

## LEVEL B PLAN AMENDMENT TABLES

Table 1: Proposed Amendments to Mesa del Sol Level B Plan																																																																																													
Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change																																																																																								
Table 1-1	8	2	Update acreage of the Employment Center & Residential Villages	<table><caption>Table 1-1 Development Program</caption><thead><tr><th>DISTRICT</th><th>Acres (gross)</th><th>Max. commercial sq. feet</th><th>Max. number of dwelling units</th></tr></thead><tbody><tr><td>Employment Center</td><td>662</td><td>5,050,350</td><td>533</td></tr><tr><td>Highway Commercial</td><td>411</td><td>3,775,000</td><td></td></tr><tr><td>Urban Center</td><td>92</td><td>1,500,000</td><td>828</td></tr><tr><td>Community Center</td><td>88</td><td>700,000</td><td>819</td></tr><tr><td>Village Center</td><td>44</td><td>200,000</td><td>660</td></tr><tr><td>Residential Villages</td><td>1,492</td><td>10,554</td><td>10,444</td></tr><tr><td colspan="4">(net of linear open space)</td></tr><tr><td>TOTAL DEVELOPED AREA</td><td>2,789</td><td>11,235,904</td><td>13,284</td></tr></tbody></table>	DISTRICT	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units	Employment Center	662	5,050,350	533	Highway Commercial	411	3,775,000		Urban Center	92	1,500,000	828	Community Center	88	700,000	819	Village Center	44	200,000	660	Residential Villages	1,492	10,554	10,444	(net of linear open space)				TOTAL DEVELOPED AREA	2,789	11,235,904	13,284	<p>as described in Chapter Two.</p> <table><caption>Table 1-1 Development Program</caption><thead><tr><th>DISTRICT</th><th>Acres (gross)</th><th>Max. commercial sq. feet</th><th>Max. number of dwelling units</th></tr></thead><tbody><tr><td>Employment Center</td><td>1,162</td><td>5,050,350</td><td>533</td></tr><tr><td>Highway Commercial</td><td>411</td><td>3,775,000</td><td></td></tr><tr><td>Urban Center</td><td>92</td><td>1,500,000</td><td>828</td></tr><tr><td>Community