

Bosque Action Plan-Rio Grande Valley State Park (Rank III)

The Bosque Action Plan is an adopted Rank III plan for the Rio Grande Valley State Park. The Alameda Open Space is part of the Rio Grande Bosque. The Plan identifies specific environmental and recreational improvements for the RGVSP. The type of improvements varies from area to area in the park based on the existing conditions within the Bosque environment. In some areas, established trail networks for pedestrians, equestrians, bicyclists and people who use wheelchairs are provided. In other areas, protection of wildlife habitat and restoration of the Bosque will require limited public access.

Goal: The goal is to protect and enhance the natural resources of the Rio Grande Valley State Park.

The request will allow for the natural resources of the Rio Grande Valley State Park and for the Alameda Open Space to be protected and enhanced by providing improved circulation paths, wayfinding features and education components. The request is consistent with this Goal.

Policy 6. All submittals for development, both private and public property located on or adjacent to the boundaries of the Rio Grande Valley State Park shall include a complete extraordinary facilities form to be submitted to the Open Space Advisor Board for their action.

The applicant has submitted all necessary paperwork and appeared before the Open Space Advisory Board on October 25, 2022, where the project was unanimously supported.

Goal: The goal is to protect and enhance the natural character by facilitating appropriate management practices and public uses.

This request is consistent with this Goal because the proposal calls for improved trails and viewing platforms that will help protect and enhance the natural character. The Alameda Open Space trailhead allows for low-impact recreation along the Paseo del Bosque trail. The natural character is protected and enhanced because there are areas that are adjacent to wildlife and agricultural preserves were low-impact recreation is not permitted.

Policy 8. Improvements shall be located in non-sensitive areas that are appropriate for such developments, considering ecological sensitive as well as user satisfaction.

Improvements to the trailhead are located near sensitive areas but they will be protected while taking into consideration user satisfaction. These sensitive areas will be protected within the Open Space and will further enhance them as extensive plantings will be installed along the Rio Grande that will provide additional shade while also enhancing the habitat value of the area that is currently unvegetated. The request is consistent with Policy 8.

Goal: The goal is to enhance environmental education within the Rio Grande Valley State Park.

The request is consistent with this goal because the Water Authority will provide "Alameda Education/Interpretation Funds" to support conservation and water-related education and public use benefits at the Alameda Open Space and in the Bosque.

Policy 17: Educational opportunities and improvements shall be identified in appropriate areas.

The applicant has worked with their consultant in order to identify educational opportunities and improvements that will be located in appropriate areas. The request is consistent with Policy 17.

Policy 20: Construction methods and materials shall be compatible with the preservation of the natural character of the Rio Grande Valley State Park.

- **B.** Minimize the removal of vegetation on all construction sites. Require vegetation where removal is unavoidable.
- **E**. Proposed methods and materials used on projects must be reviewed and approved by the Open Space Division prior to application.

The request is consistent with Policy 20 and subpolicy B & E as the applicant and their consultant have identified materials and construction methods that will be compatible with the natural character of the area. Minimal vegetation will be removed and if so, the vegetation removed shall be mitigated.

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:

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

The Site Plan – EPC for an Extraordinary Facility is consistent with the ABC Comp Plan goals and policies because the project will protect and enhance the character of the surrounding area.

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 property and any related development agreements and/or regulations.

The subject site is within the County and zoned A-1. The subject site has never been zoned NR-SU or PD 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 site plan mitigates adverse impacts on the subject site and surrounding area. The intent of the improvements is to separate pedestrian and bicycle traffic to mitigate crowding at the entrance to the Paseo del Bosque Trial.

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 not within an approved Master Development Plan and the Site Plan meets relevant standards in the Bosque Action Plan (Rio Grande Valley State Park.

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 for a Site Plan-EPC for an Extraordinary Facility for the Alameda Open Space trailhead. The Alameda Open Space is a Major Public Open Space that is owned by the County but managed by the City's Open Space Division. The site is legally described as Parcel A (City of Albuquerque), Plat of Parcels A & B, Alameda Open Space (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 Paseo Del Bosque Trail along the Rio Grande is one of the most popular trails in the City, and, due to its popularity, there have been conflicts among several user groups as there is only one, shared-use path. The Parks & Recreation Department has contracted Sites Southwest to assist in developing a site plan that will better define the circulation paths while improving wayfinding features. Other features will include shaded picnic tables, a new overlook platform, and extensive plantings that will provide additional shade while enhancing the area's existing habitat. The request will incorporate the solar panels planned by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) that was heard before the EPC on September 15, 2022.

The project will consist of the following:

- 1. New 12'-wide asphalt path.
- 2. New 8'-wide asphalt path.
- 3. Wayfinding signage.
- 4. 8-wide stabilized, compacted crusher fines path.
- 5. 15-wide base course drive for ABCWUA access.
- 6. Solar panels (ABCWUA improvement).
- 7. Viewing platform at edge of riverside drain.
- 8. 4" colored concrete slab/plazuela.
- 9. Bioswale.
- 10. Picnic tables.
- 11. "Smart Flower" solar panel (ABCWUA).
- 12. Accent color or paving pattern to highlight crossing points.
- 13. New asphalt paving.
- 14. Addition of four, electric vehicle charging spaces or 3 ADA spaces.

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) Site Design to Avoid 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:

The applicant contracted Sites Southwest to perform the Site Design to Avoid Sensitive Lands Analysis (see attachments). Relevant features were identified that include large stands limited to invasive Siberian elms along with individual mature trees (Rio Grande cottonwoods, Siberian elm (considered invasive), Chinese elm, desert willow, and screwbean mesquite.

The trailhead improvements will result in the removal of 3 mature Siberian elms and one cluster of willow scrub along the riverside drain. The Parcel A solar panel installation will result in the removal of 10 mature trees (cottonwood, Chinese elm, Desert willow).

However, the trailhead improvement project will include planting of additional individual trees as well as implementation of water-harvesting bioswales, native seeding, and pollinator-friendly wildflower beds for Parcel A.

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

There are no arroyos on the property.

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

The Albuquerque Riverside Drain is to the west of the subject site.

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

Parcel A: There are large stands of mature trees that are limited to invasive Siberian elms.

Individual Mature Trees – Rio Grande cottonwood, Siberian elm (considered invasive), Chinese elm, desert willow, screwbean mesquite.

Trailhead improvements will result in removal of the following:

- 2 mature Siberian elm, multi-trunk (5+ stems at approximately 12" caliper each)
- 1 mature Siberian elm, 16" caliper, single-trunk
- 1 cluster of willow scrub along the riverside drain

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

Nearby Riverside Drain, permanent wetland at Bachechi Open Space.

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

There are no rock outcroppings.

5-2(C)(2)(f) Significant archaeological sites (See 5-2(D) Archaeological Site)

There are no known archaeological sites on the subject site. A "Certificate of No Effect" from the City of Albuquerque was issued on October 4, 2022 under 6-5(A)(3)(a) criterion 1: "an archaeological investigation has been conducted…" and criterion 2: "The property has been disturbed through previous land use".

The property appears to have been mechanically disturbed since at least 1959 and was surveyed in 1990 and 1995 under NMCRIS 49898 and 61254 with no significant finds on the property.

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

There are no steep slopes/escarpments on the property.

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

Nearby Riverside Drain, permanent wetland at Bachechi Open Space.

5-2(D) 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 October 4, 2022 under 6-5(A)(3)(a) criterion 1: "an archaeological investigation has been conducted…" and criterion 2: "The property has been disturbed through previous land use".

The property appears to have been mechanically disturbed since at least 1959 and was surveyed in 1990 and 1995 under NMCRIS 49898 and 61254 with no significant finds on the property.

5-2(J) 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(J)(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.

Pedestrian and bicycle access are provided to the Alameda Open Space and Paseo del Bosque Trail. The trailhead is connected to the Alameda Boulevard sidewalk and can also be assessed via the Bachechi Open Space.

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

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

The landscaping plan shows that deciduous trees and shrubs, grasses and native perennials and groundcovers are proposed.

Deciduous trees

Rio Grande Cottonwood, Goodding Willow, Black Willow

Small deciduous trees/large shrubs Desert Olive, Coyote Willow

Upright Shrubs/Deciduous shrubs

Big Sagebrush, Alderleaf Mountain Mahogany, Cliffrose, Apache Plume, Arizona Rosewood, False Indigo Bush, Desert Honeysuckle, Flame Honeysuckle, Bush penstemon

Grasses

Western wheatgrass, Side oats grama, Blue grama, Alkali sacaton

Perennials and Groundcovers Yerba mansa, Goldenrod, Ironweed

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(J)(1)(c) Outdoor Lighting

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

Site lighting is not proposed as the Alameda Open Space parking lot will be open from dusk to dawn.

5-2(J)(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. Wayfinding signage is proposed along the MPOS in order to improve user access but they are not illuminated or motion signs.

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

5-2(J)(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 development is within the Alameda Open Space and Bosque including the Paseo del Norte trail.

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.

Not applicable.

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.

Landscaping is proposed that will shield the parking lot/solar panels from Alameda Boulevard, the Bosque, and surrounding neighborhoods.

- 5. Limit height of site lighting luminaries to 20 feet. *No lighting is proposed.*
- 6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.

CPTED Agency comments have not been received (will include if received).

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

All stormwater management will adhere to Subsection 5-4(H) Stormwater Management and complies with DPM standards, Flood Hazard and Drainage

Controls and requirements of AMAFCA. The development will comply with the water conservation ordinance.

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

A grading plan was not submitted.

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).

The existing vehicular access, circulation and parking will not be altered. The applicant is proposing to repave the access route to the ABCWUA facility. A gravel drive is proposed.

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).

No walls, fences or retaining walls are proposed.

5-2(J)(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(J)(2)(a)1.

Please see the attached Sensitive Lands Analysis submitted by Sites Southwest.

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

Parcel A: There are large stands of mature trees that are limited to invasive Siberian elms.

Individual Mature Trees – Rio Grande cottonwood, Siberian elm (considered invasive), Chinese elm, desert willow, screwbean mesquite.

Trailhead improvements will result in removal of the following:

- 2 mature Siberian elm, multi-trunk (5+ stems at approximately 12" caliper each)
- 1 mature Siberian elm, 16" caliper, single-trunk
- 1 cluster of willow scrub along the riverside drain

- 4. Locate and design vehicle access, circulation, and parking to minimize the impact to Major Public Open Space.
 - Landscaping is proposed that will shield the parking lot/solar panels from Alameda Boulevard, the Bosque, and surrounding neighborhoods.
- 5. Design grading and manage stormwater to minimize impact to Major Public Open Space.
 - A grading and drainage plan was not submitted.
- 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 motions signs are proposed. Wayfinding signage is proposed along the MPOS in order to improve user access but they are not illuminated or motion signs.
- 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 November 17, 2022 EPC Hearing.

Site Plan Configuration

Pedestrian, Bicycle and Transit Access

Pedestrian, bicycle, and transit access to the site will not be impacted by the proposed development.

There is one existing asphalt path that will remain unchanged. However, the applicant is proposing to better define the circulation paths within the site and is proposing to add the following: 8' & 12' wide asphalt paths, an 6' and 8' wide crusher fines path that will help avoid user conflicts.

A 4" colored concrete slab/plazuela is proposed at the southwest corner of the parking lot that will include wayfinding features, picnic tables, and the "Smart Flower" solar panels. It has not yet been determined if an accent color or a paving pattern will be used to highlight crossing paths.

A viewing platform at the edge of the riverside drain is proposed but, at this time, construction documents are not yet available.

A phasing plan has been submitted by the consultant that outlines the sequencing plan for the proposed development.

Vehicular Access, Circulation and Parking

The existing vehicular access and circulation will not be altered. The parking lot will be repaved (asphalt paving) and four (4) new vehicle charging spaces or three (3) ADA spaces will be constructed. This part of the project will include the nine (9) solar covered parking structures that were approved at the September 2022 EPC Hearing.

At the southeast corner of the parking lot, a 15-wide base course drive will be implemented that will provide access to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) pump station. The pump station is located east of the Rio Grande River and 1000 feet south of Alameda Blvd. The existing access and entry gate to the treatment facility will remain unchanged.

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

The landscaping plan shows that deciduous trees and shrubs, grasses and native perennials and groundcovers are proposed.

Deciduous trees

Rio Grande Cottonwood, Goodding Willow, Black Willow

Small deciduous trees/large shrubs Desert Olive, Coyote Willow

Upright Shrubs/Deciduous shrubs

Big Sagebrush, Alderleaf Mountain Mahogany, Cliffrose, Apache Plume, Arizona Rosewood, False Indigo Bush, Desert Honeysuckle, Flame Honeysuckle, Bush penstemon

Grasses

Western wheatgrass, Side oats grama, Blue grama, Alkali sacaton

Perennials and Groundcovers

Yerba mansa, Goldenrod, Ironweed

The new plantings will help screen the solar panel installation proposed by ABCWUA from Alameda Boulevard, the Bosque, and surrounding neighborhoods.

Walls and Fences

No walls or fences are proposed.

Lighting

Site lighting is not proposed.

Elevations/Architecture

Elevations were not submitted with the application. Renderings were provided for the Site Plan and for the wayfinding features. Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

Signage

No illuminated or motions signs are proposed.

Grading and Drainage Plan

A grading and drainage plan was not submitted. Staff has crafted conditions of approval to create compliance as needed and to provide clarity for the future.

Utility Plan

A utility plan was not submitted. However, in September 2022 a utility plan was submitted as part of the EPC application for the solar panels.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

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

The Transportation Development Review Services noted that the developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB). The site plan shall comply and be in

accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Comments received from PNM reflect the following:

There are PNM facilities and/or easements along the western perimeter of the site and along the 528/Alameda Blvd. frontage. 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 five-foot clear area on the sides and rear and ten-foot in front 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.

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.

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 Alameda North Valley Association and the Paradise Hills Civic Association, which were notified as required. Property owners within 100 feet of the subject site were also notified, as required (see attachments).

The Alameda Open Space Trailhead Community Workshop was held at the Bachechi Education Center was held on September 13, 2022.

Sites Southwest, the consultant, described the design process to date and presented early drafts and a preferred alternative design option Proposed trail and pedestrian improvements were discussed at length which would include separate bike and pedestrian paths, rain gardens, covered picnic tables, etc.

Members of the public expressed support for the proposed improvements in general and for native plants and water harvesting/rain gardens in particular. Several attendees expressed approval for creating separate bike paths separate from walking paths to reduce conflict (see attachments).

As of this writing, Staff has not received any comments in support or opposition to the request.

VI. CONCLUSION

The request is for a Site Plan-EPC for an Extraordinary Facility for the Alameda Open Space trailhead. The Alameda Open Space is a Major Public Open Space that is owned by the County but managed by the City's Open Space Division. The site is legally described as Parcel A (City of Albuquerque), Plat of Parcels A & B, Alameda Open Space (the "subject site"). The subject site is zoned County A1. 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 Paseo Del Bosque Trail along the Rio Grande is one of the most popular trails in the City, and, due to its popularity, there have been conflicts among several user groups as there is only one, shared-use path. The Parks & Recreation Department has contracted Sites Southwest to assist in developing a site plan that will better define the circulation paths while improving wayfinding features. Other features will include shaded picnic tables, a new overlook platform, and extensive plantings that will provide additional shade while enhancing the area's existing habitat. The request will incorporate the solar panels planned by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) that was heard before the EPC on September 15, 2022.

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 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.

As of this writing, Staff has not received any comments in support or opposition to the request.

FINDINGS – SI-2022-01882, Site Plan-EPC for an Extraordinary Facility, November 17, 2022.

- 1. The request is for a Site Plan-EPC for an Extraordinary Facility for the Alameda Open Space trailhead. The site is legally described as Parcel A (City of Albuquerque), Plat of Parcels A & B, Alameda Open Space (the "subject site").
- 2. The subject site is zoned County A-1 (Agricultural/Residential).
- 3. 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).

To provide citizen oversight to the MPOS Program, the City established the Open Space Advisory Board (OSAB) in 1983. The OSAB makes recommendations regarding extraordinary facilities to the City's Environmental Planning Commission (EPC).

On October 25, 2022, project was discussed and approved at the OSAB meeting.

- 4. The 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.
- 5. The Bosque Action Plan-Rio Grande Valley State Park 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 Plan identifies specific environmental and recreational improvements for the RGVSP.
- 6. 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.
- 7. The Albuquerque/Bernalillo County Comprehensive Plan, the Major Public Open Space Facility Plan, the Bosque Action Plan-Rio Grande Valley State Park, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
- 8. The request is consistent with the following Comprehensive Plan 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.

The Alameda Open Space is a prime location for preservation and protection due to its proximity to the Rio Grande Valley State Park, the Rio Grande, and the Paseo del Bosque trail which contribute to distinct communities. The area is mostly characterized by a rural character and the development made possible by the request will help protect and preserve the community by better defining circulation paths, improving wayfinding, and revegetating areas along the Bosque.

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

The request will allow for the circulation of the single, shared-use path to be better defined and the installation of extensive plantings will provide additional shade while enhancing the area's existing habitat. The shared-use path is a transportation trail that extends throughout the Bosque and serves the short-range and long-distance travel needs and interests of pedestrians, bicyclists and other users of the trail that contributes to the natural setting and ecosystem functions

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

The applicant worked with communities to determine concerns and character of the area so the development made possible by the request is consistent with this goal.

D. <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 as the applicant had meaningful engagement opportunities with neighborhood associations and interested parties. The resulting site plan is a response to concerns and response to public comments.

- 9. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use.
 - 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 Rural Areas in the County must follow Rural Area development policies which must identify and conserve environmental resources which this request complies with. The development made possible by the request takes into consideration the character and environmental conditions of the site and its surroundings so the development made possible by the request promotes development patterns and existing infrastructure.

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 is consistent with this policy because the development of the trail will be of limited development, low impact uses that would conserve the environmentally sensitive area while supporting limited trail development and reducing multi-user conflicts.