Center</td><td>88</td><td>700,000</td><td>819</td></tr><tr><td>Village Center</td><td>44</td><td>200,000</td><td>660</td></tr><tr><td>Residential Villages</td><td>992</td><td>10,554</td><td>6,944</td></tr><tr><td colspan="4">(net of linear open space)</td></tr><tr><td>TOTAL DEVELOPED AREA</td><td>2,789</td><td>11,235,904</td><td>9,784</td></tr><tr><td>Steep Slopes (&gt;10%)</td><td>185</td><td></td><td></td></tr><tr><td>Linear Open Space</td><td>137</td><td></td><td></td></tr><tr><td>Major Urban Park</td><td>40</td><td></td><td></td></tr><tr><td>TOTAL AREA</td><td>3,151</td><td></td><td></td></tr></tbody></table>	DISTRICT	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units	Employment Center	1,162	5,050,350	533	Highway Commercial	411	3,775,000		Urban Center	92	1,500,000	828	Community Center	88	700,000	819	Village Center	44	200,000	660	Residential Villages	992	10,554	6,944	(net of linear open space)				TOTAL DEVELOPED AREA	2,789	11,235,904	9,784	Steep Slopes (>10%)	185			Linear Open Space	137			Major Urban Park	40			TOTAL AREA	3,151		
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Table 1: Proposed Amendments to Mesa del Sol Level B Plan

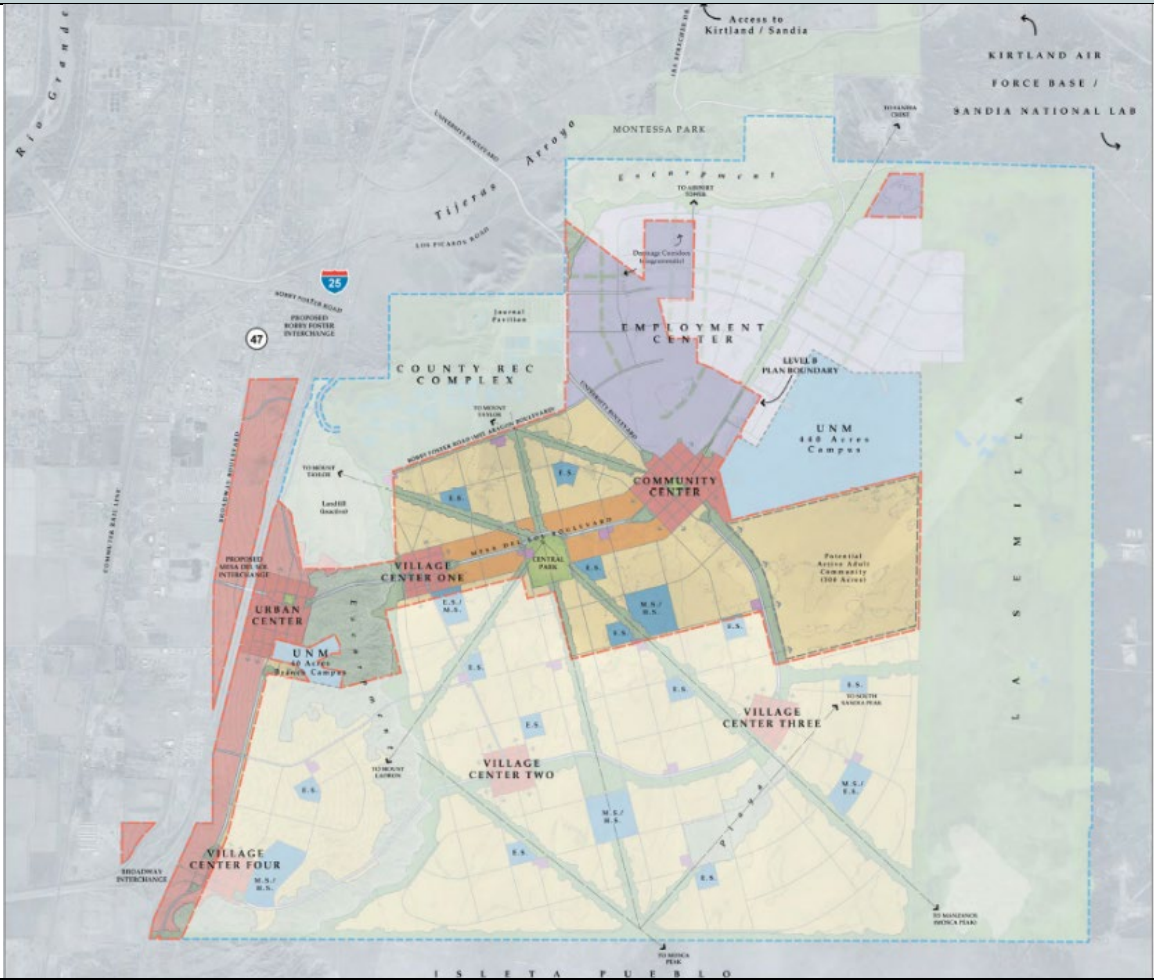
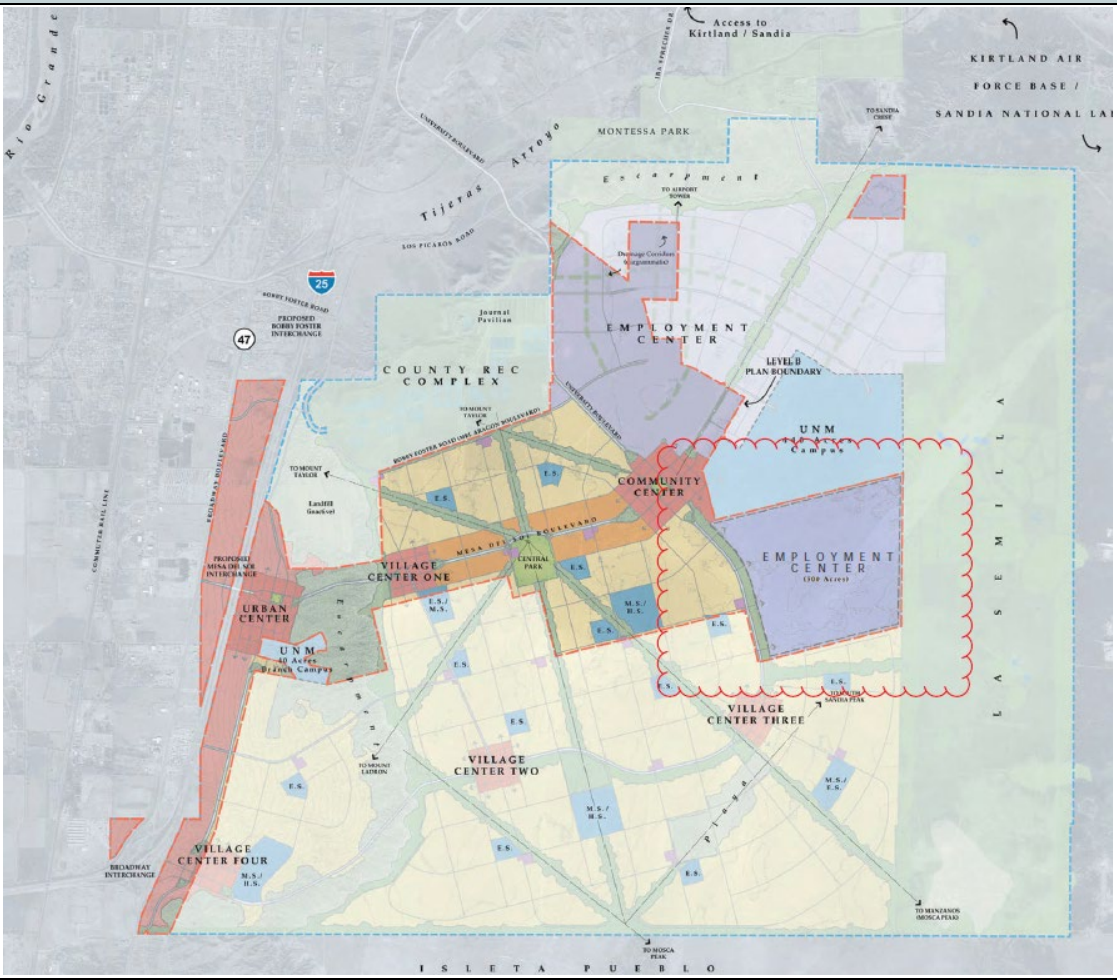
Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Figure 1-1	9	3	Revise Figure base map to reflect employment rather than residential		



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Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Section 1.3.2	11	5	Remove text referencing 'age restricted' communities	<p>"Residential areas with access controlled gates for vehicles (eg gated subdivisions) while allowed shall be limited only to "age restricted" (active adult communities) as defined in Federal Law. Streets within such subdivisions shall be private.</p>	 <p><b>C. Stability through Diversity</b> A vibrant community must accommodate a wide range of services, and therefore a wide range of wage-earners, within its own boundaries. Far too often in American cities, communities are segregated by income level, resulting in a poor distribution of public resources and inequitable quality of life. Instead Mesa del Sol will have a diverse mix of housing types within each neighborhood, enabling people from a broad spectrum of occupations and financial conditions to live in the same neighborhoods, and 10% of the dwelling units will designated as workforce housing (affordable housing). The Level B plan integrates live-work units, accessory units and other rental units to provide home owners with additional sources of revenue to make their homes more affordable or provide independent living quarters for family members". In addition to the diversity of housing types, the community will contain a diversity of employment opportunities at a range of incomes to promote a diverse, robust and self sufficient economy.</p>
Section 2.1	20	14	Remove text referencing 'active adult community'	<p><b>Residential Villages</b> – The central and southeastern portions of the Level B Plan area are planned as residential areas with a broad range of housing types. Open space, parks, schools, civic facilities, and neighborhood centers will be included within Residential Villages. A portion of the residential district identified in the Level A plan is being reserved for a potential active adult community.</p>	<p>way, Village Centers will provide retail services to surrounding neighborhoods, as well as professional office space, police and fire stations and other civic uses, and higher-density forms of housing.</p> <p>5. <b>Residential Villages</b> – The central and southeastern portions of the Level B Plan area are planned as residential areas with a broad range of housing types. Open space, parks, schools, civic facilities, and neighborhood centers will be included within Residential Villages.</p> <p>rel <b>Open Space</b> –The escarpment within the Level B Plan area will be designated as Major Public Open Space. Other land use districts will also contain open space, including natural open space corridors, a central park, neighborhood parks, urban plazas, and stormwater management areas in the Employment Center.</p> <p>or</p>