- 10. 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 Alameda Open Space is open to the public but has limited parking which will help use natural resources responsibly while meeting the needs of residents. The trail will meet the needs and interests of pedestrians, bicyclists, and other trail users.
 - 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 development made possible by the request will improve the community's access to recreational opportunities because the shared-use path will be better defined and will meet the short-range and long-distance travel needs of varying users of the trail. The request will balance the City and County's parks and Open Space system within the built environment.
 - 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 abilities.
 - One of the components of the request will be to reconfigure the shared-use trail that will enable people of varying levels of ability and skill to access and utilize the outdoor resources provided by the Alameda Open Space and Bosque system.
 - 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 request will help celebrate the natural landscape and native environment along the Bosque and will follow the natural contours of the land while taking advantage of the natural features found along the Paseo del Bosque trail. Furthermore, the proposed wayfinding features and shaded picnic tables will be appropriate to the location, function, and intensity of use of the area.
 - E. <u>Policy 10.1.4 Water Conservation:</u> Employ low-water use and reclamation strategies to conserve water.
 - The development made possible by the request will help employ low-water use and reclamation strategies that will help conserve water. One of the components of the request is
 - F. <u>Subpolicy 10.1.4(b)</u>: Integrate irrigation, water conservation, drainage and flood control functions within parks and Open Spaces with ecological preservation and recreational purpose.
 - The request is consistent with this subpolicy as a bioswale is being implemented that will intercept runoff within the Open Space.

- 11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 10: Parks & Open Space pertaining to coordination and system planning.
 - A. <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 is consistent with this Goal because the development will be confined to the existing parking area for the solar panels and the existing shared use trail thereby protecting the region's natural features and environmental assets and providing opportunities for outdoor recreation.

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

The sensitive lands will be protected within the Open Space and will be further enhanced as the request will facilitate for extensive plantings to be installed along the Bosque that will provide additional shade while enhancing the area's existing habitat..

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

The request is consistent with this policy because the existing parking lot has a set amount of parking that will not be expanded and the area is used more for passive recreational uses thereby protecting natural resources.

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

The request ensures that the development within the Open Space is compatible with its preservation purpose as users will come to the site primarily to experience nature. The trails and additional amenities will be designed to fit into the natural environment with preservation as its main purpose.

E. <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 uses along the Rio Grande and Paseo del Bosque trail are low impact-recreational activities. Furthermore, the installation of the SMART flower will provide educational opportunities along the trail that will be consistent with the carrying capacity of the Open Space.

F. <u>Policy 10.3.4 – Bosque and Rio Grande</u>: 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 purposes, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage.

Access to the Rio Grande, the Bosque, and surrounding river lands has been carefully designed as the program for the site does not function independently from the natural and physical environment. The main component of the request is to better delineate the shared use path in order to avoid user conflicts while preserving the natural wildlife habitat. The

request will also allow for a viewing platform at the edge of the riverside drain that will be suitable for recreational, scientific and educational purposes.

G. <u>Subpolicy 10.3.4(a)</u>: Minimize disturbance or removal of existing natural vegetation from the Bosque.

Disturbance will be minimized as the improved definition of the shared use trail will occur in areas along the Bosque that has previously been disturbed. Furthermore, extensive plantings will be provided that will enhance the habitat value of the area that is currently unvegetated.

- 12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 11: Heritage Conservation.
 - A. <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.
 - B. <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 trailhead improvements will help preserve and enhance the natural and cultural characteristics of Alameda Open Space which is a prime location for preservation and protection due to its proximity to the Rio Grande Valley State Park, the Rio Grande, and the Paseo del Bosque trail which contribute to cultural landscapes. The area is mostly characterized by a rural character and the development made possible by the request will help protect and preserve the community by better defining features such as circulation paths, improving wayfinding, and revegetating areas along the Bosque.

C. <u>Policy 11.3.3 – Bosque:</u> 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.

The development made possible by the request will help regulate development on adjacent lands as the proposed improvements will occur over land that has already been disturbed. The proposed development will enhance the Bosque by providing additional amenities, by providing extensive plantings that will help revegetate the area, and will provide educational opportunities that contributes to the history and identity of the area.

- D. <u>Subpolicy 11.3.3(a)</u>: Minimize grading, changes to natural topography, and land disturbance to preserve natural features.
 - Minimal grading changes are proposed that will affect the natural topography and land disturbance will be kept to a minimum. The majority of the grading will occur over the existing parking lot where the solar panels will be installed.
- E. <u>Subpolicy 11.3.3(b)</u>: Encourage reconstruction and revegetation of a natural setting on lands adjacent to the Bosque.

Extensive plantings are proposed that will provide additional shade and enhance the habitat value of the area that is currently unvegetated.

F. <u>Subpolicy 11.3.3(d)</u>: Ensure appropriate edge treatments, transitions, and buffers through site design and development standards.

Appropriate edge treatments, transitions, and buffers will be provided along the Paseo del Bosque Trail and along the access route to and from the ABCWUA water treatment facility. The trailhead improvements have been designed to fit the site's topographic and drainage context that will ensure appropriate edge treatments through site design and development standards.

G. <u>Subpolicy 11.3.3(e)</u>: Encourage links to established public access points to the Bosque from adjacent development.

The proposed improvements will encourage links along the Bosque from established public access points while avoiding multi-user conflicts. The improvements will provide the means for activity and access along the Bosque while providing visitors with the opportunity to experience various environmental settings. Some of the design components include better definition of the trails, the addition of wayfinding features, and picnic tables that will help improve the access points and user experience to and from Alameda Boulevard and the Alameda & Bachechi Open Spaces.

- 13. 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.

The applicant is working in conjunction with Bernalillo County and ABCWUA in order to provide for efficient, equitable and environmentally sound infrastructure along the Alameda Open Space, Bosque and surrounding areas. The request will support existing communities and meets the Comp Plan's vision for future growth.

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

The City is coordinating with the MRGCD to ensure the maintenance access road along the drain is clear and protected.

C. <u>Policy 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 trailhead improvements will provide efficient, equitable, and environmentally sound services that will best serve residents. Because the request will allow for better delineating the

shared use path, more residents will be able to use different paths while avoiding user conflicts that will protect 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.

Educational opportunities will be provided along the Alameda Open Space trailhead. Explora will arrange for interpretative signage and programming that will educate the public on the benefits of solar installations and water conservation.

E. <u>Goal 12.4 – Coordination:</u> Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

The request is a collaborative effort between the City of Albuquerque, Bernalillo County, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) so the development made possible by the request is leveraging resources, maximizing efficiencies will providing added value.

- 14. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 13: Resilience & Sustainability.
 - A. <u>Policy 13.2.2 Water Conservation</u>: Foster the efficient management and use of water in development and infrastructure.

The development made possible by the request will foster efficient management and use of water in development and infrastructure. One of the components of the request is for the installation of solar covered parking in conjunction with ABCWUA. The Juan-Chama station is a raw water pump station that draws water from the Rio Grande and is treated and used as drinking water which will allow for approximately 36% of raw water pump station electric usage to be offset.

B. <u>Policy 13.2.3 – Water Quality:</u> Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

The applicant has coordinated with ABCWUA and Bernalillo County in order to maintain the quality of the groundwater and surface waters through the use of the Juan-Chama station that draws raw water from the Rio Grande.

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

The development made possible by the request will conserve energy as solar powered systems drive clean energy from the sun. Renewable energy also improves public health.

D. <u>Policy 13.4.3 – Energy Resources:</u> Conserve energy and capitalize on renewable energy resources that are plentiful in our region, especially solar and wind energy.

The development made possible by the request will conserve energy solar powered systems derive clean energy from the sun. The solar covered parking will help combat greenhouse gas emissions that will help protect the region.

- 15. The request meets the City's 1999 Major Public Open Space (MPOS) Rank II Facility Plan requirements:
 - A. Existing trails shall be utilized whenever possible and new trails shall be developed and sited to meet the goals and requirements of this plan.
 - The request is consistent with Policy A.1.E as the request will allow for better definition of the circulation paths of existing trails that will help avoid user conflicts between pedestrians and bicyclists.
 - B. Open space trails link open space with the urban trail system and can provide linear open space which visually extends into developed areas.
 - The request is consistent with policy because the request will allow for a variety of unpaved and paved trails at varying levels of challenge to be improved within the MPOS. Interpretative signage will also be provided that will further enhance the user experience along the trail.
 - C. The Open Space trail system shall accommodate a variety of users on single-and multipurpose trails.
 - The request is consistent with Policy B.2.J. as the request will allow for the existing asphalt path to remain while new, 8' and 12' paths will be implemented. An all-inclusive approach has been taken in the trail design that will ensure that the needs of all potential users are addressed, including people with disabilities.
 - D. The location of access points, parking and trailheads will be coordinated with the sidewalk system, existing and proposed trails identified in the Bikeways and Tails Facility Plan and on adjacent Federal lands.
 - The location of the access points, parking, and trailhead are coordinated with the existing sidewalk system along Alameda Boulevard.
 - E. Trails shall be designed and managed to minimize environmental damage and to conform to the greatest degree possible to the materials and the topography of the natural landscape.
 - The request is consistent with Policy B.2.L. as the new trails have been designed in a way that will minimize environmental damage. The materials that are proposed will conform to the topography and natural landscape. Furthermore, improved parking access, picnic areas, and restrooms are proposed that will further this policy.

- 16. The Bosque Action Plan-Rio Grande Valley State Park, a Rank III plan identifies specific environmental and recreational improvements for the RGVSP. The improvements vary from area to area based on the existing conditions within the Bosque. The request meets several Goals and policies of this plan including protection and enhancement of the natural resources of the RGVSP, review by the OSAB, and location of improvements while providing educational opportunities.
 - A. Protection and enhance of the natural resources of the Rio Grande Valley State Park.

 The request will allow for the natural resources of the Rio Grande Valley State Park and for the Alameda Open Space to be protected and enhanced by providing improved circulation paths, wayfinding features and education components.
 - B. All submittals for development, both private and public property located on or adjacent to the boundaries of the Rio Grande Valley State Park shall include a complete extraordinary facility form to be submitted to the Open Space Advisor Board for their action.
 - The applicant has submitted all necessary paperwork and appeared before the Open Space Advisory Board on October 25, 2022, where the project was unanimously supported.
 - C. Protect and enhance the natural character by facilitating appropriate management practices and public uses.
 - This request is consistent with this Goal because the proposal calls for improved trails and viewing platforms that will help protect and enhance the natural character. The Alameda Open Space trailhead allows for low-impact recreation along the Paseo del Bosque trail. The natural character is protected and enhanced because there are areas that are adjacent to wildlife and agricultural preserves were low-impact recreation is not permitted.
 - D. Improvements shall be located in non-sensitive areas that are appropriate for such developments, considering ecological sensitive as well as user satisfaction.
 - Improvements to the trailhead are located near sensitive areas but they will be protected while taking into consideration user satisfaction. These sensitive areas will be protected within the Open Space and will further enhance them as extensive plantings will be installed along the Rio Grande that will provide additional shade while also enhancing the habitat value of the area that is currently unvegetated.
 - E. The goal is to enhance environmental education within the Rio Grande Valley State Park.
 - The request is consistent with this goal because the Water Authority will provide "Alameda Education/Interpretation Funds" to support conservation and water-related education and public use benefits at the Alameda Open Space and in the Bosque.
 - F. Educational opportunities and improvements shall be identified in appropriate areas.

The applicant has worked with their consultant in order to identify educational opportunities and improvements that will be located in appropriate areas.

G. Construction methods and materials shall be compatible with the preservation of the natural character of the Rio Grande Valley State Park.

The request is consistent with this policy because the applicant and their consultant have identified materials and construction methods that will be compatible with the natural character of the area. Minimal vegetation will be removed and if so, the vegetation removed shall be mitigated.

- 17. 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 because the project will protect and enhance the character of the surrounding area.
 - B. 14-16-6-6(J)(3)(b) The subject site is zoned A-1; 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 site plan mitigates adverse impacts on the subject site and surrounding area. The intent of the improvements is to separate pedestrian and bicycle traffic to mitigate crowding at the entrance to the Paseo del Bosque Trial.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan and the Site Plan meets relevant standards in the Bosque Action Plan.
 - 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.
- 18. 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.
- 19. There are no known archaeological sites on the subject site. A "Certificate of No Effect" from the City of Albuquerque was issued on October 4, 2022.
- 20. The affected, registered neighborhood organizations are the Alameda North Valley Association an Paradise Hills Civic Association. Property owners within 100 feet of the subject site were also notified, as required.

- 21. A pre-submittal neighborhood meeting was held on September 13, 2022. The Alameda Open Space Trailhead Community Workshop was held at the Bachechi Education Center.
- 22. As of this writing, Staff has not received any comments in support or opposition to the request.

CONDITIONS OF APPROVAL – SI-2022-01882

- 1. The EPC delegates final sign-off authority of this site development plan to the Site Plan-Administrative Process as per IDO Section 6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall submit a grading and drainage plan at the time of permitting.
- 3. The applicant shall submit elevations/architecture at the time of permitting.
- 4. Conditions from the Transportation Development Services shall be addressed.
- 5. Conditions from the Public Service Company of New Mexico (PNM) shall be addressed.
 - A. Any existing and/or new PNM easements and facilities need to be reflected on the Site Plan and any resulting Plat.

Silvia Bolivar Silvia Bolivar, PLA, ASLA

Planner

Notice of Decision CC list:

City of Albuquerque, Parks & Recreation Dept. Open Space, csomerfeldt@cabq.gov Steve Wentworth, Alameda North Valley Association, anvanews@aol.com Paradise Hills Civic Association EPC File Legal, dking@cabq.gov

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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

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

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>

- 1. No adverse comment.
- 2. For information purposes only:
 - a. Should build-out footprint increase, a request for Availability is needed.
 - b. Existing ABCWUA infrastructure present throughout the site; coordinate with ABCWUA for any potential impacts to existing infrastructure.

SOLID WASTE MANAGEMENT DEPARTMENT

A site plan will be required that show where the solar panels are being proposed, and where refuse service exists.

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PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

There are PNM facilities and/or easements along the western perimeter of the site and along the 528/Alameda Blvd. frontage. 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 five-foot clear area on the sides and rear and ten-foot in front 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.

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

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)

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)
No comment.

COUNTY OF BERNALILLO

PLANNING AND DEVELOPMENT SERVICES

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No adverse comment.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

CITY OF ALBUQUERQUE PLANNING DEPARTMENT CURRENT PLANNING SECTION





<u>Figure 1:</u> Subject site entrance off of Alameda Blvd.

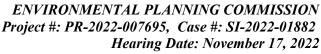
<u>Figure 2:</u> Parking lot that will be resurfaced & solar panels installed.





Figure 3: Existing signage.

CITY OF ALBUQUERQUE PLANNING DEPARTMENT CURRENT PLANNING SECTION



learing Date: November 17, 2022 Pictures Taken: August 30, 2022



<u>Figure 4:</u> Parking lot – view towards Alameda Blvd.

Figure 5: Shared use path.





<u>Figure 6:</u> Shared use path/"existing" access route to ABCWUA facility.

Hearing Date: November 17, 2022 Pictures Taken: August 30, 2022



<u>Figure 7:</u> ABCWUA facility/access route

<u>Figure 8:</u> Access path/bathroom facilities/ABCWUA access route

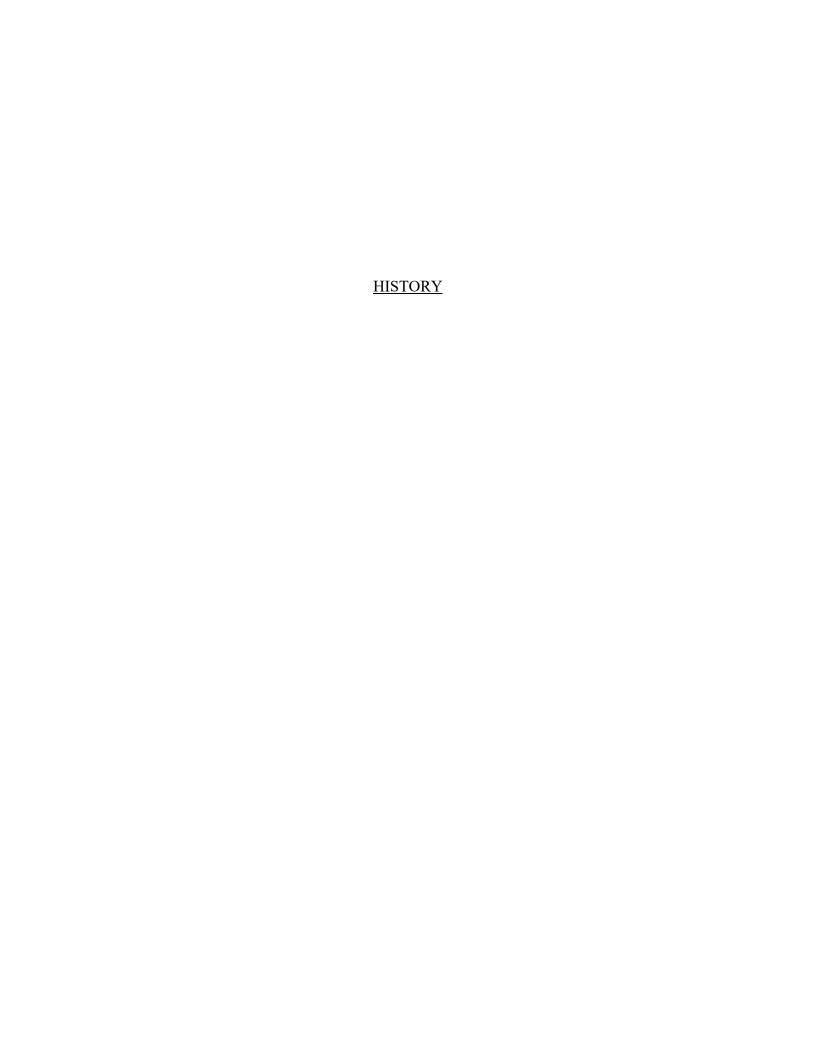




<u>Figure 9:</u> Posted sign request (picture submitted by applicant).