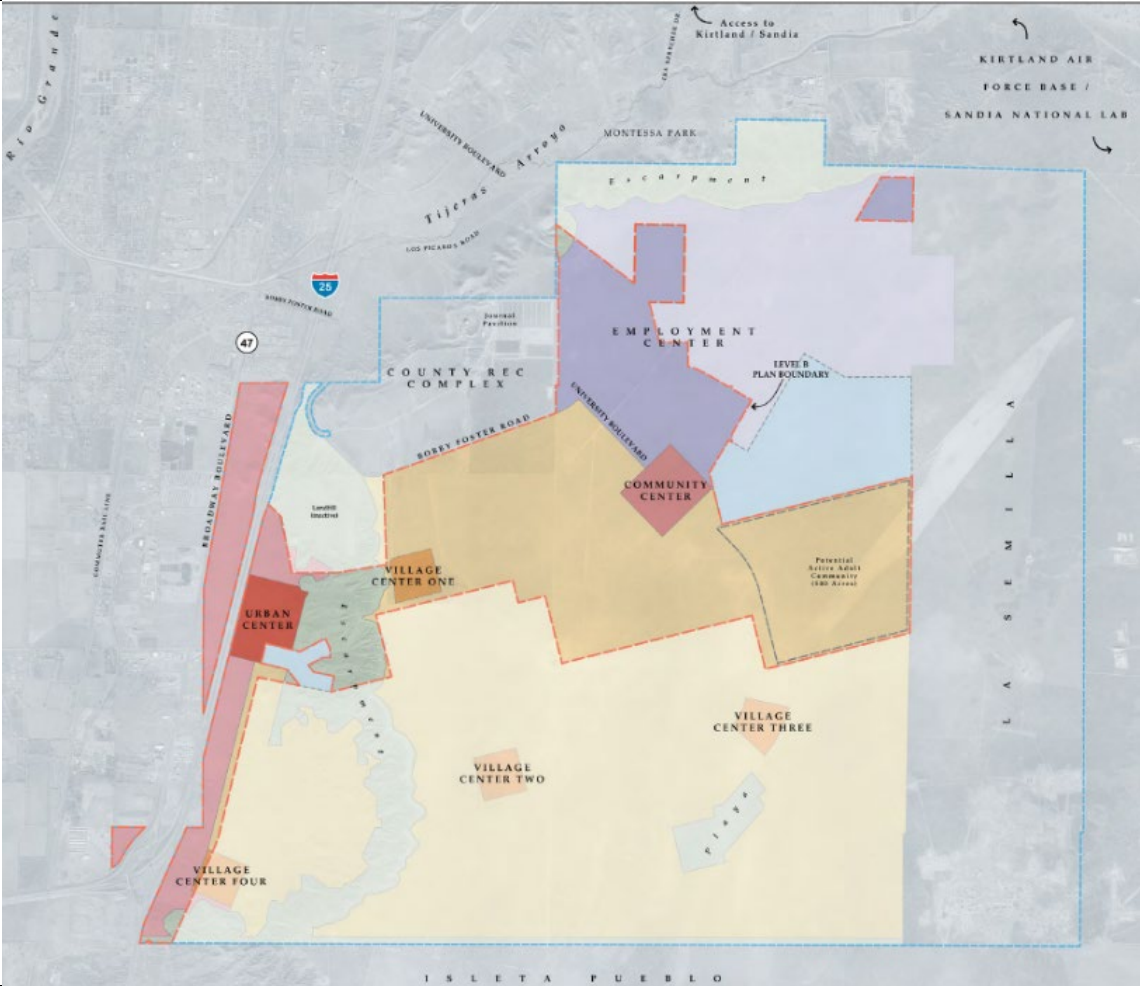
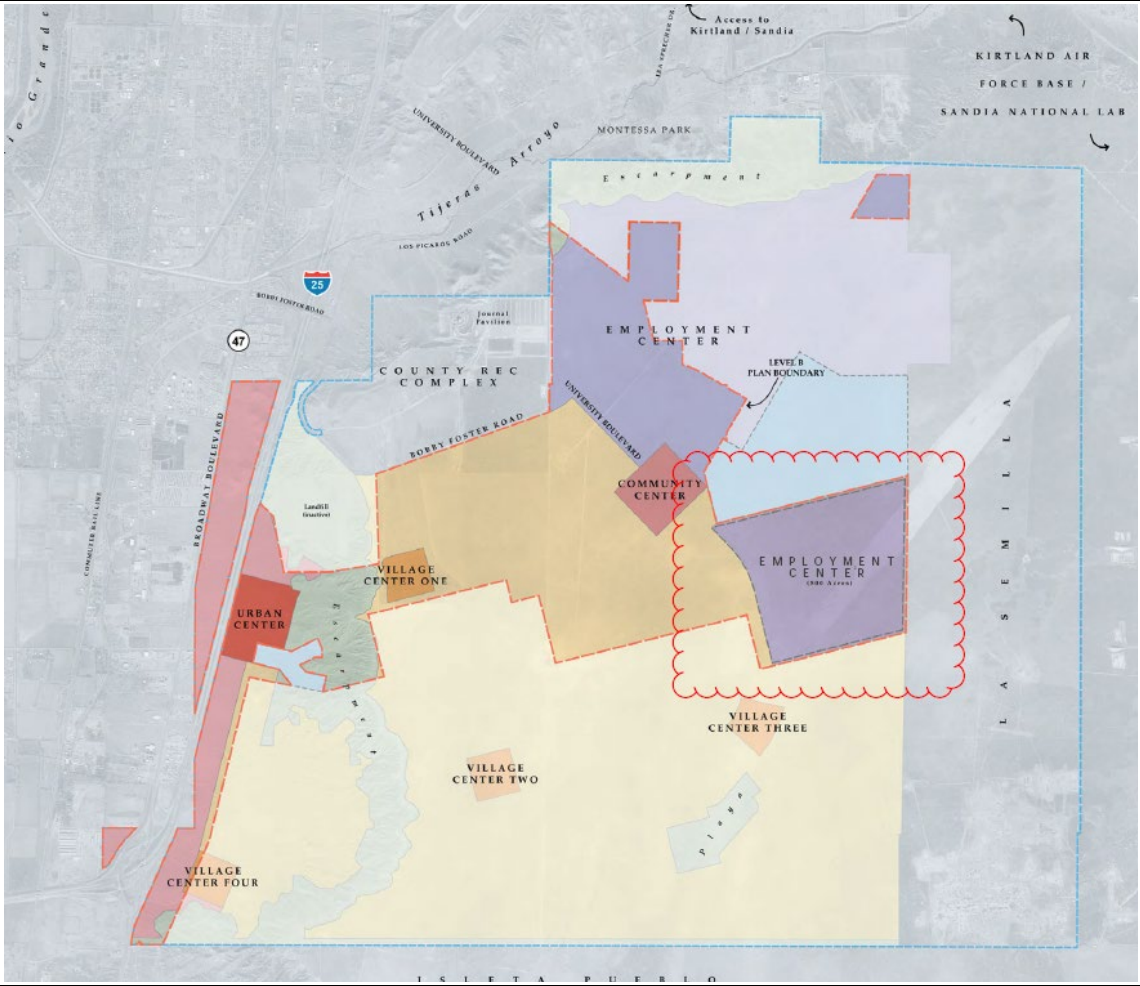
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Figure 2-1	21	15	Revise Figure base map to reflect employment rather than residential		



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Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Section 2.2	22	16	Update geographic location description of the employment center	<p><b>2.2 Employment Districts</b></p> <p>Two districts of Mesa del Sol are oriented to employment-generating uses.</p> <p><i>Employment Center:</i> The northeastern portion of the mesa is planned as a major employment center. With convenient access to the Albuquerque International Sunport and I-25 via the Rio Bravo Interchange and University Boulevard/Rio Bravo Extension, this portion of the mesa top is well-suited to larger-scale employment requiring truck access, as well as larger-format office and research and development uses. While a limited amount of supporting commercial and residential uses may also be developed within the Employment Center, the primary focus will be employment.</p>	<p><b>2.2 Employment Districts</b></p> <p>Two districts of Mesa del Sol are oriented to employment-generating uses.</p> <p><i>Employment Center</i> - the northernmost portion of the mesa top including a 500-acre site on the southern boundary of the UNM campus is planned as a major employment district. With convenient access to the Albuquerque International Sunport and I-25 via the Rio Bravo Interchange and University Boulevard/Rio Bravo Extension, this portion of the mesa top is well-suited to larger-scale employment requiring truck access, as well as larger format office and research and development uses. While a limited amount of supporting commercial and residential uses may also be developed within the Employment Center, the primary focus will be employment.</p> <p>The Tra Sprecher Gate on the south side of Kirtland Air Force Base currently provides access to the base during shift changes. The expanded operation of this entrance north of Los Picaros Road will help attract KAFB related businesses to Mesa del Sol. A separate 40 acre site at the northern escarpment is included in this Level B Plan to accommodate tenants requiring high security. This secure site will have interim access from the existing Los Picaros Road until the mesa top roadway system is extended to this area.</p> <p><i>Highway Commercial District:</i> Portions of Mesa del Sol adjacent to I-25 are planned for a variety of employment-generating commercial uses. With good visibility from and access to I-25, this area is expected to attract manufacturing, warehousing, and distribution uses, as well as regional commercial uses.</p>
Section 2.4.1	30	24	Amend text to speak to the integration of active adult communities into the greater residential villages.	<p><i>e) Active Adult</i></p> <p>A 500-acre portion of the Residential district, adjacent to La Semilla at the eastern edge of the Level B planning area, is being reserved for a potential active adult community. Such a development would be age-restricted (55 and over). A minimum of 12.5% of the gross acreage of the Active Adult development will be open space. The same stormwater management strategies used throughout Mesa del Sol would apply to the active adult community. An active adult community would typically have a dedicated on-site civic, fitness and recreation center serving its residents and their guests. Given Mesa del Sol's proximity to the Isleta Eagle and UNM Championship golf courses, and its focus on sustainable water management, no golf course is planned at Mesa del Sol.</p>	<p>be designed with streets on all sides, allowing on-street parking to help meet visitor parking demand.