ZONING

County A-1



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

September 15, 2022

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) PO Box 568 Albuquerque NM, 87103-0568 **Project # PR-2022-007447** SI-2022-01468– Site Plan- EPC for Extraordinary Facility

LEGAL DESCRIPTION:

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA), requests a Site Plan-EPC for an Extraordinary Facility for all or a portion of Parcels A & B, Plat of Parcels A & B, Alameda Open Space, located at 1295 Alameda Blvd. NW, between the Albuquerque Riverside Drain and Rio Grande Blvd. NW, approximately 17 acres (B-14 & B-15)

Staff Planner: Silvia Bolivar

On September 15, 2022, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007447, SI-2022-01468, a Site Plan- EPC for an Extraordinary Facility, based on the following Findings and Conditions of Approval:

FINDINGS - SI-2022-01468

- 1. The request is for a Site Plan-EPC for an Extraordinary Facility for the Rio Grande/Alameda Open Space. The subject site is approximately 17-acres and is legally described as Parcel A (City of Albuquerque) & Parcel B (Bernalillo County), Plat of Parcels A & B, Alameda Open Space (the "subject site").
- 2. The subject site is zoned County A-1 (Agricultural/Residential).
- 3. The request is a collaborative effort between the City of Albuquerque, Bernalillo County, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).
- 4. 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).

To provide citizen oversight to the MPOS Program, the City established the Open Space Advisory Board (OSAB) in 1983. The OSAB is an appointed citizen board that, along with staff, is charged with reviewing and recommending acquisition priorities and additions to the network. OSAB makes recommendations regarding extraordinary facilities to the City's Environmental Planning Commission (EPC). The OSAB also makes recommendations to the EPC, Mayor and City Council as appropriate

policies, implementation of adopted Open Space plans, proposed development adjacent to MPOS and proposals to sell, lease or exchange trust lands.

On December 9, 2020, the OSAB voted that the Alameda Open Space project be included in the January agenda for action by the board. The project was discussed and approved at the January 26, 2021 OSAB meeting and approved (see attachments).

- 5. 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.
- 6. The Bosque Action Plan-Rio Grande Valley State Park 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 Plan identifies specific environmental and recreational improvements for the RGVSP.
- 7. 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.
- 8. The Albuquerque/Bernalillo County Comprehensive Plan, the Major Public Open Space Facility Plan, the Bosque Action Plan-Rio Grande Valley State Park, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
- 9. 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.
 - B. <u>Policy 4.1.1 Distinct Communities:</u> Enhance quality development that is consistent with the distinct character of the communities.

The Rio Grande/Alameda Open Space is a prime location for preservation and protection due to proximity to the Bosque, which contributes to distinct communities. The area is mostly characterized by a rural character. Development made possible by the request will help protect and preserve the distinct community by building over an existing paved lot.

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

The solar covered parking made possible by this request is a means to encourage a natural setting and ecosystem functions. The solar energy generation will promote conservation of natural resources.

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

The applicant worked with communities to determine concerns and character of the area so the development made possible by the request is consistent with this Goal.

E. <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 as the applicant had meaningful engagement opportunities with neighborhood associations and interested parties. The resulting site plan is a response to concerns and response to public comments.

- 10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use.
 - A. <u>Goal 5.5 County Development Areas:</u> Use Development Areas to foster the distinctness of communities in the unincorporated County by guiding their form, character, and density

The request is consistent with this Goal because the development of Rural Areas in the County must follow Rural Area development policies which must identify and conserve environmental resources which this request complies with. The development made possible by the request takes into consideration the character and environmental conditions of the site and its surroundings.

B. <u>Policy 5.5.1 – Community Green Space:</u> Provide visual relief from urbanization and offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside publicly-owned Open Space, parks, trail corridors, and open areas throughout the Comp Plan as mapped in Figure 5-3.

The request is consistent with this policy as the request will allow for opportunities for education, recreation and conservation of natural resources. The Memorandum of Agreement stipulates that the Water Authority will provide "Alameda Education/Interpretation Funds" that will support conservation and water-related education and public use of benefits at the Alameda Open Space and in the Bosque.

C. <u>Policy 5.5.3 – Rural Areas:</u> Maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.

The area's established rural atmosphere is reflected by the Rio Grande and Bosque, acequias, canals, recreation trails and agriculture that is an alternative to urbanization. The development made possible by the request follows Rural Area development guidelines.

- 11. 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 Rio Grande/Alameda Open Space is open to the public but has limited parking which will help use natural resources responsibly while meeting the needs of residents.

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 development made possible by the request will improve the community's access to recreational opportunities because the installation of the solar covered parking will help improve the user experience. By providing shade in the summer and cover during the winter months will encourage more residents to use the recreational facilities and will balance the City and County's parks and Open space system within the built environment.

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 is consistent with this Goal because the development will be confined to the existing parking area thereby protecting the region's natural features and environmental assets.

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

The development made possible by the request will allow for the solar panels to be installed over an existing parking lot so the sensitive lands nearby will be protected.

- 12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 10: Parks & Open Space pertaining to coordination and system planning.
 - A. <u>Goal 10.4 Coordination:</u> Coordinate across disciplines, jurisdictions, and geographies to leverage limited resources, maximize efficiencies, and best serve the public's needs for parks and recreation facilities.

The request is a collaborative effort between the City of Albuquerque, Bernalillo County, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) so the development made possible by the request is maximizing efficiencies while best serving the public's need for amenities located near parks and recreation facilities.

B. <u>Policy 10.4.2 – System Planning:</u> Coordinate among departments and across jurisdictional boundaries to plan interconnected networks, manage natural resources, leverage public investment, eliminate gaps in service, and avoid duplication in effort.

The request is consistent with this policy as the collaborative effort between departments/jurisdictional boundaries will avoid duplication of efforts while promoting clean, pure energy efforts near the Bosque.

- 13. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 11: Heritage Conservation.
 - A. <u>Policy 11.1.2 Rural Character:</u> Protect the character of rural areas and ensure that development is sensitive to historic and cultural patterns.

The installation of the solar panels over the existing parking lot will help protect the rural area as agricultural land will not be lost due to the request.

14. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 12: Infrastructure, Community Facilities & Services.

A. <u>Policy 12.1.1 – Infrastructure Design:</u> Encourage design of visible infrastructure (surface and overhead) that respects the character of neighborhoods and communities and protects significant natural and cultural features.

The request will allow for overhead, visible infrastructure that is being installed over an existing parking lot thereby protecting significant natural features.

B. <u>Policy 12.1.2 – Water and Wastewater Utility:</u> Ensure consistency between Comp Plan and ABCWUA policies by coordinating infrastructure planning and programming.

Similar to Goal 10.4 – Coordination, the request is a collaborative effort between the City of Albuquerque, Bernalillo County, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) so the development made possible by the request is consistent between the Comp Plan and ABCWUA policies.

- 15. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 13: Resilience & Sustainability.
 - A. <u>Policy 13.2.2 Water Conservation</u>: Foster the efficient management and use of water in development and infrastructure.

The development made possible by the request will foster efficient management and use of water in development and infrastructure. The Juan-Chama station is a raw water pump station that draws water from the Rio Grande and is treated and used as drinking water which will allow for approximately 36% of raw water pump station electric usage to be offset.

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

The development made possible by the request will conserve energy as solar powered systems drive clean energy from the sun. Renewable energy also improves public health.

C. <u>Policy 13.4.3 – Energy Resources:</u> Conserve energy and capitalize on renewable energy resources that are plentiful in our region, especially solar and wind energy.

The development made possible by the request will conserve energy as solar powered systems derive clean energy from the sun. The solar covered parking will help combat greenhouse gas emissions that will help protect the region.

- 16. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
 - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis 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 A-1; 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.

OFFICIAL NOTICE OF DECISION Project # PR-2022-007447 September 15, 2022 Page 6 of 8

- 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 Bosque Action Plan.
- 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.
- 17. 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.
- 18. 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
- 19. The affected, registered neighborhood organization is the Alameda North Valley Association which was notified as required. Property owners within 100 feet of the subject site were also notified, as required.
- 20. A pre-submittal neighborhood meeting was held on February 1, 2022 via Zoom to discuss the proposed solar covered parking project. A presentation by the Albuquerque Bernalillo County Water Authority and a representative from Triple H Solar discussed the benefits of the project and showed slides of examples of similar canopies located throughout the Southwest.
- 21. As of this writing, Staff has not received any comments in support or opposition to the request.

CONDITIONS OF APPROVAL - SI-2022-01468

- 1. The EPC delegates final sign-off authority of this site development plan to the Site Plan-Administrative Process as per IDO Section 6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall submit a fully dimensioned site plan for filing at the Planning Department. The site plan shall include:
 - A. Date of drawing or last revision
 - B. Scale: 1.0 acre or less 1" = 10' 1.0 - 5.0 acres 1" = 20' Over 5.0 acres 1" = 50' Over 20 acres 1" = 100'
 - C. Bar scale.

OFFICIAL NOTICE OF DECISION Project # PR-2022-007447 September 15, 2022 Page 7 of 8

- D. North arrow.
- E. Legend.
- F. Scaled vicinity map.
- G. Property lines (clearly defined).
- H. Existing and proposed easements (identify each).
- I. Phases of development, if applicable.
- 3. The applicant shall submit a grading and drainage plan.
- 4. The applicant shall submit a landscaping plan.
- 5. CPTED comments shall be addressed at the time of building permitting.
- 6. Condition from the Parks & Recreation Department shall be addressed at the time of building permitting.
 - A. Clearly delineate the City of Albuquerque Parks and Recreation Department Open Space Division and the Bernalillo County property lines in the Site Plan package on all scaled drawings.
 - B. The Site Plan application did not include a Landscaping Plan. PRD typically reviews landscaping quantity and plant material. The MOA between the ABCWUA and the COA PRD OSD requires replacement of mature trees (number of trees shown in the Sensitive Lands Analysis) The MOA clause 1. D states:

"The Water Authority will replace all trees and shrubs removed from the parking lot by the Solar Energy Project with mature planting stock specified by the Open Space Division at a 4:1 ratio. New plantings may be on the periphery of the Alameda Open Space parking area and wetlands and shall be located by agreement between the Water Authority and PRD Open Space. The new plantings will be maintained by the PRD Open Space Division."

Please note this clause on the EPC – Site Plan.

C. The Moa between ABCWUA and COA PRD OSD requires the ABCWUA to "restore the site to its pre-project condition to the extent possible within a reasonable time following completion of construction."

Please note this clause on the EPC – Site Plan.

D. A Temporary Construction Easement was issued for the COA property. An Access Easement for maintenance shall be acquired subsequent to this approval.

<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 30, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

OFFICIAL NOTICE OF DECISION Project # PR-2022-007447 September 15, 2022 Page 8 of 8

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

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

Sincerely,

for Alan M. Varela, Planning Director

Catalina Lehner

AV/CL/SB

cc: Raymond Sandoval, Albuquerque Bernalillo County Water Utility Authority (ABCWUA), rsandoval@abcwua.org

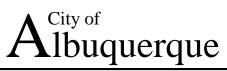
Steven M. House, P.E., shouse@triplehsolar.com

Alameda North Valley Association, Steve Wentworth, anvenews@aol.com

Alameda North Valley Association, Deborah Potter, 1019 Guadalupe Court NW, 87114 EPC File

Legal, dking@cabq.gov







DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

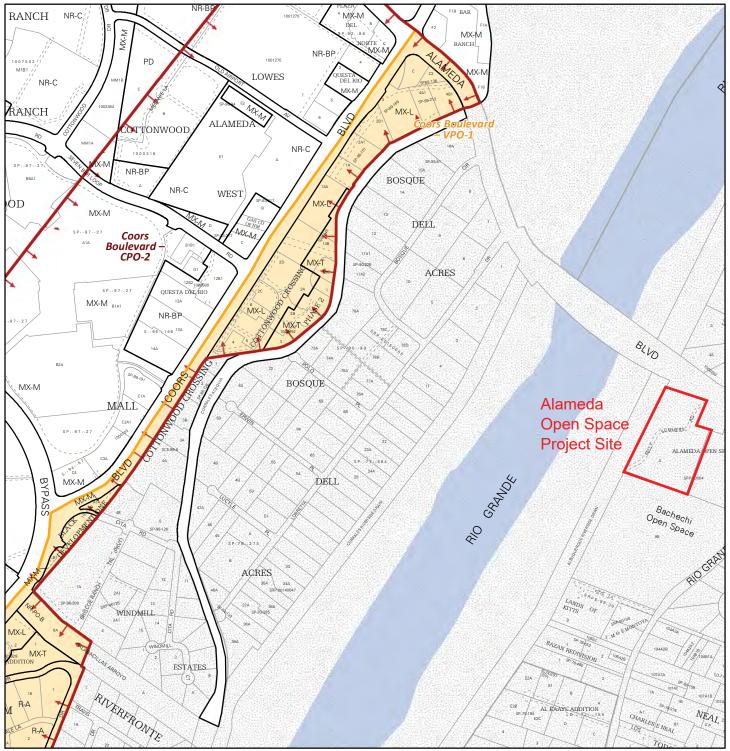
Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.							
Administrative Decisions	De	ecisions Requiring a Pu	blic Meeting or Hearing	Policy	Decisions		
☐ Archaeological Certificate (Form P3)		☐ Site Plan – EPC including any Variances – EPC (Form P1)			Adoption or Amendment of Comprehensive n or Facility Plan (Form Z)		
☐ Historic Certificate of Appropriatenes (Form L)	ss – Minor	☐ Master Development Plan (Form P1)			☐ Adoption or Amendment of Historic Designation <i>(Form L)</i>		
☐ Alternative Signage Plan (Form P3)		Historic Certificate of Ap	propriateness – Major	☐ Am	□ Amendment of IDO Text (Form Z)		
☐ Minor Amendment to Site Plan (Form	n P3) 🗆	Demolition Outside of H	PO (Form L)	☐ Anr	Annexation of Land (Form Z)		
☐ WTF Approval (Form W1)		Historic Design Standar	ds and Guidelines (Form L)	□ Am	Amendment to Zoning Map – EPC (Form Z)		
		Wireless Telecommunic	ations Facility Waiver	□ Am	☐ Amendment to Zoning Map – Council <i>(Form Z)</i>		
				Appea	Appeals		
				☐ Dec	☐ Decision by EPC, LC, ZHE, or City Staff (Form 4)		
APPLICATION INFORMATION							
Applicant: City of Albuquerque, Parks and Recreation Department, Open Space Division Phone: 505-768-5363							
Address: 1801 4th St NW			,	En	Email: csomerfeldt@cabq.gov		
City: Albuquerque			State: _{NM}	Zip	Zip: 87102		
Professional/Agent (if any):				Ph	Phone:		
Address:				En	Email:		
City:			State:	Zip	Zip:		
Proprietary Interest in Site: List all 0			List all owners:				
BRIEF DESCRIPTION OF REQUEST							
EPC - Site Plan for Extraordinary Faci	ility (trails, sigr	nage, and shade in City-c	wned Major Public Open Sp	ace)			
SITE INFORMATION (Accuracy of the	e existing lega	I description is crucial!	Attach a separate sheet if	necessa	ary.)		
Lot or Tract No.: PARCEL A			Block:	Unit:			
Subdivision/Addition: PARCELS A & B ALAMEDA OPEN SPACE			MRGCD Map No.: UPC Code: 101406549320040		20040115		
Zone Atlas Page(s): B-14-Z Existing		Existing Zoning: A-1	Existing Zoning: A-1		Proposed Zoning:		
# of Existing Lots:		# of Proposed Lots:		Total Area of Site (acres):			
LOCATION OF PROPERTY BY STREETS							
Site Address/Street: Alameda Blvd NV	V	Between: Rio Grande	Blvd NW	and: Rio Grande River			
CASE HISTORY (List any current or p	prior project a	nd case number(s) that	may be relevant to your re	quest.)			
Signature: Chung Soundelett				Da	Date: 09-30-2022		
Printed Name: Cheryl Somerfeldt, Parks and Recreation Department			R	☐ Applicant or ☐ Agent			
FOR OFFICIAL USE ONLY							
Case Numbers	Action	Fees	Case Numbers		Action	Fees	
Meeting/Hearing Date:				Fe	Fee Total:		
Staff Signature: Date:			Pro	Project #			

FORM P1: SITE PLAN - EPC

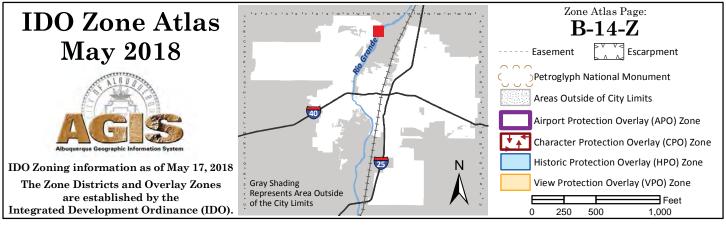
Staff Signature:

Date:

Ple	ease refer to the EPC hearing schedule for public hearing dates and deadlines.	Your attendance is required.		
	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 Interpreter Needed for Hearing? if yes, indicate language: X A Single PDF file of the complete application including all documents being submitted m prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via ema	nust be emailed to <u>PLNDRS@cabq.gov</u>		
	provided on a CD. PDF <u>shall be organized</u> with the Development Review Application and the remaining documents <u>in the order provided on this form.</u> 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	d this Form P1 at the front followed by 6-6-5(A)		
	Signed Traffic Impact Study (TIS) Form 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/AExplanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P) X 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)		
	 Proof of email with read receipt OR Certified Letter offering meeting to applicable asso Completed neighborhood meeting request form(s) If a meeting was requested/held, copy of sign-in sheet and meeting notes 	ociations		
	 X Sign Posting Agreement 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 			
	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) created by applicant, copy of notifying letter, completed notification forms(s), proof of accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing X Completed Site Plan Checklist Scaled Site Plan or Master Development Plan and related drawings	iation representatives.) provided by Planning Department or		
	Master Development Plans should include general building and parking locations, as well landscaping, lighting, and signage. N/A Copy of the original approved Site Plan or Master Development Plan (for amendments of X Site Plan or Master Development Plan X Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)	nly)		
	N/A Completed Site & Building Design Considerations Form in accordance with IDO Section site plans except if the development is industrial or the multifamily is less than 25 units. N/ALandfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated by	5-2(D) for all commercial and multifamily		
	VARIANCE – EPC In addition to the above requirements for the Site Plan – EPC or Master Developme is related to, please describe, explain, and justify the variance per the criteria in IDO			
	Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted 6(L) See Form V.			
	, the applicant or agent, acknowledge that if any required information is not submitted with this scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	s application, the application will not be		
Siç	gnature:	Date:		
Pri	inted Name:	☐ Applicant or ☐ Agent		
FO	OR OFFICIAL USE ONLY			
	Case Numbers: Project Number:	ALBUD		



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance





Tim Keller, Mayor Sarita Nair, CAO

City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

DATE: October 4, 20	022
SUBJECT: Albuquer	que Archaeological Ordinance - Compliance Documentation
Case Number(s): Agent:	PR-2022-007695
Applicant: Legal Description: Zoning:	City of Albuquerque, Parks and Recreation Department, Open Space Division PARCEL A PLAT OF PARCELS A & B ALAMEDA OPEN SPACE A-1
Acreage: Zone Atlas Page(s):	7.4228
CERTIFICATE OF	
SUPPORTING DO	OCUMENTATION:
Historical Aerial View	er-City of Albuquerque, Historic Google Earth images, NMCRIS records, PR-2022-007447
SITE VISIT: N/A	
RECOMMENDAT	TIONS:
The property appears under NMCRIS 4989	s to have been mechanically disturbed since at least 1959 and was surveyed in in 1990 and 1995 8 and 61254 with no significant finds on the property.

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

conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

Douglas H. M. Boggess, MA, RPA Date

Senior Principal Investigator Acting City Archaeologist

Lone Mountain Archaeological Services, Inc.



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Alameda Open Space Trailnead
Building Permit #: Hydrology File #:
Zone Atlas Page: <u>B-14-Z</u> DRB#: EPC#: Work Order#:
Legal Description: PARCEL A PLAT OF PARCELS A & B ALAMEDA OPEN SPACECONT
Development Street Address: Alameda Blvd NW west of Rio Grande Blvd NW
Applicant: City of Albuquerque, Parks & Recreation Department, Open Space Divisior Contact: Cheryl Somerfeldt
Address:
Phone#:505-768-5363Fax#:
E-mail: csomerfeldt@cabq.gov
Development Information
Build out/Implementation Year: Current/Proposed Zoning:A-1
Project Type: New: () Change of Use: () Same Use/Unchanged: (X) Same Use/Increased Activity: ()
Change of Zoning: ()
Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: ()
Describe development and Uses: Trailhead improvements to include new trail and signage.
Trainieud Improvements to merade new train und signage.
Days and Hours of Operation (if known): 7 days per week / 7am-9pm
<u>Facility</u>
Building Size (sq. ft.):0
Number of Residential Units:
Number of Commercial Units: 0
Traffic Considerations
ITE Trip Generation Land Use Code 411, public park
Expected Number of Daily Visitors/Patrons (if known):* unknown
Expected Number of Employees (if known):*unknown
Expected Number of Delivery Trucks/Buses per Day (if known):* unknown
Trip Generations during PM/AM Peak Hour (if known):* unknown
Driveway(s) Located on: Street Name Alameda Blvd NW

Adjacent Roadway(s) Posted Speed: Street Name		Posted Speed
Street Name		Posted Speed
* If these values are not known, assumpt	tions will be made by City staff. Depending on the as	sumptions, a full TIS may be required.
Roadway Information (adjacent to site)		
Comprehensive Plan Corridor Designation/Fund	ctional Classification: Principal Arter	ial
Comprehensive Plan Center Designation: (urban center, employment center, activity center, etc.)	Outside of Plan Center	
Jurisdiction of roadway (NMDOT, City, County	y): NMDOT	
Adjacent Roadway(s) Traffic Volume: <u>AAW</u>	T=35,000 Volume-to-Capacity R (if applicable)	atio (v/c):
Adjacent Transit Service(s): ABQ Ride Com	muter bus _{Nearest} Transit Stop(s): 14	00-ft west of entrance
Is site within 660 feet of Premium Transit?:	no	
(bike lanes, trails)	sting paved multi-use trail on the north	
Current/Proposed Sidewalk Infrastructure: _exi	isting sidewalk on the south side of Ala	meda Blvd
Relevant Web-sites for Filling out Roadway In	formation	
City GIS Information: http://www.cabq.gov/gis/ad		
Comprehensive Plan Corridor/Designation: See C		
Road Corridor Classification: https://www.mrcog PDF?bidId=	•	ange-Roadway-System-LRRS-
Traffic Volume and V/C Ratio: https://www.mrcog	g-nm.gov/285/Traffic-Counts and https://pul	olic.mrcog-nm.gov/taqa/
Bikeways : http://documents.cabq.gov/planning/adop81)	oted-longrange-plans/BTFP/Final/BTFP%20FII	NAL Jun25.pdf (Map Pages 75 to
TIS Determination		
<u>Note:</u> Changes made to development proposals TIS determination.	/ assumptions, from the information provide	led above, will result in a new
Traffic Impact Study (TIS) Required: Yes [] No [v]	
Thresholds Met? Yes [] No		
Mitigating Reasons for Not Requiring TIS:	Previously Studied: []	
Notes:		
MPn-P.E.	10/3/2022	
TRAFFIC ENGINEER	DATE	

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC 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 mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping 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 (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
- 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). Note if site is within 660 feet of premium transit.
- 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.
- 8. Note if site is within a Center and more specifically if it is within an Urban Center.
- 9. Note if site is adjacent to a Main Street.
- 10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

PRE-APPLICATION MEETING NOTES

PA#: 22-204	Notes Provid	ed (date): 08/05/22			
Site Address and/or Location:	Nameda Blvd.				
Pre-application notes are for info kind. Additional research may b unknown and/or thought of as mit	e necessary to determine the ex	act type of process and/or	application required. Factors		
Request Updating Site Plan	to include solar shade, la	ndscaping, trail widths	s, and signage.		
Basic Site Information					
Current Use(s): Open Space	Siz	Size (acreage): 7			
Zoning: NR-PO	O1	Overlay Zone(s): N/A			
Comprehensive Plan Designati	ons				
Development Area: N/A		Corridor(s): N/A			
Center: N/A		Near Major Public Open Space (MPOS)?: Yes			
Integrated Development Ordin	ance (IDO)				
https://www.cabq.gov/plannin Proposed Use(s): Site impro	g/codes-policies-regulations/i	ntegrated-development-o			
Use Specific Standards:					
Applicable Definition(s): N	Α				
Sensitive Lands: Please see Il standards, and changes to pro	5 5	-	nnalysis, development		
Notice					
Neighborhood Meeting Offer	Required? (see IDO Table 6-	1-1). If yes, please refer t	o:		
https://www.cabq.gov/plannindevelopment-ordinance	g/urban-design-development/i	neighborhood-meeting-re	equirement-in-the-integrated-		
Process					
Decision Type(s) (see IDO Ta	ole 6-1-1): Administrative Decisions-N	finor Amendment/ Decisions requiring a	a public meeting or hearing-Major Amendment		
Specific Procedure(s)*: 6-4	Y)(2) Minor Amendment	or 6-4(Y)(3) Major Am	endment		
*Please refer to specific proce	dures for relevant decision cr	iteria required to be add	ressed.		
Decision Making Body/ies:	Staff- Minor EPC-Major	Is this a PR	T requirement? Minor-No Major-Yes		
Handouts Provided					
☐ Zoning Map Amendment	✓ Site Plan Amendments	☐ Site Plan- EPC	☐ Site Plan- DRB		
☐ Site Plan- Admin	☐ Variance-ZHE	☐Conditional Use	☐ Subdivision		
☐ Site History/Research	☐ Transportation	☐ Hydrology	Fire		

If you have additional questions, please contact <u>planningprt@cabq.gov</u> at (505) 924-3811 to schedule a follow-up meeting.

Additional Notes:

Please provide more information such as area of solar shade, landscaping calcs and signage.

Refer to Table 6-4-4 regarding thresholds for minor amendments. Allowable sq. ft. footage for minor amendments is 10% of Building square footage.

If threshold is exceeded, a major amendment would have to be requested and go through the original approving body-EPC.

Refer to IDO section 14-16-6-4(K)(1) for public notification requirements.

Updates that can be done without an EPC review must be within the 10% threshold for minor amendments.

OPEN SPACE ADVISORY BOARD DRAFT MEETING MINUTES

October 25, 2022 1:30pm Open Space Visitor Center

Members Present

Taylor Bui, Michael Scisco, Don Meaders, Barbara Taylor, Tasia Young

Members Absent

Scott Forrester, Twyla McComb

Staff Members Present

Amanda Romero, (Sr. Administrative Assistant, Open Space Division), Colleen Langan-McRoberts (Superintendent, Open Space Division), James Lewis (Asst. Superintendent, Open Space Division), Dennis Vasquez (Deputy Director, Parks and Recreation)

Visitors Present

Reylene Garcia (COA, Real Property), Bob Oberdorfer (sites Southwest), Cheryl Somerfeldt (Planner, Parks and Recreation)

1. Call to Order and Introductions

Chair Taylor Bui called the meeting to order at 1:35 pm.

2. Action: Approval of Agenda

Motion: Barbara Taylor moved approval of the agenda, second by Tasia Young. Motion carried unanimously, 5-0

3. Action: Approval of the September 27, 2022 Meeting Minutes

Motion: Don Meaders moved the approval of minutes from the September 27, 2022 Minutes; second by Tasia Young.

Motion carried unanimously, 5-0

4. Public Comment

None

5. Announcements and Correspondence

There were no announcements.

6. Quarterly Trust Fund Update

Superintendent Colleen Langan-McRoberts updated the board on the Quarterly Trust Fund.

7. Land Acquisition Efforts and Strategies

Board discussed possible land inquires and field trip out the Los Volcanoes property.

8. Open Space Trust Fund Committee Updates

- a) Committee Meeting Update: Don Meaders updated the board about the committee meeting. They discussed the matrix on the property. Wants to go visit other parcels of APS property next to Open Space.
- b) Language Update: Taylor, Colleen and Twyla will get together and finalize the language.

9. ACTION ITEM: Board Recommendation on Loma Ponderosa

Motion: Barbara Taylor moved that Loma Ponderosa Open Space be retained as major public Open Space; second by Don Meaders.

Motion carried unanimously, 5-0

10. ACTION ITEM: Board Recommendation on GO Bond increase

Motion: Michael Scisco moved to have OSAB approve sending the letter related to increasing open space bond funding from 2% to 3% as presented at the OSAB meeting in its general form and intent to the Mayor and President of the City Council with minor edits by select members of OSAB; second by Barbara Taylor.

Motion carried unanimously, 5-0

11. ACTION ITEM: Board Recommendation to Alameda Site Plan to EPC

Motion: Don Meaders moved Open Space Advisory Board recommends the Alameda Site Plan to be presented to the EPC; second by Barbara Taylor.

Motion carried unanimously, 5-0

12. Staff Update

Superintendent Colleen Langan-McRoberts updated the board on upcoming and ongoing projects within Open Space. Deputy Director Dennis Vasquez updated the board that they submitted work to be done out at the West Mesa. Submitted a Grant request for Land Acquisition – Diamond Rock property.

13. ACTION ITEM: November / December Board Meeting

Motion: Don Meaders moved we have the final meeting on November 29, 2022; second by Barbara Taylor.

Motion carried unanimously, 5-0

14. Adjournment

Motion to adjourn by Don Meaders; second by Tasia Young. Motion carried unanimously, 4-0. Meeting adjourned at 3:34pm.

ALAMEDA OPEN SPACE TRAILHEAD

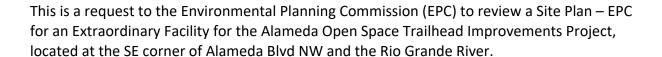
EPC – Site Plan for Extraordinary Facility

Justification Letter

October 05, 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



Project Background:

The Alameda Open Space is adjacent to the Rio Grande Valley State Park and Paseo del Bosque Trail that is also managed by the City's Open Space Division, as well as Bachechi Open Space, which is managed by Bernalillo County. This trailhead improvement project will lead to one of the most popular trails in the City, the existing Paseo del Bosque Trail along the Rio Grande.

Due to the popularity of the trail, the City's Open Space Division is aware of conflicts among the many user groups on the single shared-use path, and a general lack of definition of space for various uses. To address this, the Parks and Recreation Department contracted with Sites Southwest to develop this Site Plan to better define circulation paths for the various user groups, improve wayfinding, and incorporate solar panels planned by the Water Utility Authority. Other features include a trailhead plaza, shaded picnic tables, a new overlook platform at the riverside drain, and extensive plantings to provide additional shade and enhance the habitat value of areas that are currently unvegetated.

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

a) 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 goals and policies:

GOALS:

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



ALAMEDA OPEN SPACE TRAILHEAD

EPC – Site Plan for Extraordinary Facility

Justification Letter



The proposed Site Plan will enhance, protect, and preserve the distinct North Valley community, which is known for the lush green valley with rich fertile farm land, outdoor recreation, and a rural character along the Rio Grande. The North Valley character is defined by deep lots with acequia irrigation ditches; and the proposed project will enhance access to this cultural landscape near the popular Bachechi Open Space.

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

The proposed Site Plan will promote efficient development patterns by renovating an existing trail connection with an existing large parking area. This Paseo del Bosque trail connection consists of a single, relatively narrow, paved multi-use path, which sees a high level of use during peak times — often resulting in conflicts among various user groups, and the proposed project will remedy this condition in the existing location.

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

The proposed Site Plan will provide recreation facilities that meet the need of all residences by offering multiple trail tread options, both paved and unpaved, and ADA connections to allow for better separation of users. Increased signage will also improve wayfinding to better guide users to nearby and regional facilities.

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

Applicant Response: The proposed Site Plan will protect, conserve, and enhance natural resources, habitat, and ecosystems by clearly defining circulation paths to limit disturbance, and providing screening and enhanced plantings within the remaining wildlife habitat. Bioswales constructed along the drain will include pollinator-friendly plantings, with an overall plant palette that reflects the diversity found in the Middle Rio Grande ecosystem.

POLICIES:

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 recreation and interpretive signage.

ALAMEDA OPEN SPACE TRAILHEAD

EPC – Site Plan for Extraordinary Facility

Justification Letter



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: The Open Space Division and Sites Southwest held a community meeting to review the project on September 13, 2022. Sites Southwest created several conceptual designs and surveyed public comments; and feedback was positive. Property owners and Neighborhood Associations received notice of the meeting as required by the IDO.

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 by protecting the property for preservation of natural systems and access to recreation in perpetuity rather than development for other uses of higher intensity.

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 City and County Open Space lands within the City's built environment (generally between the east and west sides of the City of Albuquerque and particularly in the North Valley), and will enhance existing access to recreational opportunities.

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 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.

ALAMEDA OPEN SPACE TRAILHEAD

EPC – Site Plan for Extraordinary Facility

Justification Letter



Applicant Response: Water efficiency will continue to be a priority in managing the Alameda Open Space. The MRGCD drain will remain in good working condition and this Site Plan will provide access for proper maintenance. Water harvesting will be incorporated into the new planting scheme, to increase water available to plants and reduce runoff erosion into the riverside drain.

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 as well as plans for reasonable public access consistent with the objective of preserving wildlife. The subject Site Plan manages public access to best protect natural resources by separating the pedestrian and bicycle trails to reduce crowding and conflicts, and to ensure that the remaining spaces within the Open Space property are preserved for the habitat and ecosystem.

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 a Major Public Open Space by providing the opportunity to educate about the adjacent river ecosystem and proposed solar installation via interpretive signage and a new overlook point at the riverside drain.

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 proposed Site Plan preserves and enhances the natural and cultural characteristics and features of the Alameda Open Space and its special location adjacent to both the Rio Grande River and the culturally significant Bernalillo County Bachechi Open Space by retaining and enhancing the property's natural features, improving site circulation, creating a new entry plaza gathering space, and providing interpretive opportunities.

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

ALAMEDA OPEN SPACE TRAILHEAD

EPC – Site Plan for Extraordinary Facility

Justification Letter



Applicant Response: The City is coordinating with the MRGCD to ensure the maintenance access road along the drain is clear and protected.

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: The proposed Site Plan will provide educational opportunities as Explora will arrange for interpretive signage and programming to educate the public on the benefits of the solar installation (ABCWUA project on site) and water conservation in conjunction with the open space and trail.

b) 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 property is not within the boundary of the City of Albuquerque, and there are no previously approved NR-SU or PD zoning covering the subject property.

c) 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 property is not within the boundary of the City of Albuquerque, and will comply or exceed all applicable provisions required by Bernalillo County and other agencies specifically applicable to development and usage of the property as it relates to health, safety, and welfare.

d) 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: The project will improve trail capacity and reduce conflicts by providing additional treads to separate user groups. Additional traffic is not expected to exceed existing usage. The site has an existing 44-space parking lot for visitors, which will be covered by a solar shade structure installation as part of the ABCWUA separate project heard by the EPC in September of 2022.

e) 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.