</p> <p><i>e) Aging-Friendly Communities</i></p> <p>The residential villages should be developed as aging-friendly communities that provide a mix of housing types (single-family, duplexes, townhouses, multi-family, or senior housing etc.) co-located within one neighborhood so that residents can conveniently access the goods and services needed in daily life and have the ability to age in place through a variety of lifestyles as they see fit.</p>





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Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Figure 2-2	43	37	Revise Figure base map to reflect employment rather than residential		
Section 2.7	48	42	Remove text referencing 'active adult community'	<p>With the construction of the Mesa del Sol interchange, development of non-residential lands adjacent to I-25 and Broadway Boulevard can begin.</p> <p>The Active Adult Community is anticipated to be fully built by the end of this phase.</p>	<p>With the construction of the Mesa del Sol interchange, development of non-residential lands adjacent to I-25 and Broadway Boulevard can begin.</p> <p>Phase III &amp; IV Residential development phasing continues from the initial phases and proceeds westerly and southerly. Non-residential land development on the Mesa Top will proceed</p>





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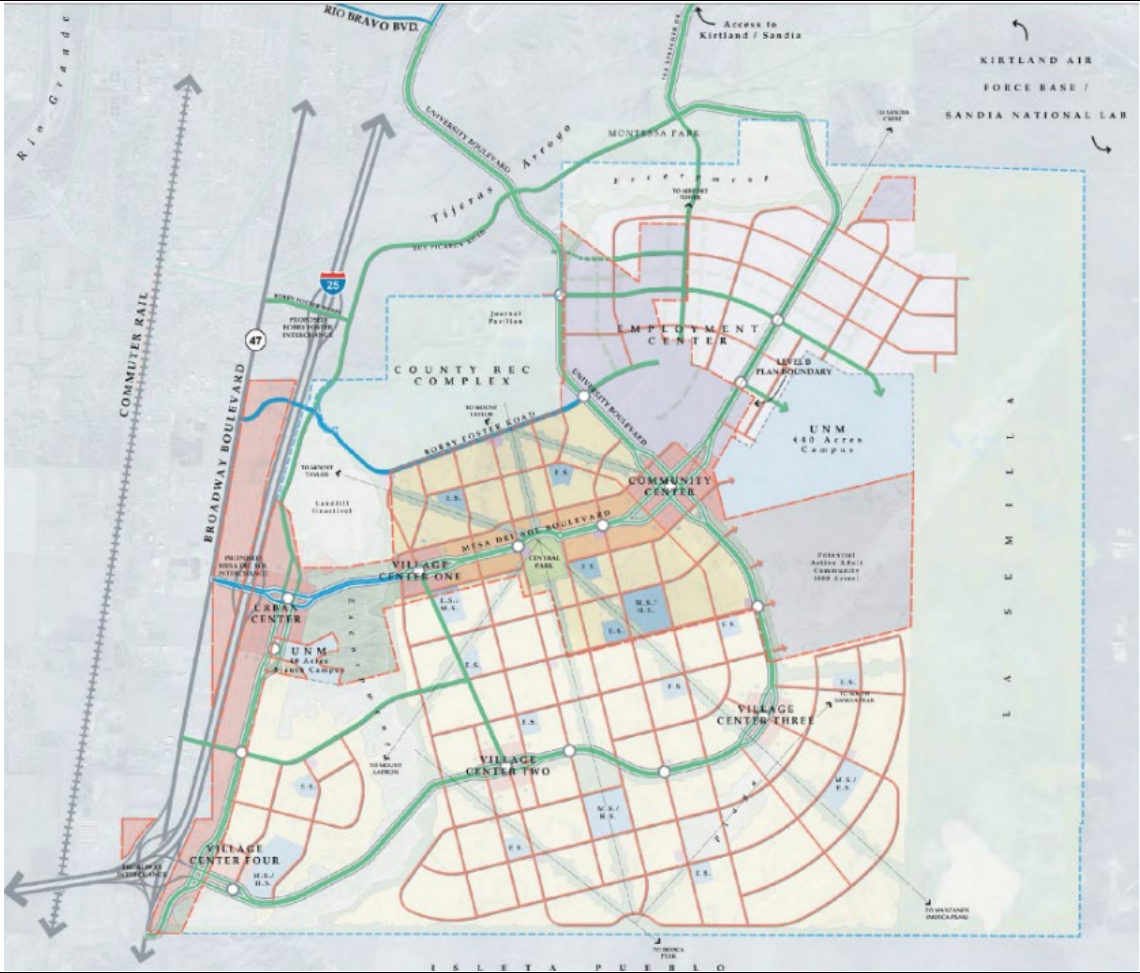
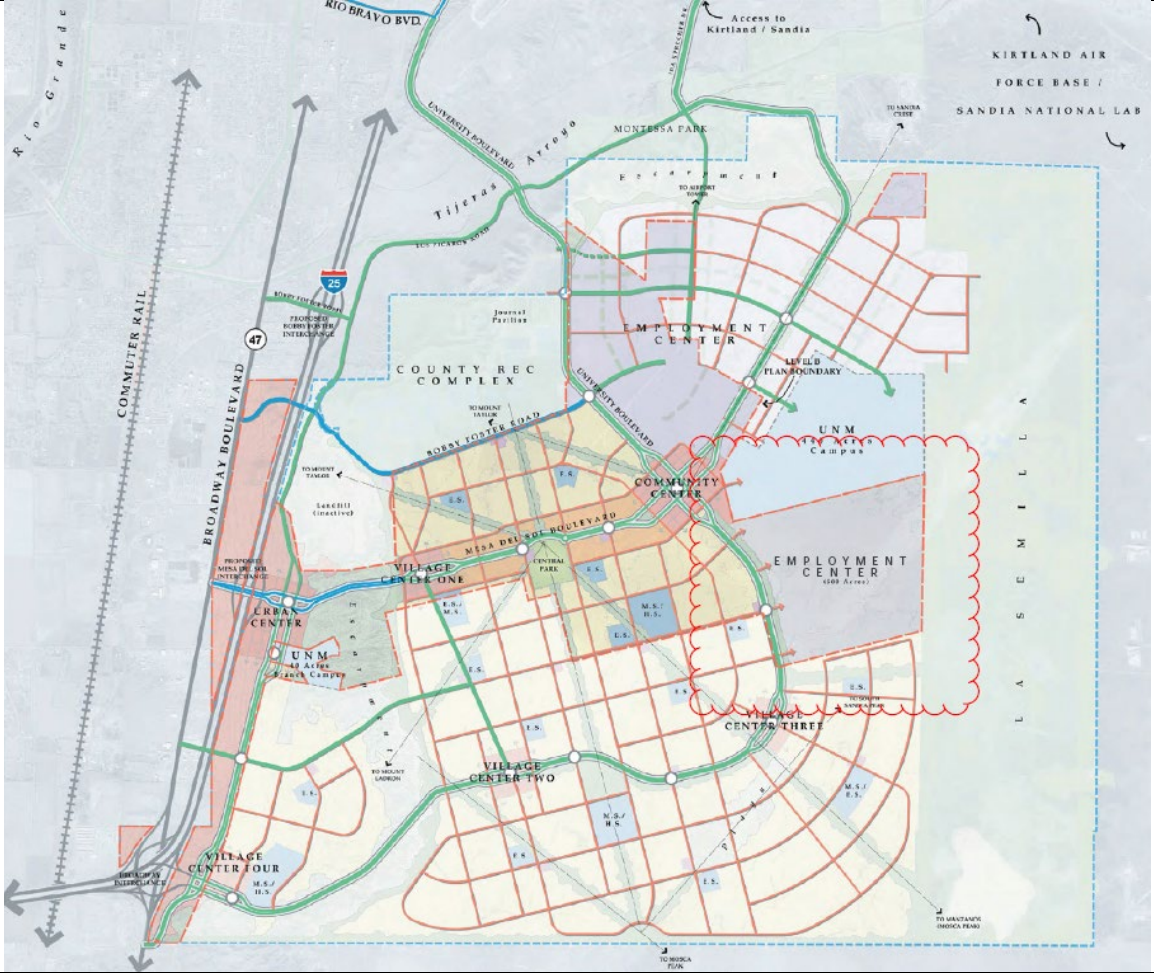
Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Figure 3-1	53	47	Revise Figure base map to reflect employment rather than residential		





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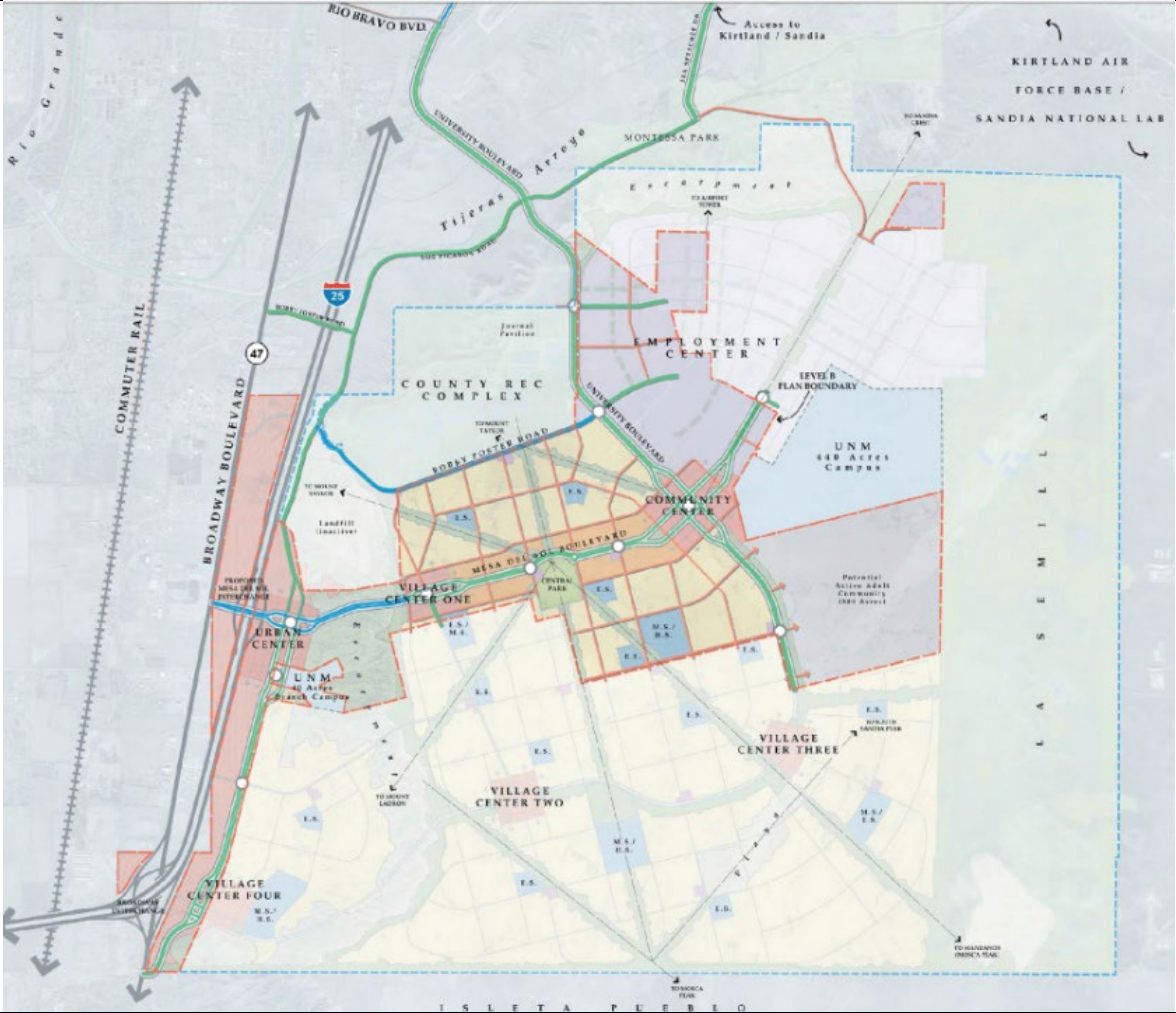
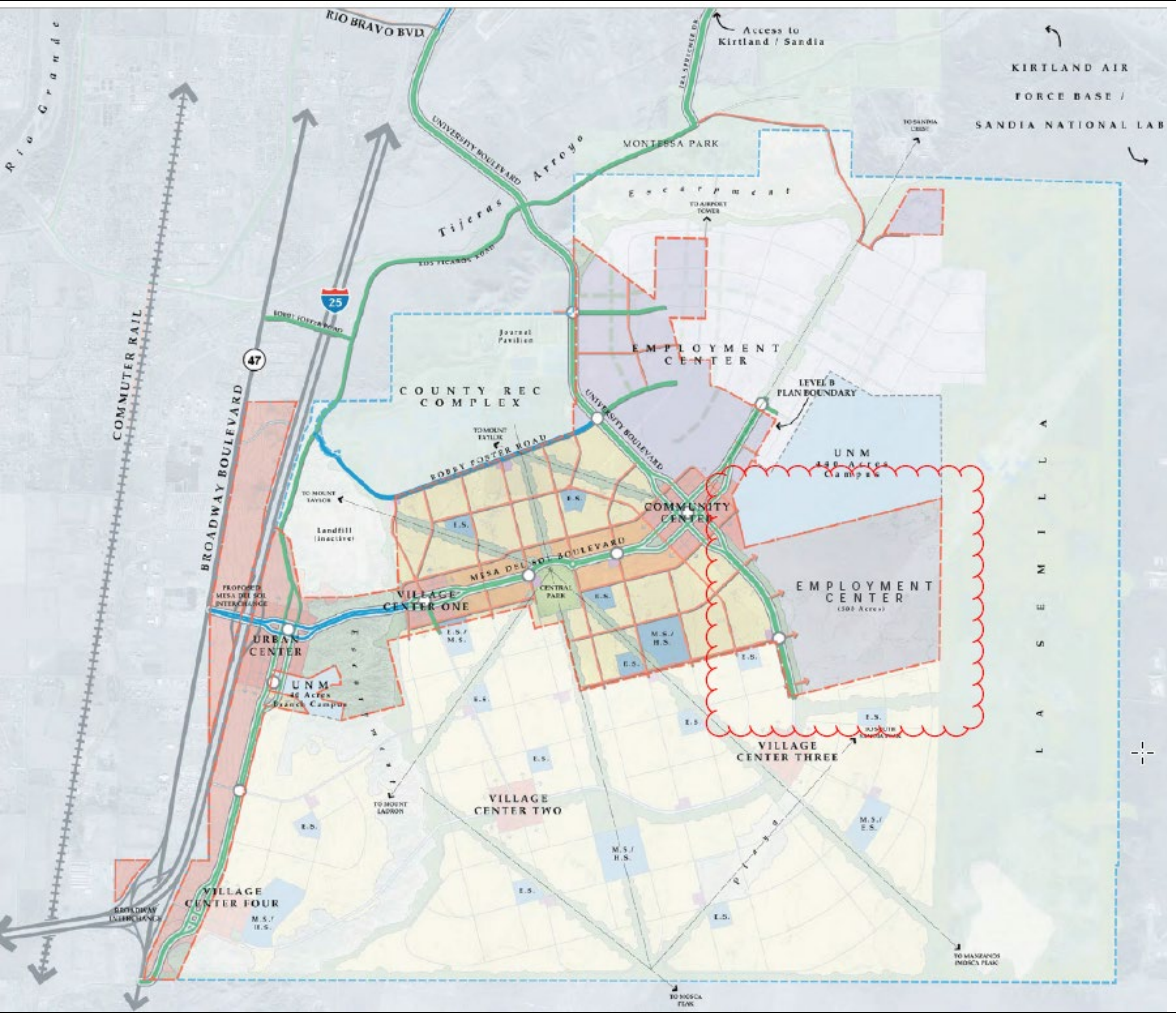
Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Figure 3-2	54	48	Revise Figure base map to reflect employment rather than residential		





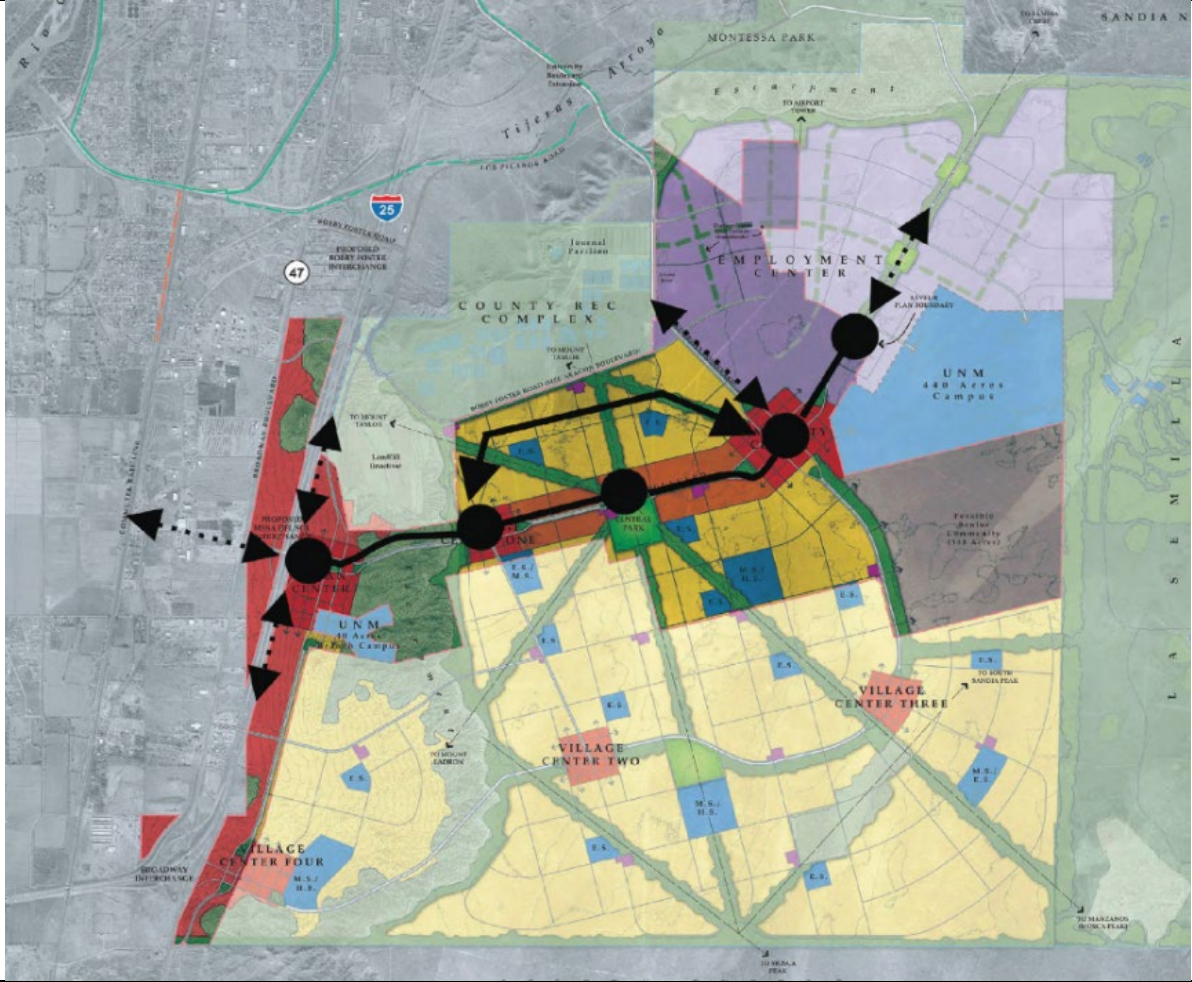
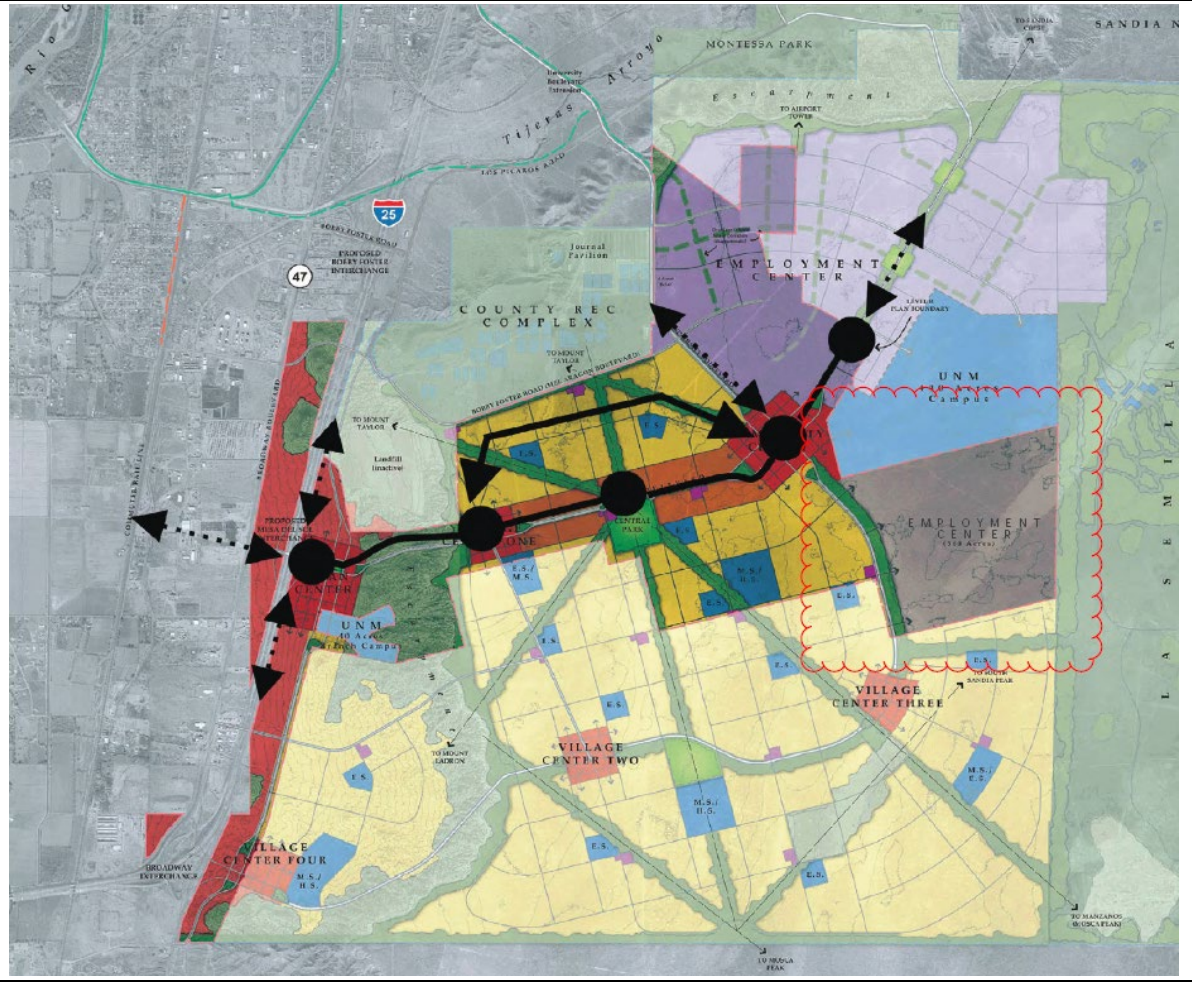