ALAMEDA OPEN SPACE TRAILHEAD

EPC – Site Plan for Extraordinary Facility

Justification Letter



Applicant Response: The Site Plan application mitigates adverse impacts on the project site and surrounding area. The intent of this improvements project is to separate pedestrian and bicycle traffic to mitigate crowding at the entrance to the popular Paseo del Bosque Trail, and to provide additional amenities such as shade, landscaping, and potential drinking water. New plantings will help to screen the solar panel installation proposed by ABCWUA (under separate consideration by EPC) from Alameda Blvd. and the surrounding neighborhoods. Other improvements are limited, and the space is intended to remain a minimal intervention allowing for the continuation of natural processes and visitor enjoyment.

f) 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 boundary of the City of Albuquerque nor within the boundaries of an approved Master Development Plan.

g) 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 Alameda Open Space Trailhead Improvements Project.

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

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

- A. 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.

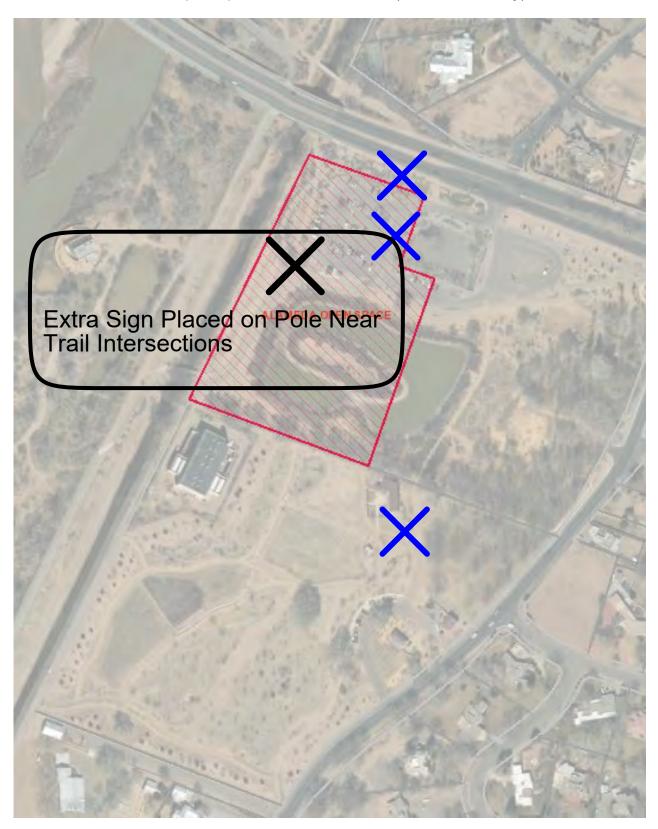
4.	IIIVI⊏						
Signs mu	st be pos	sted from _	November	2, 2022	To	Decem	ber 2, 2022
5.	REMO	VAL					
	A. B.	•				aring on the requester the initial heari	
	to keep	the sign(s)		•			taff. I understand (A) my ocated. I am being given
			E	hengt Son	nerfelatt		10/26/2022
				cant or Agent			(Date)
l issued ₋	<u>3</u> si	gns for this	application,	10/17/22 (Date)	,	Silvia Bolivar	(Staff Member)

PROJECT NUMBER: PR-2022-007695/SI-2022-01882

Rev. 1/11/05

Notification Signage Site Plan

- 1. Within 20' of Alameda Blvd (per code requirements)
- 2. Entry to Alameda Open Space parking lot (on-site)
- 3. Around Bachechi Open Space Education Center (Bernalillo County)





TO: Cheryl Somerfeldt

Park & Recreation Department

City of Albuquerque csomerfeldt@cabq.gov

FROM: Silvia Bolivar, PLA, ASLA/ JB

City of Albuquerque Planning Department

RE: PROJECT #PR-2022-007695/SI-2022-01882

Site Plan – EPC for an Extraordinary Facility - Alameda Open Space Trailhead

Improvements

I have completed the initial review of the application, including the justification letter for the proposed Site Plan-EPC for an Extraordinary Facility (Alameda Open Space Trailhead).

Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately. After review of the application material including the justification letter, the following comments are provided and changes or additions requested.

The response to some of the Goals and Policies need to be expanded or were not justified at all. Please submit a revised justification letter and supporting documentation (see below) by Wednesday, October 26, 2022. If you have difficulty with this deadline please let me know.

1. Introduction

- A. This is what I have for the legal description: Parcel A, Plat of Parcels A & B, Alameda Open Space, located at 1295 Alameda Blvd. New, between Rio Grande Blvd NW and the Rio Grande River, approximately 7.5 acres.
- B. Although this project is separate from the ABCWUA Solar Panel project, the Agent notified Staff that there is a delay in the production of the solar panels and that more than likely the project will not begin until at least November 2023. Will the delay in procuring the solar panels delay this project? If so, by how much time? If not, when do you anticipate for the improvements to begin?

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, November 17, 2022. Final Staff Reports will be available on Thursday, November 10, 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 site plan-EPC 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.
- B. A Community Workshop was held on September13, 2022 at the Bachechi Education Center. Has anyone contacted you with questions or concerns since the Community Workshop was held?

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

Have you received the sign requests that need to be posted on the property (yellow signs)? On Monday, October 17, 2022, I emailed you the sign posting agreement that needs to be included with the application. I will include a copy of the PDF with this memorandum. Please sign, date, and return the agreement to me as soon as possible.

At least three signs will have to posted for this request. The signs must be posted from November 2, 2022 to December 2, 2022.

5. Site Plan-EPC - Justification and Policy Analysis

The justification letter needs to be updated as some Goals and Policies that were listed were not addressed. Please separate the Goal and Policy responses.

Goals & Policies that need to be addressed:

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

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.

Goal 10.1 – Facilities & Access/Policy 10.1.1 – Distribution.

Your response states, "and will enhance existing access to recreational opportunities". Please expand your response and explain how the existing access will be enhanced.

6. Pursuant to IDO Section 5-2(C) the site design process shall begin with an analysis of site constraints related to sensitive lands (IDO, page 231).

Sites Southwest completed the Sensitive Lands Analysis on August 29, 2022 as part of the submittal packet for the ABCWUA Solar Panel application that went before the EPC on September 15, 2022.

The analysis notes that the trailhead improvements will result in the removal of 2 mature, multi-trunk Siberian elms, 1 mature, single-trunk Siberian elm and a cluster of willow scrub along the riverside drain.

- 7. For sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A). This was submitted as part of the application.
- 8. Site Plan/Landscape Plan/Supporting Documentation.

The Alameda Open Space Site Improvement Concept – Option 3A and the Construction Plan list the following:

- A. Secondary entry/plazuela
- B. Picnic tables with solar cover (optional)
- C. Smart Flower Solar Panel
- D. Bike pathway
- E. Entry Plaza
- F. Bioswale to intercept runoff detail is shown on Construction Plan LC101
- G. Crossing to the waterfowl blind
- H. Unpaved pedestrian path
- I. River outlook (viewing platform at edge of riverside drain).
- J. Shaded picnic table
- K. 3 new covered ADA spaces
- L. Gravel drive to ABCWUA facility.
- M. 4" colored concrete slab
- N. 12' wide asphalt path
- O. 6'wide crusher fines path

Site Plan

Please include a fully dimensioned Site Plan. Construction Plan LC101 was submitted but is only partially dimensioned.

Lighting Plan

Is lighting proposed at the secondary entry/plazuela or at the entry plaza? If so, do you have a lighting plan? Lighting would have to conform to New Mexico's Night Sky Protection Act.

Landscape Plan

Do you have planting details other than the bioswale planting detail?

Site Details

Smart Flower – the technical data sheet indicates that it is fastened to the foundation with earth screws on a concrete foundation or a pre-cast concrete pad. Do you have a detailed drawing to reflect the recommendations? The Construction Plan LC101 lists "Smart Flower Solar Panel" by others but if this is to be presented before the EPC, I will need a detailed drawing to present at the hearing.

I will also need the following details:

- A. Picnic tables with optional solar cover and shaded picnic tables
- B. Bike pathway
- C. Crossing to waterfowl blind
- D. Unpaved pedestrian path
- E. River outlook
- F. Gravel drive to ABCWA facility
- G. 4" colored concrete slab. What color is proposed?
- H. 12' wide asphalt path
- I. 6' wide crusher fines path.
- J. ADA spaces three

Are any other site furnishings proposed? If so, please include details for those as well. A PDF will be acceptable for the submittal to complete the review of the application.

I will need the revised justification letter and additional documentation by Wednesday, October 26, 2022. Friday, November 11, 2022 is Veteran's Day so we need to factor this holiday into the EPC deadlines.

Thank you.

Attachment: Sign Posting Agreement



ALAMEDA OPEN SPACE TRAILHEAD Community Workshop Summary

Property Location: Alameda Blvd NW between Rio Grande Blvd NW and the Rio Grande River

Meeting Date / Time: September 13, 2022, 5:30 – 7:00 PM

Meeting Location: Bachechi Education Center

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

Attendees:

Bob Oberdorfer, Sites Southwest George Radnovich, Sites Southwest Carlos Gemora, Sites Southwest Colleen McRoberts, City of Albuquerque, PRD, Open Space Division, Superintendent Christina Sandoval, City of Albuquerque, Parks & Recreation Department (PRD) Cheryl Somerfeldt, City of Albuquerque, Parks & Recreation Department (PRD) Mari Simbaña, Bernalillo County Catherine VerEecke, Bernalillo County Julie Luna, Bernalillo County Steve House, Triple H Solar Amon Haruta, Explora Lauren Distler, Explora Ian Maddieson, ABQ Road Runners Club Vincent Amendolagine Marcie Amendolagine Mackie Kitts

Summary of Notification:

A Flyer (attached) invited the public to attend the workshop and learn about the project. The flyer was mailed to surrounding property owners within 100-ft of the property line excluding ROW. It was mailed and emailed to the Alameda North Valley Association and the Paradise Hills Civic Association, which were identified by the Office of Neighborhood Associations (ONC) per the IDO. The flyer was also emailed to agency project stakeholders. In addition, the meeting was advertised on the Open Space Division webpage, and posted on social media (Facebook, Instagram and Twitter).

Summary of Presentation:

Colleen McRoberts, City of Albuquerque Open Space Superintendent, introduced the context and need for the project. Due to the popularity of the Alameda Open Space trailhead, Open Space staff have been aware of conflicts among the many user groups on the single multi-use path, and a general lack of definition of various uses. They would also like to highlight many different elements of the surrounding space: the Rio Grande River, the fish passage, the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA) intake dam and water pumping station, MRGCD's Atrisco Feeder Canal, Bachechi Open Space, and City and County trails.

ALAMEDA OPEN SPACE TRAILHEAD Community Workshop Summary

The City's contractor, Sites Southwest, described the design process to date and presented early drafts and a preferred alternative design concept. Proposed trail and pedestrian improvements would including separate bike and pedestrian paths, rain gardens, a separate riverside drain overlook point, covered picnic table areas, a landscaped plaza with seating opportunities and a "Smart flower" bi-axial tracking photovoltaic panel - which will offer opportunities for education and serve as a sculptural element to the plaza, in addition to providing solar power generation.

ABCWUA's contractor, Triple H Solar, introduced their plan (being presented as a separate proposal before the EPC) to build covered structures that would shade existing parking spaces with solar panels. Two electric vehicle (EV) charging stations would also be included with the package, allowing charging of up to four vehicles simultaneously. Due to supply chain issues, construction for the solar structures would probably not take place until Fall or Winter of 2023.

Consultants at Explora discussed potential opportunities for educational activities, informational signage, experiential education, and innovative potential strategies to engage the visitors with water and nature. Explora is also coordinating with the ABCWUA throughout the City with the intent to connect the different projects through interpretive signage and exhibits that highlight water and solar energy.

Summary of Comments:

Members of the public expressed support for the proposed improvements in general, and for native plants and water harvesting/rain gardens in particular. Several attendees expressed approval for creating a bike path separate from a walking path to reduce trail conflicts. One member voiced an opinion to minimize additional paving area and to investigate the potential for permeable paving (although paved area is not expected to increase).

Several members of the public expressed interest in having a drinking fountain or bathroom with running water. There may be potable water on site which could allow the addition of a drinking fountain but there is no sewer on site and the city is not considering expanding the sewer line so a bathroom is not feasible.

Because the area is very popular, members of the public suggested not decreasing the number of parking spaces. Consultants stated that parking would not be reduced, and a few additional spaces might be added. The proposal includes adding covered ADA parking close to the trail.

Feedback was specifically requested on two large boards showing the preferred plan design and different design styles. Members of the public appreciated the preferred design and a staff member questioned whether it was possible to harvest water from the solar panels or the parking area. Members of the public most appreciated a rustic design style with rougher, unfinished surfaces, organic materials, and natural colors, which fits with the existing design style of the Bachechi Open Space. One person expressed that they also liked classical/traditional designs with ornamental embellishments and darker or more subdued colors. No members of expressed interest in industrial, urban, or modern design.

ALAMEDA OPEN SPACE TRAILHEAD Community Workshop Summary

Members of the public were invited to walk the site to discuss and view where improvements are proposed, but the invitation was declined due to poor weather. In addition, the attendees generally indicated that they knew the area well and did not need to see it again.



Alameda Trailhead at Paseo del Bosque

COMMUNITY MEETING SIGN-IN SHEET | SEPTEMBER 13, 2022 (5:30 - 7:00 PM)

NAME	AFFILIATION	PHONE	EMAIL	EMAIL UPDATES?
Amontha				
Jan Maddiesa	Aba faal-Runers	505 544 8847	iann@berkeleg. edn	
Vinient + Marcie amend	blagine human roce	343.9556	amendologine of freno . co	m
Van Maddieson Vinent + Marcie Omera Lauren Distler	Explora	447-686-1757	Idistler@explora.us	V
JULIE LUNA	BERNO	SOS-377-7136	ja luna Dernoo, gov	<u></u>
LAURIF FIROR	COA-PRD	505-768-5351	Liror @ caby gor.	V
			00	

The second secon			Name of Street, or other Designation of the Owner, where the Parket of the Owner, where the Owner, which the Owner, where the Owner, which the	
NAME	AFFILIATION	PHONE	EMAIL	EMAIL UPDATES
MACKIE KITTS		505 8974825		

NOTIFICATION

From: <u>Carmona, Dalaina L.</u>
To: <u>Danielle Wilson</u>

Subject: Paseo del Bosque Trail Public Notice Inquiry Sheet Submission - City Project

Date: Wednesday, August 17, 2022 9:21:58 AM

Attachments: image001.png image002.png

image002.png image003.png image004.png image007.png

image007.png
IDOZoneAtlasPage B-14-Z AlamedaOpenSpace.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

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	City	State	Zip	Mobile	Phone
	Name			1				Phone	
Alameda North	Steve	Wentworth	anvanews@aol.com	8919 Boe	Albuquerque	NM	87113		5058973052
Valley Association				Lane NE					
Alameda North	Deborah	Potter		1019	Albuquerque	NM	87114		5058978621
Valley Association				Guadalupe					
				Court NW					
Paradise Hills Civic	Tom	Anderson			10013	Albuquerque	NM	87114	5053040106
Association					Plunkett				
					Drive NW				

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.

Please note the following:

- 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 your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.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):

 $\underline{http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance}$

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

Thank you.



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.

 $\textbf{From:} \ we bmaster = cabq.gov@mailgun.org \\ \textbf{On Behalf Of} \ we bmaster@cabq.gov@mailgun.org \\ \textbf{On Behalf Of} \ we$

Sent: Tuesday, August 16, 2022 3:53 PM

To: Office of Neighborhood Coordination <dwilson@sites-sw.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

City Project

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

Contact Name

Danielle Wilson

Telephone Number

505-822-8200

Email Address

dwilson@sites-sw.com

Company Name

Sites Southwest

Company Address

1700 Central Ave. SW

City

Albuquerque

State

NM

ZIP 87104

Legal description of the subject site for this project:

PARCEL A PLAT OF PARCELS A & B ALAMEDA OPEN SPACECONT 7.4228 AC

Physical address of subject site:

Paseo del Bosque Trail, Albuquerque, NM 87114

Subject site cross streets:

Alameda Blvd. and Rio Grande Blvd.

Other subject site identifiers:

Alameda Open Space, Bachechi Open Space

This site is located on the following zone atlas page:

B-14

Captcha

×

From: Somerfeldt, Cheryl
To: anvanews@aol.com

Subject: Alameda Open Space Trailhead Improvements - Alameda North Valley Association

Date: Friday, September 2, 2022 12:47:00 PM

Attachments: <u>image001.png</u>

AlamedaOS IDOZoneAtlasPage B-14-Z.pdf AlamedaOS Workshop 9-13 V6.pdf AlamedaOS Emailed-PublicMeetingHearing.pdf AlamedaOS CABQ-Official public notice.pdf

Dear Mr. Wentworth,

I am emailing you as the representative of the Alameda North Valley Association.

The City of Albuquerque Parks and Recreation Department (PRD) Open Space Division (OSD) is applying for an Environmental Planning Commission (EPC) review of a SITE PLAN – EPC for the improvements at the Alameda Open Space property (also known as PARCEL A PLAT OF PARCELS A & B ALAMEDA OPEN SPACE CONT 7.4228 AC addressed Alameda Open Space, Paseo del Bosque Trail, Albuquerque, NM 87114). This project will improve trail connections, shade, and interpretive signage. It is a complementary project to the solar installation proposed by the ABCWUA; and although the projects are at the same location, they have separate construction deadlines, design development, management, and operation.

PRD is hosting a workshop at the Bachechi Center on **Tuesday, September 13, 2022, 5:30 pm to 7:00 pm** for community members to learn more about the project, see draft plans, and provide the team with feedback about project elements. Please review the attached flyer for more information and a link to register. Additional information including preliminary site plans and project updates will be located here: https://www.alamedatrailhead.org/

In accordance with IDO subsection 14-16-6-4(C), a Neighborhood Association may request a neighborhood meeting (beyond the community workshop on Sept. 13) if they respond within 15 days of this notice. If requested, the neighborhood meeting must be within 30 days of the request.

The EPC public hearing is anticipated to be on **Thursday November 17, 2022**. 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.