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Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Figure 3-5	63	57	Revise Figure base map to reflect employment rather than residential		





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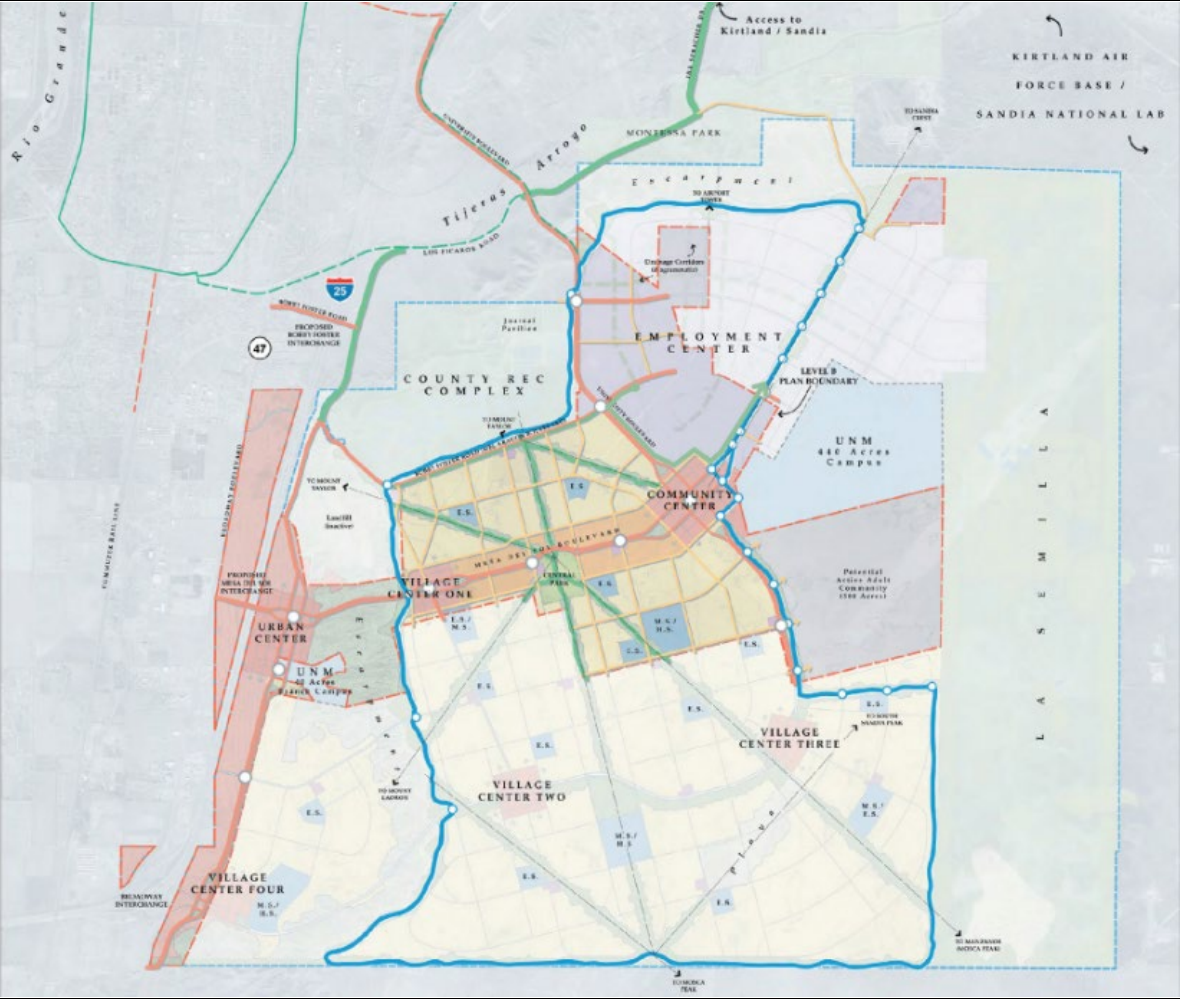
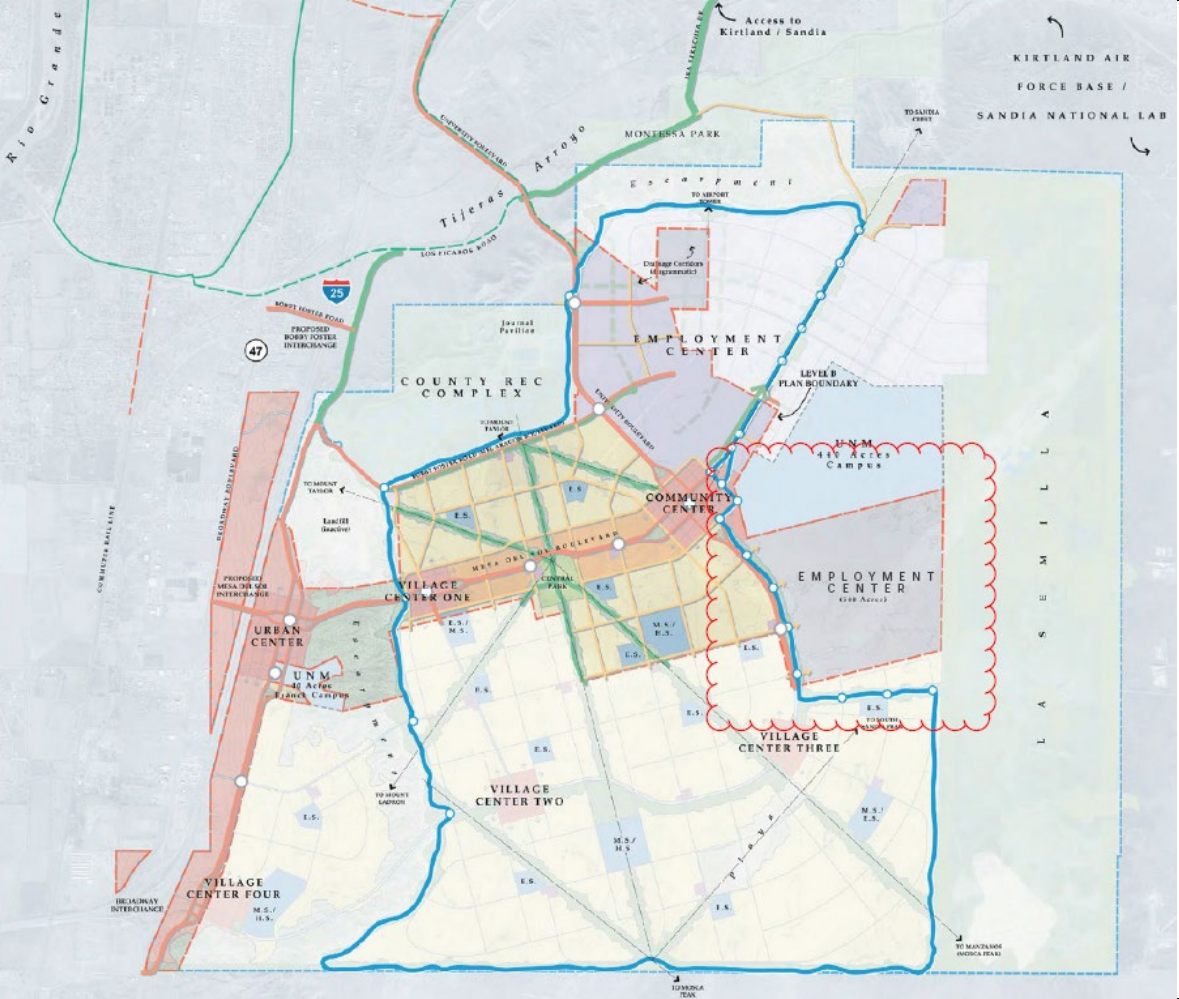
Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Figure 3-6	65	59	Revise Figure base map to reflect employment rather than residential		





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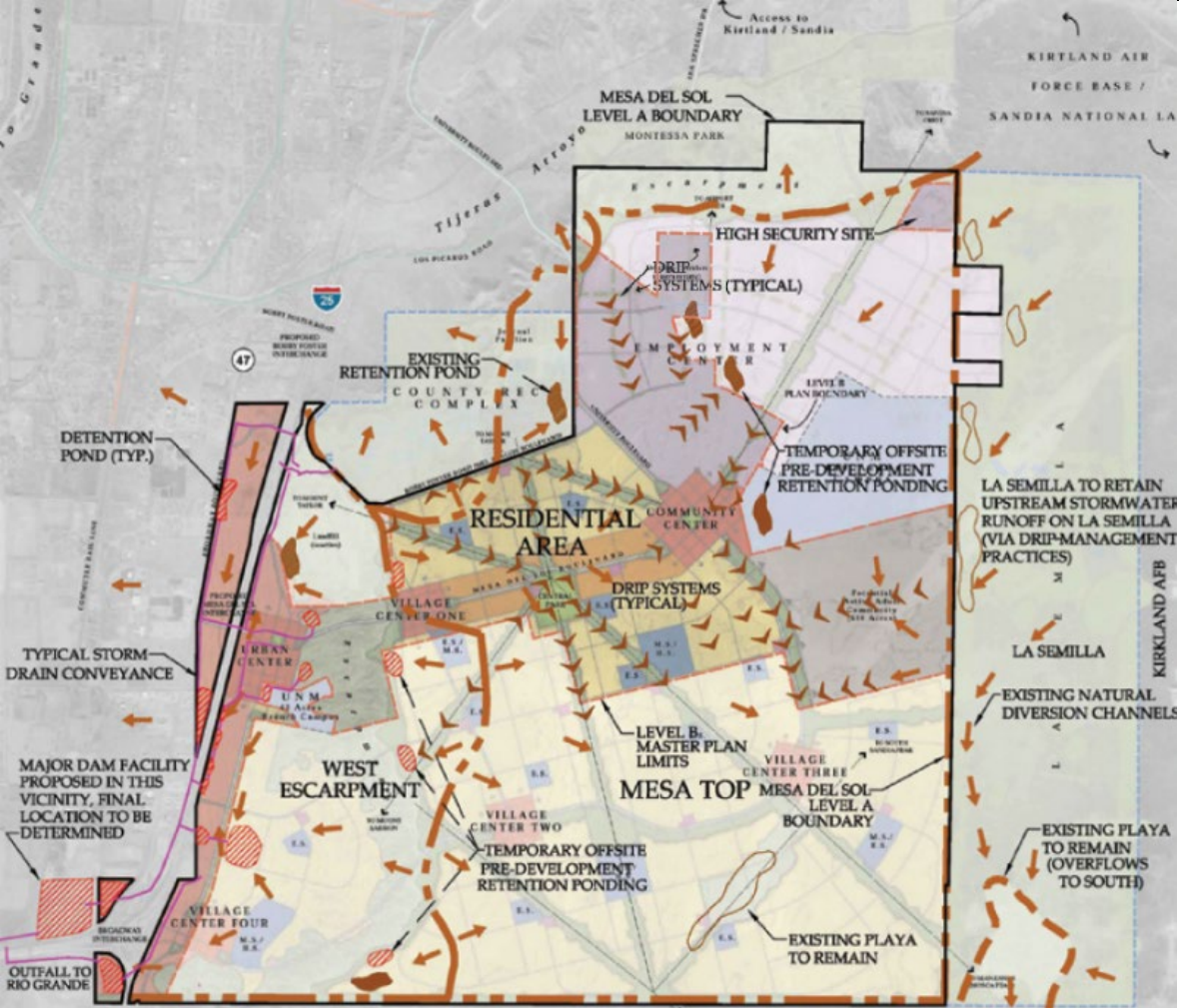
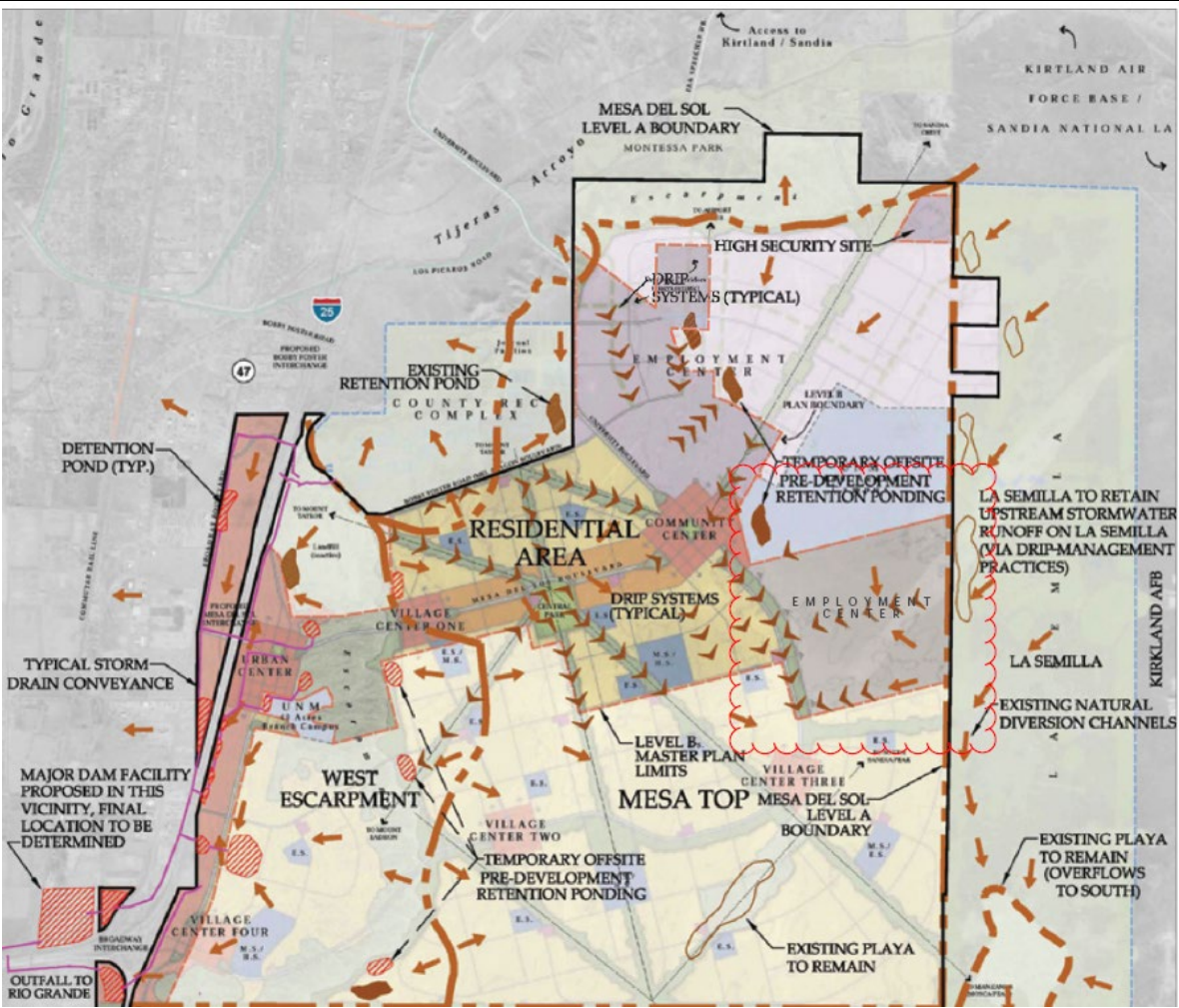
Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Figure 4-4	80	74	Revise Figure base map to reflect employment rather than residential		





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Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Section 4.5.2	81	75	Revise acreage to reflect usage change	<div><div><p>County Recreational Center</p><p>Located adjacent to Mesa del Sol and west of University Blvd. is the Bernalillo County Recreational Complex. The complex encompasses approximately 600 acres and is planned to support public entertainment and recreation activities such as the Journal Pavilion and the existing soccer field complex. Generally speaking, no storm water will be received from or discharged to the County Recreational Complex.</p><p><i>Employment Center (Mesa Top Lands)</i></p><p><b>The Level B Employment Center consists of approximately 500 acres of industrial, commercial and mixed used development.</b> Runoff generated by the Employment Center will drain into Distributed Retention and Infiltration Ponds (DRIPs) generally located centrally along each block (often within the open space areas of the Master Plan). Drainage from each block and from the adjacent public roads will be conveyed to the DRIP ponds via surface flow and storm drains. Each retention pond will institute water quality measures, as well as infiltration measures, described in more detail in a later section.