Once the application is submitted on October 06, 2022, 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 me, Cheryl Somerfeldt (csomerfeldt@cabq.gov) Senior Planner with the Parks and Recreation Department, or Colleen McRoberts (cmcroberts@cabq.gov) Open Space

Superintendent, with any specific questions or concerns about the property or project.

Sincerely,

City of Albuquerque Parks and Recreation Department Open Space Division



CHERYL SOMERFELDT

senior planner
o 505.768.5363
e csomerfeldt@cabq.gov
cabq.gov/parksand recreation

CITY OF ALBUQUERQUE

Thursday September 01, 2022



analysis, or report for this project.

Sincerely,



The City of Albuquerque Parks and Recreation Department (**PRD**) Open Space Division (OSD) is applying for an Environmental Planning Commission (EPC) review of a SITE PLAN — EPC for the improvements at the Alameda Open Space property (also known as PARCEL A PLAT OF PARCELS A & B ALAMEDA OPEN SPACE CONT 7.4228 AC) addressed Alameda Open Space, Paseo del Bosque Trail, Albuquerque, NM 87114.

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City of Albuquerque Parks and Recreation Department Open Space Division

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Thursday September 01, 2022

Dear Paradise Hills Civic Association,



The City of Albuquerque Parks and Recreation Department (**PRD**) Open Space Division (OSD) is applying for an Environmental Planning Commission (EPC) review of a SITE PLAN – EPC for the improvements at the Alameda Open Space property (also known as PARCEL A PLAT OF PARCELS A & B ALAMEDA OPEN SPACE CONT 7.4228 AC) addressed Alameda Open Space, Paseo del Bosque Trail, Albuquerque, NM 87114.

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City of Albuquerque Parks and Recreation Department Open Space Division

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

CITY OF ALBUQUERQUE

Thursday September 01, 2022

Dear Property Owner,



The City of Albuquerque Parks and Recreation Department (**PRD**) Open Space Division (OSD) is applying for an Environmental Planning Commission (EPC) review of a SITE PLAN – EPC for the improvements at the Alameda Open Space property (also known as PARCEL A PLAT OF PARCELS A & B ALAMEDA OPEN SPACE CONT 7.4228 AC) addressed Alameda Open Space, Paseo del Bosque Trail, Albuquerque, NM 87114.

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City of Albuquerque Parks and Recreation Department Open Space Division

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,



OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



	PART I - PROCESS					
	Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO)) to a	answer the following:			
	Application Type:					
	Decision-making Body:					
	Pre-Application meeting required: XYes	No				
	Neighborhood meeting required: Ξ Yes	No				
	Mailed Notice required: X Yes	No				
		No				
	Is this a Site Plan Application: X Yes	No	Note: if yes, see second page			
	PART II – DETAILS OF REQUEST					
	Address of property listed in application: Alameda Open Space					
	The state of the s		on Department Open Space Division			
	Name of applicant: City of Albuquerque Parks and Recreation Department Open Space Division					
	Date, time, and place of public meeting or hearing, if applicable	: No	ovember 17, 2022 Zoom:			
ht	ntps://www.cabq.gov/planning/boards-commissions/environmental-pla		g-commission/epc-agendas-reports-minutes			
	Address, phone number, or website for additional information:					
	https://www.alamedatrailhead.org/					
	PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	CE				
	X Zone Atlas page indicating subject property.					
	x Drawings, elevations, or other illustrations of this request. v	isit: h	https://www.alamedatrailhead.org/			
	Summary of pre-submittal neighborhood meeting, if applicab	le.				
	Summary of request, including explanations of deviations, variances, or waivers.					
	IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TI	MEI	Y MANNER PURSUANT TO			
	SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVEL	LOP	MENT ORDINANCE (IDO).			
	PROOF OF NOTICE WITH ALL REQUIRED ATTACHMEN	TS N	MUST BE PRESENTED UPON			
	APPLICATION.					

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Ching Somefeld	(Applicant signature)	09-01-2022	(Date)
,			

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY				
Provide a site plan that shows, at a minimum, the following:				
$\boldsymbol{\xi}$ a. Location of proposed buildings and landscape areas.	https://www.alamedatrailhead.org/			
x b. Access and circulation for vehicles and pedestrians.	https://www.alamedatrailhead.org/			
c. Maximum height of any proposed structures, with building elevations.				
d. For residential development: Maximum number of pro	oposed dwelling units.			
e. For non-residential development:				
Total gross floor area of proposed project.				
Gross floor area for each proposed use.				

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of	f Notice*: September 1, 2022		
This no	otice of an application for a proposed proje	ect is provided as required by Integrated Development	
Ordina	nce (IDO) Subsection 14-16-6-4(K) Public	Notice to:	
		th Valley Association, Paradise Hills Civic Association	
Name	of NA Representative*:Steve Wentwort	h, Deborah Potter, Tom Anderson	
Email A	Address* or Mailing Address* of NA Repres	sentative¹: _anvanuews@aol.com	
Inform	ation Required by <u>IDO Subsection 14-16-</u>	6-4(K)(1)(a)	
1.	Subject Property Address* Alameda O		
	Location Description west of Rio Grand	le Blvd NW & south of Paseo del Norte NE	
2.	Property Owner*City of Albuquerque F	Parks & Recreation Department Open Space Division	
3.	Agent/Applicant* [if applicable] _City of A	Albuquerque Parks & Recreation Department Open Space I	Divisio
4.	Application(s) Type* per IDO <u>Table 6-1-1</u>		
	Conditional Use Approval		
	Permit	(Carport or Wall/Fence – Major)	
	X Site Plan		
	Subdivision		
		(Easement/Private Way or Public Right-of-way)	
	Variance		
	Waiver		
	Other:		
	Summary of project/request ^{2*} :		
	Site Plan for Extraordinary Facility at Al	ameda Open Space to include trail, shade, and signage	

 $^{^{1}}$ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note:	Items	with	an	asterisk	/*]	are	required.	1
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5.	5. This application will be decided at a public meeting or hearing by*:		
	Zoning Hearing Examiner (ZHE) Development Review	v Board (DRB)	
	Landmarks Commission (LC) X Environmental Planni	ing Commission (EPC)	
	Date/Time*: November 17, 2022		
	Location*3: Zoom: https://www.cabq.gov/planning/boards-commissions/eepc-agendas-reports-minutes	environmental-planning-commiss	ion
	Agenda/meeting materials: http://www.cabq.gov/planning/boards-com	<u>nmissions</u>	
	To contact staff, email devhelp@cabq.gov or call the Planning Department	ent at 505-924-3860.	
6.	6. Where more information about the project can be found*4: https://www.alamedatrailhead.org/		
Inform	formation Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):		
1.	1. Zone Atlas Page(s)* ⁵ B-14-Z		
2.	llustrations of the		
	proposed application, as relevant*: Attached to notice or provided via v	website noted above	
3.	3. The following exceptions to IDO standards have been requested for this	project*:	
	Deviation(s) Variance(s) Waiver(s)		
	Explanation*:		
4.	4. A Pre-submittal Neighborhood Meeting was required by <u>Table 6-1-1</u> :	ΞYes No	
	Summary of the Pre-submittal Neighborhood Meeting, if one occurred:		

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <u>http://data.cabq.gov/business/zoneatlas/</u>

5.	For Site Plan Applications only*, attach site plan showing, at a minimum:
	X a. Location of proposed buildings and landscape areas.*
	Ξ b. Access and circulation for vehicles and pedestrians.*
	c. Maximum height of any proposed structures, with building elevations.*
	d. For residential development*: Maximum number of proposed dwelling units.
	e. For non-residential development*:
	Total gross floor area of proposed project.
	Gross floor area for each proposed use.
Additio	onal Information [Optional]:
Fro	m the IDO Zoning Map ⁶ :
1.	Area of Property [typically in acres]
2.	IDO Zone District Bernalillo County A-1
	Overlay Zone(s) [if applicable]
	Center or Corridor Area [if applicable]
Curi	rent Land Use(s) [vacant, if none]
Associat calenda required	Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood tions within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 r days before the public meeting/hearing date noted above, the facilitated meeting will be d. To request a facilitated meeting regarding this project, contact the Planning Department at a@cabq.gov or 505-924-3955.
Useful L	Links
	Integrated Development Ordinance (IDO):
	https://ido.abc-zone.com/
	IDO Interactive Map
	https://tinyurl.com/IDOzoningmap
Cc:	[Other Neighborhood Associations, if any]

⁶ Available here: https://tinurl.com/idozoningmap

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of	f Notice*: September 01, 2022	
This no	otice of an application for a proposed proje	ect is provided as required by Integrated Development
Ordina	nce (IDO) Subsection 14-16-6-4(K) Public	Notice to:
Proper	ty Owner within 100 feet*: (see envelo	ppe)
	g Address*: (see envelope)	
Project	t Information Required by <u>IDO Subsection</u>	1 14-16-6-4(K)(1)(a)
1.	Subject Property Address*_Alameda Ope	en Space
		de Blvd NW & south of Alameda Blvd NE
2.	Property Owner* City of Albuquerque	Parks & Recreation Department Open Space Division
3.	——————————————————————————————————————	Recreation Department Open Space Division
4.	Application(s) Type* per IDO Table 6-1-1	<u> </u>
	Conditional Use Approval	
	• •	(Carport or Wall/Fence – Major)
	Ξ Site Plan	
	Subdivision	(Minor or Major)
	Vacation	(Easement/Private Way or Public Right-of-way)
	Variance	
	Waiver	
	Other:	
	Summary of project/request ^{1*} :	
	Site Plan for Extraordinary Facility at Alamed	a Open Space to include trail, shade, and signage.
5.	This application will be decided at a publ	lic meeting or hearing by*:
	Zoning Hearing Examiner (ZHE)	Development Review Board (DRB)
	Landmarks Commission (LC)	XEnvironmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]		
	Date/Time*: _November 17, 2022, 8:30am	
	Location*2: _Zoom: https://cabq.zoom.us/j/2269592859 (301) 715-8592 Meeting ID: 226 959 2859	
	Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions	
	To contact staff, email <u>devhelp@cabq.gov</u> or call the Planning Department at 505-924-3860.	
6.	Where more information about the project can be found*3: https://www.alamedatrailhead.org/	
	Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):	
1.	Zone Atlas Page(s)* ⁴ B-14-Z	
2.	Architectural drawings, elevations of the proposed building(s) or other illustrations of the	
	proposed application, as relevant*: Attached to notice or provided via website noted above	
3.	The following exceptions to IDO standards have been requested for this project*:	
	Deviation(s) Variance(s) Waiver(s)	
	Explanation*:	
4.	A Pre-submittal Neighborhood Meeting was required by <u>Table 6-1-1</u> : Yes No Summary of	
	the Pre-submittal Neighborhood Meeting, if one occurred:	
	Community Workshop scheduled for September 13, 2022 at Bachechi Open Space Center notes will be posted here: https://www.alamedatrailhead.org/	

- 5. For Site Plan Applications only*, attach site plan showing, at a minimum:
 - X a. Location of proposed buildings and landscape areas.*
 - \boldsymbol{X} b. Access and circulation for vehicles and pedestrians. $\!\!\!\!^{\boldsymbol{*}}$
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <u>http://data.cabq.gov/business/zoneatlas/</u>

[Note: Items with an asterisk (*) are required.]

- d. For residential development*: Maximum number of proposed dwelling units.
- e. For non-residential development*:

Total gross floor area of proposed project. Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1.	Area of Property [typically in acres] 7.5 acres
2.	IDO Zone District Bernalillo County A-1
3.	Overlay Zone(s) [if applicable]
4.	Center or Corridor Area [if applicable]
Current Land Use(s) [vacant, if none]	

NOTE: Pursuant to <u>IDO Subsection 14-16-6-4(L)</u>, property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at <u>devhelp@cabq.gov</u> or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

https://ido.abc-zone.com/

IDO Interactive Map

https://tinyurl.com/IDOzoningmap

⁵ Available here: https://tinurl.com/idozoningmap

City of Albuquerque

Alameda Open Space Improvements

Community Workshop

Workshop Location:

Bachechi Education Center

9521 Rio Grande Blvd NW, Albuquerque, NM 87114

Workshop Date:

Tuesday, Sept. 13 | 5:30 - 7:00 PM



Please Join the City of Albuquerque Parks and Recreation Department Open Space Division and partners at a workshop to learn more about proposed improvements to one of the most popular and well-used trail-heads in the City at the Alameda Open Space property. You will be able to provide comments regarding enhancements to increase trail safety, shade, and signage.





For more information, contact Cheryl Somerfeldt at: csomerfeldt@cabq.gov Help us plan for this workshop by registering here:





GEORGE C. & JEANETTE BRUNACINI BRUNACINI RVT 1261 BONA TERRA LP NW ALBUQUERQUE NM 87114

JOHN R & CONNIE L GUTIERREZ 5501 RIO GRANDE BLVD NW ALBUQUERQUE NM 87107-5528 ANDREW MOSSMAN
CONTRACTOR INC
7410 MONTGOMERY BLVD NE STE 200
ALBUQUERQUE, NM 87109-1593

PETE & BELLINA MARQUEZ 1112 BONA TERRA PL NW ALBUQUERQUE NM 87114-2340 EMILE G GONZALES
9436 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114-1813

RICHARD P & LORI E WOODCOCK TRUSTEES, WOODCOCK FAMILY TRUST 9804 BONA TERRA LP NW ALBUQUERQUE NM 87114-5221

MICHAEL R & KAREN B LENDESS TRUSTEES LANDESS RVT 9904 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114-1310

MACKIE P & SHIRLEY A KITTS 9441 RIO GRANDE BLVD. NW ALBUQUERQUE NM 87114 BARSTOW PROPERTIES LLC PO BOX 10837 ALBUQUERQUE NM 87184-0837

ROBERT & CHARLOTTE GARDNER 9430 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114 RAY T & MARY ELLEN BAZAN 9423 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114 BERNALILLO COUNTY C/O COUNTY MANAGER 415 SILVER AVE SW ALBUQUERQUE NM 87102-3225

JOSEPH E & ANDREA PATRICIA GARCIA 8519 RAVEN RIDGE DR NE ALBUQUERQUE, NM 87113-2148 KENNETH A HUNT TRUSTEE GEORGE C BURNACINI IRREV TRUST PO BOX 6363 ALBUQUERQUE NM 87197-6363

CITY OF ALBUQUERQUE PO BOX 1293 ALBUQUERQUE NM 87103-2248

JUANITA GARCIA 9419 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114-1812 ROBERTA S BATLEY & WILLIAM J STEVENS JR 1104 BONA TERRA PL NW ALBUQUERQUE NM 87107-2340

JOSEPH NEIMAN & GREGORY MURRAY 7678 E CACTUS WREN RD SCOTTSALE AZ 85250-4651

JIMY & JESSICA BYRD 1275 BOND TERRA LP NW ALBUQUERQUE NM 87114-1984 KEVIN AND SILVA LEIFHEIT & JUANITA CONSUELO 1101 CAMINO RANCHITOS NW ALBUQUERQUE, NM 87144-1819 BRUCE F MALOTT 9521 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114-1812

DALE & GAIL ARMSTRONG 5000 EDITH BLVD. NE ALBUJQUERQUE NM 87107-4125 PATRICK MATTHEW & LAUREN NELL LOTT 1109 BONA TERRA PL NW ALBUQUERQUE NM 87114-1754

NELSON & MARIE FRANSE PO BOX 1888 ALBUQUERQUE NM 87103

JACOB L & KIMBERLY S HOISINGTON 1104 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1818 ABEL B & SENAIDA B GURULE 9644 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114

BLAINE & AMANDA WILES 1265 BONA TERRA LP NW ALBUQUERQUE NM 87114-1984

BRIAN T & AUTUMN N MCCARTHY 1266 BONA TERRA LP NW ALBUQUERQUE NM 87114-1983 ROBERT M. ORTIZ 1263 BONA TERRA LOOP NW ALBUQUERQUE NM 87114 CECILIA TERESA ORTIZ & GERALD VINCENT 1004 NOVAK LN NW ALBUQUERQUE NM 87114-8831 DAVID & JENNIFER OCHOTORENA OCHOTORENA FAMILY TRUST 1100 BONA TERRA PL NW ALBUQUERQUE NM 87114-2340

MANUEL D & CRISTINA T HERRERA 9620 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114-1809

FRANK DAVID PITCHFORD 9423 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114

MICHAEL A MONTOYA & ELAINE D CHAVEZ-MONTOYA 9435 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114-0000

TERRENCE A DOYLE

1113 CAMINO DEL RIO NW

ALBUQUERQUE NM 87114-1837

RALPH L & PATRICIA C NORMAN , TRUSTEES, NORMAN TRUST 1260 BONA TERRA LP NW ALBUQUERQUE, NM 87114

STEVEN C YARBROUGH & SUSAN C TALLMAN-YARBROUGH PO BOX 1243 ALBUQUERQUE NM 87103-1243

DEBORAH POTTER
ALAMEDA NORTH VALLEY ASSOC.
1019 GUADALUPE COURT NW
ALBUQUERQUE NM 87114

GEORGE M & MARY ANN WITYAK 1109 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1819

STEVE WENTWORTH
ALAMEDA NORTH VALLEY ASSOC.
8919 BOE LANE NE
ALBUQUERQUE NM 87113

MICHAEL S & LAURA I ISHAM 1000 NOVAK LN NW ALBUQUERQUE NM 87114-8831

JOSE W AVITIA 9439 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114-1812

SR VIVIAN LEE & MARIA A SISNEROS 1112 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1818

DUSTIN D & MELISSA J BENTLEY 7515 CAMINO DEL RIO NW ALBUQUERQUE NM 87114-1830

SHERYL L POUNDS
7539 CAMINO DEL RIO NW
ALBUQUERQUE NM 87114-1830

TOM ANDERSON
PARADISE HILLS CIVIC ASSOC.
10013 PLUNKETT DRIVE
ALBUQUERQUE NM 87114

JAY & JOLENE REMBE TRUSTEES BRUNACINI REMBE RVT 9808 BONA TERRA LP NW ALBUQUERQUE NM 87114

LORRI BRUNACINI-GOODWIN TRUSTEE, BRUNACINI-GOODWIN RVT 1251 BONA TERRA LOOP NW ALBUQUEQUE NM 87114

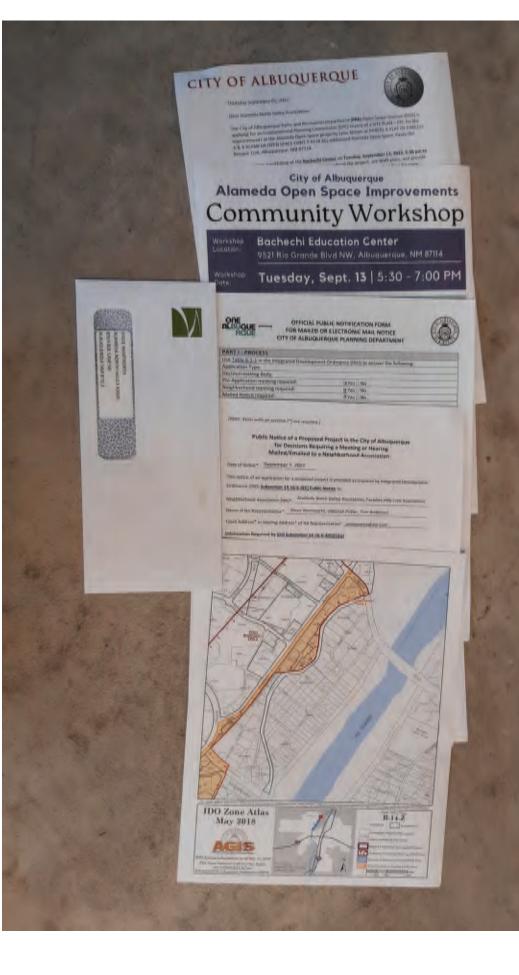
GEORGE C BRUNACINI TRUSTEE, BRUNACINI RVT PO BOX 6992 ALBUQUERQUE NM 87197-6992

BERNIE S & JUANITA G SANCHEZ TRUSTEES, SANCHEZ TRUST 1107 CAMINO DEL RIO NW ALBUQUERQUE NM 87114-1837

RICHARD S & NATALIE A ARIES 1116 CAMINO DEL RIO NW ALBUQUERQUE NM 87114-1836

PAUL F & SYLVIA WORTZMAN CO-TRUSTEES, WORTZMAN TRUST 3013 SAN PATRICIA PL NW ALBUQUERQUE NM 87107-2932

PAUL A & VALERIE D SANCHEZ 1117 CAMINO RANCHITOS NW ALBUQUERQUE NM 87114-1819



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RESTRUCTOR DEL PRO NOV. DOUBLE DE MILIOSA / BENTLEY THIS CAMMED BILL FOO AND PURPOSENTIANO TRANSPORTE (BENTLEY) DE VICIAN LES E AMERIA À SUPEROS LLES CARAND RANCHIPOS AND ALBOOKERCAL PER EFFE LESS WESTGREEGER WAS BLATTE MINE 1200 HOWAY IN DAY WIGHTEL & B PRINK LITHOUGH JOH W KINSA MIN NO GRANDE SIVE NO AMAZINEZIO NA STEEL DELL INT & ROLLEY BELLEY TRUSTEDS BRUNDLESS RELIGIONS BY THE BOOK TERRALLY BW ALROADERS BE BY STEEL SECRET M.B. MARY AND WITHAN THES CAMBRID SMIKEDETTS NO ALBUQUENQUE NOT STEEL DEED SOME SECURICES COCONES TRACTES, BRUNKLING SCOOLS 1931 SOME TERM COOP NW RESIGNODE HIS STEEL OTOROT C BRURADA PROTECT BRURACON BY PO BOX CORE ALBUQUERQUE MAI STIST-AND MINNEY & HAMPING MARCHET TRUSTED, MARCHET TRUST LLOY CAMPRO DEL RICHWAY REPURENTANTA AM ETTER LEST DECIMAND & RATALIE & ARREST THE CAMPAD DE ROLAND AMERICANO DE ROLAND AMERICANO DE ROLAND PART PÅ STOVA MOSTOMAN SELTENSTER, MOSTOMAN FROM SELT SAN PATROJA EL PAR MARINENDEZ AM STEPT (1912) PRINCIPLE OF SAME PARTY AND PRINCIPLE SAME PRINCIPL

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OLD ALBUQUEROUE 2016 CENTRAL AVE SW ALBUQUEROUE, NM 87104-9998 (800)275-8777

09/02/2022 02:03 PM

Product 0ty Unit Price

Elephants Bk|1/20 3 \$12.00 \$36.00

Grand Total: \$36.00

Credit Card Remit \$36.00

Transaction #: 343 AID: A0000000031010 Chip

AL: VISA CREDIT PIN: Not Required

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UFN: 340140-0104

Receipt #: 840-58700078-1-4200488-2

Clerk: 01



SITE PLAN REDUCTIONS

ALAMEDA OPEN SPACE TRAILHEAD IMPROVEMENTS

Site Improvement Concept Rendering

Topographic Survey

Demolition Plan LD101
Landscape Plan LP101

Landscape Plan Details LP501

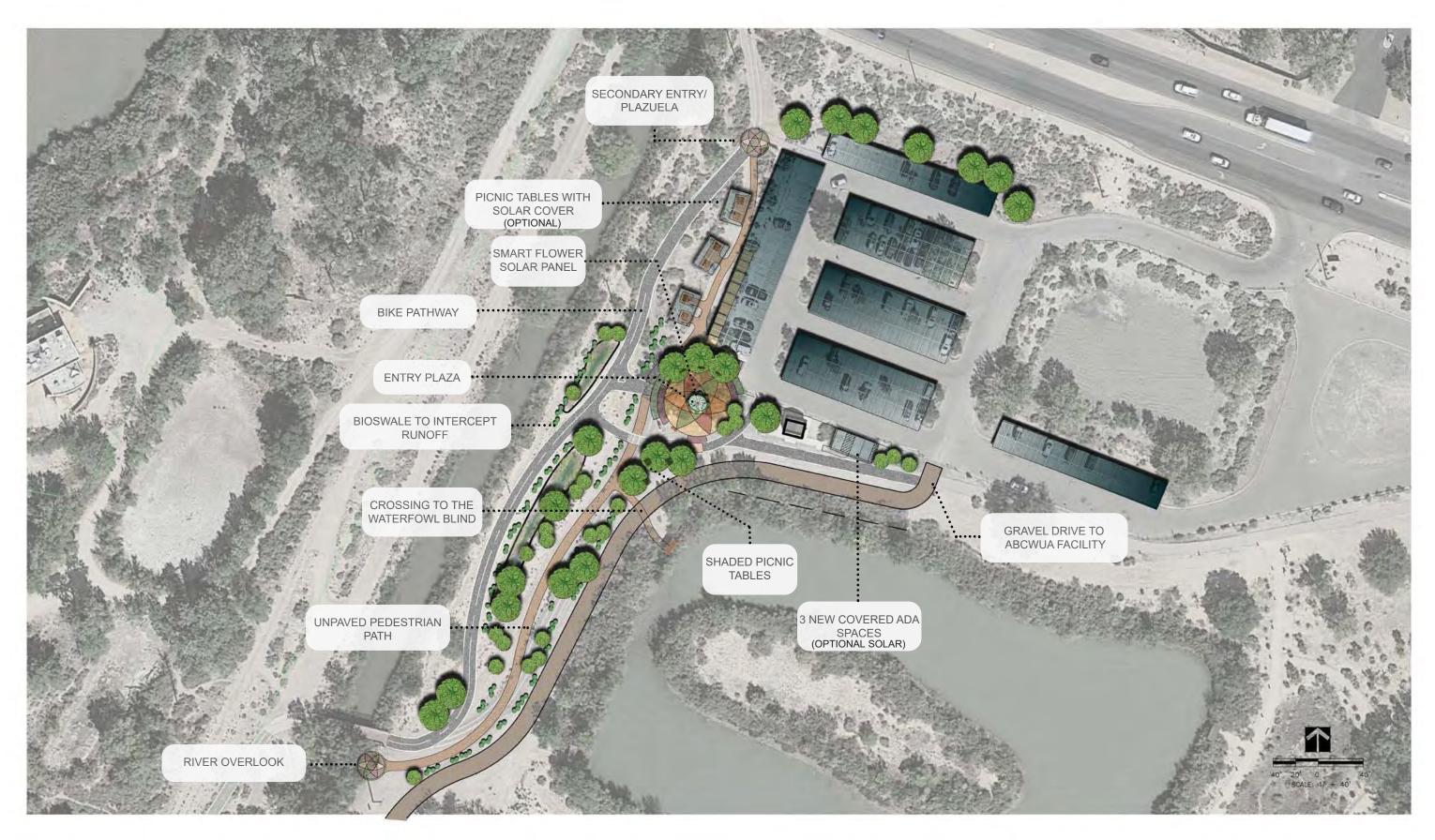
Construction Plan LC101

Construction Plan Details LC501

Frame Options

Smart Flower

Sensitive Lands Analysis

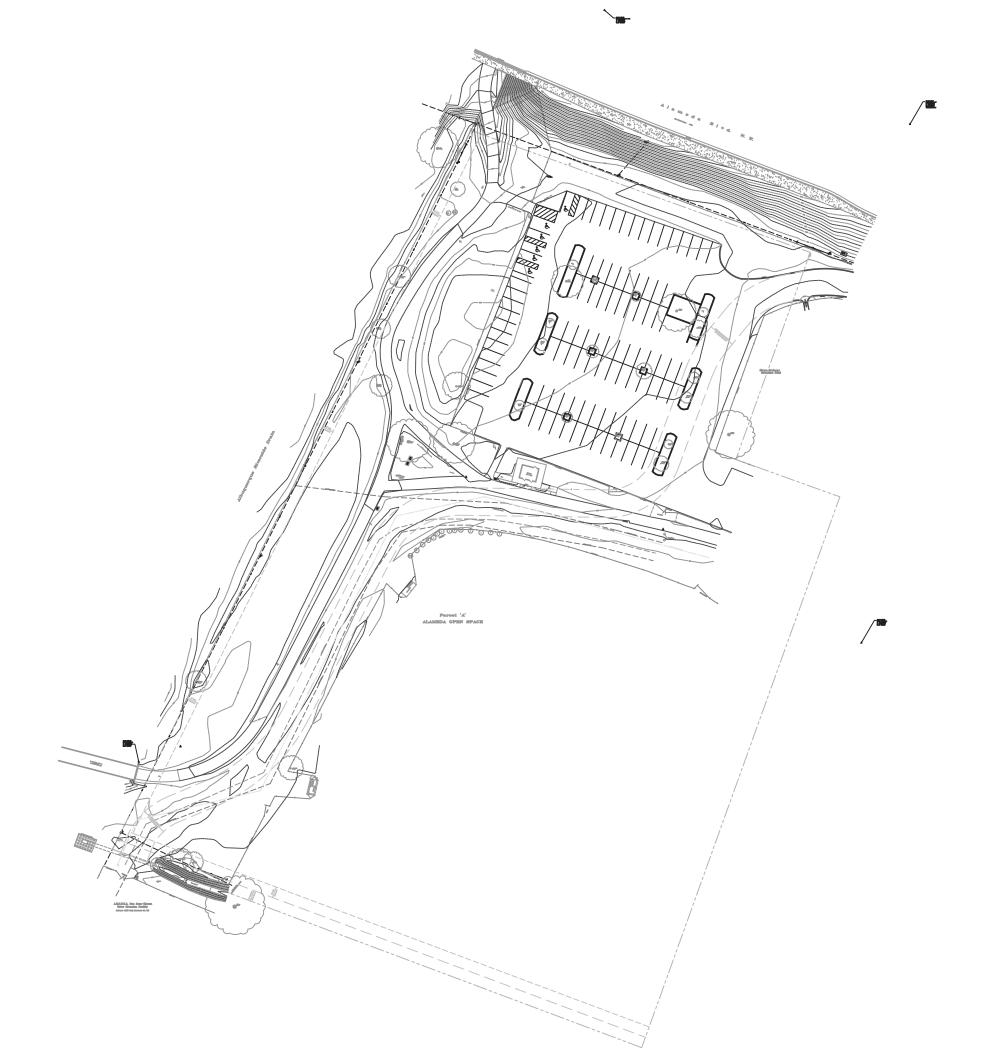


ALAMEDA OPEN SPACE SITE IMPROVEMENT CONCEPTS-OPTION 3A



SITES

1700-B CENTRAL AVE S.W. ALBUQUERQUE, NM 87104 PHONE: 505-822-8200 FAX: 505-822-8282 E-MAIL: mail@sites-sw.com WEB: www.sites-sw.com





VICINITY MAP



Topographic Survey of

PASEO del BOSQUE

Bicycle Trail Head

And Parking Lot

Alameda Open Space

Albuquerque, New Mexico

March, 2022



DESCRIPTION

TREES TO BE REMOVED

EXISTING BIKE PATH AND PAVING TO BE REMOVED



1700-B CENTRAL AVE S.W. ALBUQUERQUE, NM 87104 PHONE:505-822-820 FAX:505-822-8282 E-MAIL: mail@sites-sw.com WEB: www.sites-sw.com

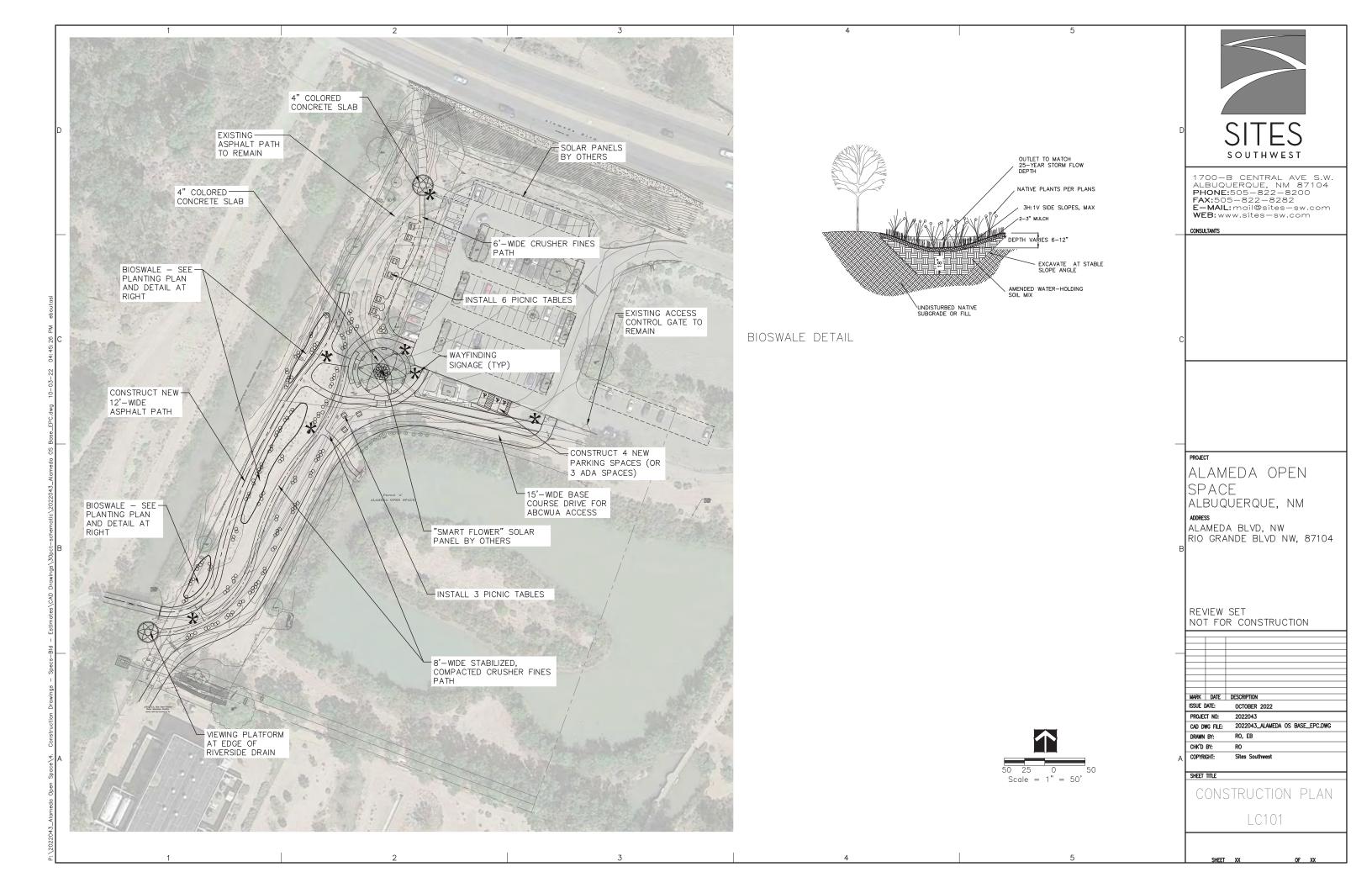
ALAMEDA OPEN SPACE ALBUQUERQUE, NM

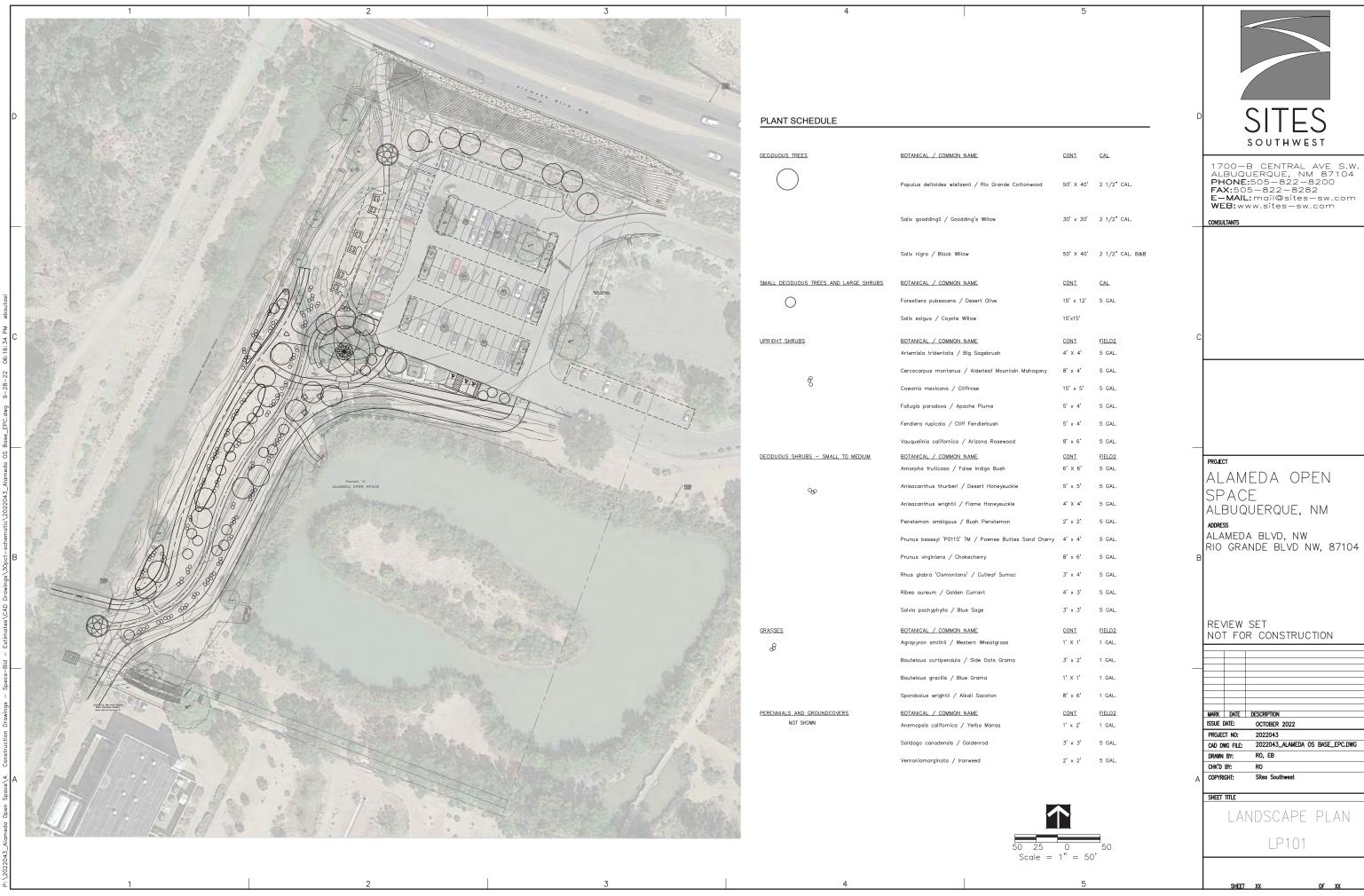
ALAMEDA BLVD, NW RIO GRANDE BLVD NW, 87104

REVIEW SET NOT FOR CONSTRUCTION

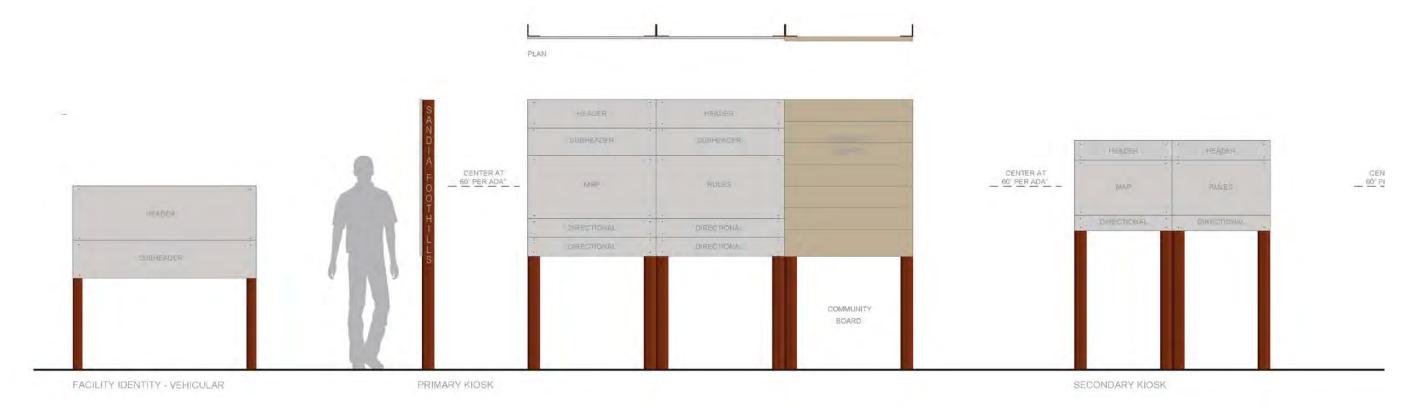
MARK DATE DESCRIPTION
ISSUE DATE: OCTOBER 2022 PROJECT NO: 2022043 CAD DWG FILE: 2022043_ALAMEDA OS BASE_EPC.DWG RO, EB CHK'D BY: RO Sites Southwest

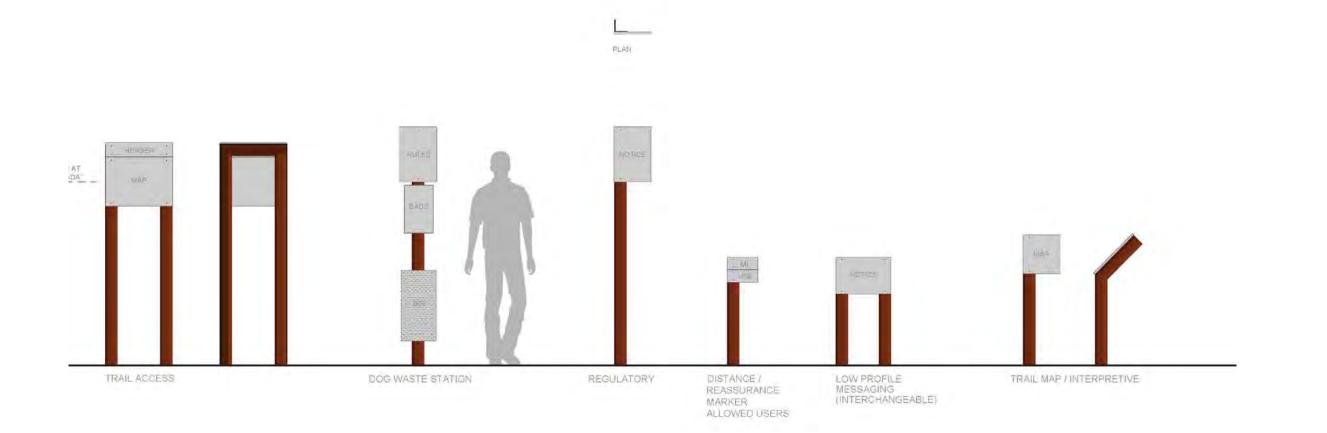
DEMOLITION PLAN LD101





FRAME - JETTY JACKS







Smartflower

The smart, simple & stunning solar system

Smartflower is a revolutionary solar energy system that follows the sun from sunrise to sunset. Beneath its elegant design is a remarkably intelligent system; fully integrated with smart features that produces up to 40% more power. There's no better way to showcase your commitment to sustainability than with a **Smartflower**.



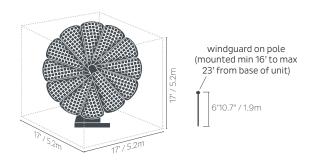
SMARTFLOWER TECHNICAL DATA - 60Hz



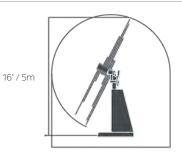
SYSTEM POWER OUTPUT				
Nominal power output	2.5 kWp			
Annual output with 2-axis tracking				
SOLAR MODULE				
Paneltype	Glass / Backsheet			
Panel power output warranty (809	%) 25 years			
Panel product warranty	10 years			
Cell type	166mm Half Cut Monocrystalline PERC			
SOLAR ARRAY DATA				
Array configuration	12 module, single string **			
Array maximum power (Pmax)	2677 W			
MPP voltage (Vmpp)	528 V			
MPP current (Impp)	5.0 A			
Open circuit voltage (Voc, ± 5%)	618 V			
Short circuit current (Isc, ± 5%)	5.2 A			
SYSTEM GENERAL DATA				
Inverter	Integrated with unit			
System weight	1,550 lb 703 kg			
System self-consumption per yea	r Approx. 400 kWh			
Shipping dimensions (in mm):				
Vertical packaging	65 x 47 x 106 1651 x 1194 x 2692			
Horizontal packaging (special or				
Total shipping weight	1,950 lbs 885 kg			
System warranty	2 years parts and labor			
NORMATIVE REFERENCES				
Certificate and compliance with	UL 3703, UL 1703, UL 1004,			
standards	CEC, CSA, FCC Class B			
OPERATIONAL CONDITIONS				
Operational temperature range	-20°C to 55°C -4°F to 131°F			
Humidity	0-95% (non condensing)			
Maximum altitude (Primo Inverter				
Maximum altitude (Sunny Boy Inverter) 9,843 ft 3000 m				
ELECTRICAL CONNECTIONS				
Up to 100 ft	4 x 12 AWG (L1, L2, N, PE)			
From 100 ft onwards	Accommodate for voltage drop			
Grid connection (circuit breaker)	20 A ***			
Wind guard	32 ft 9.75 m cable included			
REMOTE MONITORING				
Network / LAN cable	CAT 6e or CAT7 with RJ45 Connector			
Wireless	Wi-Fi enabled kit (optional)			
Off-grid / remote location	Cell network enabled kit (optional)			
INSTALLATION				
Mounting	4 fastening points to foundation			
Assembly	Earth screws, concrete foundation, or a			

DIMENSIONS

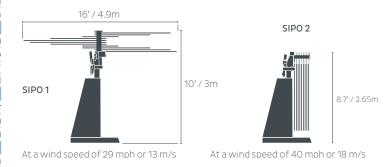
ACTIVE AREA



TRACKING, MAX. HEIGHT



SAFETY POSITIONS



- * Dependent on geographical location and weather
- ** Two string array for compatibility with SMA inverter. Contact Smartflower for two string MPPT values.

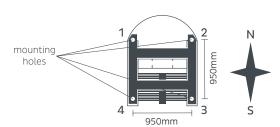
pre-cast concrete pad ****

- *** Local standards must be followed
- **** Recommendations may vary based on local jurisdiction and soil conditions

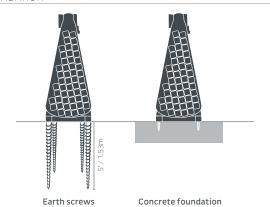


INSTALLATION DRAWINGS

BOTTOM VIEW



FOUNDATION



INVERTER DATA		
Inverter	Fronius Primo 3.8-1	SMA Sunny Boy 3.8
Nominal frequency	50 Hz / 60 Hz	50 Hz / 60 Hz
DC INPUT DATA		
Max. DC voltage	1000 V	600 V
MPPT voltage range	200-480 V	100-550 V
Max. DC working current	18 A	10 A
Number of inputs /	2	2
MPP trackers		
AC OUTPUT DATA		
Rated AC power	3800 VA	3840 VA
Max. AC current	15.8A (240V)	16.0 A
Power factor	0.85-1 ind. / cap.	1
AC connection	On-grid (240 V split-phase, L1, L2, N, PE), Single Phase	On-grid (240 V split-phase, L1, L2, N, PE), Single Phase
Grid frequency range	45-66 Hz (240 V)	59.3-60.5 Hz
INVERTER EFFICIENCIES		
Max. efficiency	96.7%	97.6%
CEC efficiency	95.0%	96.5%
PROTECTIVE DEVICES		
DC reverse polarity protection	Yes	Yes
Anti-Islanding	Internal, in accordance with UL 1741 2016 09, IEEE 1547 2003 and NEC 2017	Internal, in accordance with UL 1741 2016, CA Rule 21, HECO_OHM Rule 14H SRD 1.1, NE-ISO
Over temperature production	Output power derating/Active cooling	Convection cooling
AFCI	Yes	Yes
Rapid shutdown compliant	Yes	Yes
Ground fault protection monitor	Yes	Yes
DC disconnect	Yes	Yes
NORMATIVE REFERENCES		
Certificate and compliance	UL 1741-2010 Second Edition (incl. UL1741 Supplement SA	UL 1741, UL 1741 SA incl. CA Rule 21 RSD, UL 1998, UL 1699B
with standards	2016-09 for California Rule 21 and Hawaiian Electric Code Rule 14H), UL1998 (for functions: AFCI, RCMU and isolation monitoring), IEEE 1547-2003, IEEE 1547.1-2003, ANSI/IEEE C62.41, FCC Part 15 A & B, NEC 2017 Article 690, C22. 2 No. 107.1-16, UL1699B Issue 2 -2013, CSA TIL M-07 Issue 1 - 201	107.1-1, HECO Rule 14H, PV Rapid Shutdown System Equipment
CA Rule 21 compliant	No	Yes
GENERAL DATA		
Degree of protection	NEMA 4X	NEMA 3R
Topology	Transformerless	Transformerless
Inverter warranty	10 years	10 years
		7

NOTE: For additional inverter details, see manufacturer's literature.





The world's most intelligent solar system



Catch every last ray of sunlight.

The smart tracking system is the core of **Smartflower's** brilliance. Every morning at sunrise, **Smartflower** automatically unfolds. The dual-axis system allows **Smartflower's** solar panels to follow the sun across the sky throughout the day, always maintaining the optimal 90° angle. This makes **Smartflower** produce up to 40% more power than a conventional solar system and capable of producing up to 6,500 kWh/year, depending on your location.



Simple.

Control your Smartflower and monitor your energy production from the comfort of your phone with our remote monitoring app.



Efficient.

Our certified Smartflower technicians can set it up in just a few hours, providing you with immediate energy independence.



Independent.

Self-cleaning and convection cooling keep **Smartflower** running at maximum efficiency.



Elegant.

Unique and powerful features packaged in an award-winning design.



EV Compatible.

Smartflower can be used to charge electric vehicles thanks to easy integration with an external EV charging station. For organizations and companies, EV charging capacity is your "green business card" and is perfect for public spaces, shopping centers, hotels, restaurants, small businesses, and more.



Smartflower +Plus.

With an integrated battery storage system, **Smartflower +Plus** lets you store clean solar energy for when you need it most. That means that even during peak demand times, or when the power is out, your **Smartflower +Plus** will continue to provide you with clean and reliable energy whether you're on or off the grid.



DATE: August 29, 2022

TO: City of Albuquerque Planning Department

600 2nd Street NW, Suite 300 Albuquerque, NM 87102

RE: Sensitive Lands Analysis - Alameda Open Space/Paseo del Bosque Trailhead Improvements

Pursuant to Section 14-16-5-2 of the City's Integrated Development Ordinance (IDO), an analysis of sensitive lands within City-Owned/Managed Parcels A and B of the Alameda Open Space was undertaken on August 24, 2022. Relevant features were identified and are tabulated below. The accompanying map identifies the locations of occurrences of each element.

FEATURE	NOTED ON MAP	EXHIBIT ATTACHED	NOTES/COMMENTS
Flood Hazard Area		Х	Zone X – protected by levee
Steep Slopes			N/A
Unstable Soils			N/A
Wetlands/Riparian Areas	X		Nearby riverside drain, permanent wetland at Bachechi Open Space
Arroyos			N/A
Acequias/Ditches	Χ		Ditch and drain adjacent to site
Escarpment			N/A
Rock Outcroppings			N/A
Large Stands of Mature Trees	X		Large stands limited to invasive Siberian elms
Individual Mature Trees	X		Rio Grande cottonwood, Siberian elm (considered invasive), Chinese elm, desert willow, screwbean mesquite
Archaeological Site			Archeological determination in progress

Anticipated Effects of Development

Parcel A: Solar panel installation will result in removal of the following:

- 1 mature cottonwood, approx. 18" caliper
- 2 mature Chinese elm, approx. 24" caliper, multi-trunk
- 7 mature desert willow (>6" caliper), 7 immature desert willow (<6" caliper)

Trailhead improvements will result in removal of the following:

- 2 mature Siberian elm, multi-trunk (5+ stems at approx. 12" caliper each)
- 1 mature Siberian elm, 16" caliper, single trunk
- 1 cluster of willow scrub along riverside drain

Parcel B: No trees or other significant vegetation removals will occur.

Planned Remediation

Trailhead improvements project will include planting of additional individual trees, as well as implementation of water-harvesting bioswales, native seeding, and pollinator-friendly wildflower beds within Parcel A.

Prepared by: Robert M. Oberdorfer, PLA

Senior Landscape Architect

TREE ASSESSMENT



See next page for corresponding numbered images

SENSITIVE LANDS ANALYSIS



TREES TO BE REMOVED



SENSITIVE LANDS ANALYSIS



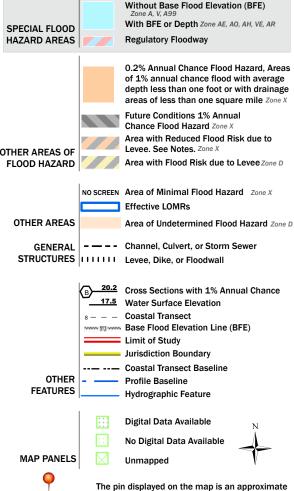
National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

point selected by the user and does not represent

an authoritative property location.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/24/2022 at 4:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.