</p><p>Approximately 40 acres has been set aside in the Employment Center's far northeast corner for a "high security" site. The site will retain its stormwater runoff either onsite or on immediately adjacent lands.</p><p><i>Village Center/Community Center (Mesa Top Lands)</i></p><p>The Level B master plan area of Mesa del Sol includes two significant mixed use centers on the mesa top; the Community Center and Village Center One. These areas will include a mix of retail uses, higher-density housing, transit, and public facilities. They are not intended to have large open space or park areas that would be conducive to the proposed DRIP storm water management approach for the mesa top lands. Instead, most storm water runoff would be conveyed out of the Centers toward adjacent trunk open space corridors or parks within adjacent lands.</p><p><i>Residential Villages (Mesa Top Lands)</i></p><p>Collecting and retaining developed runoff on at a neighborhood scale is the most practical approach to storm water management for the mesa top residential lands. Accordingly, Distributed Retention Infiltration Ponds (DRIPs) are the primary drainage management method for the residential areas. The modular and scalable nature of the DRIPs allow them to be located anywhere that phasing needs dictate and be sized to meet the design runoff volume for the contributing area. Trunk open space corridors that often define neighborhood edges are primary and opportunistic locations for retention ponds. In addition, the planning and layout of each residential neighborhood may include open space, parks, and school playing fields that can integrate necessary retention ponds into the plan to accommodate the design storm volume.</p></div><div><p>Each large neighborhood generally retains all runoff generated within its boundaries. Ponds for a given neighborhood may also need to be sized to accept runoff from adjacent Village or Community Centers. Future detailed drainage design for each neighborhood may dictate that some inter-neighborhood movement of runoff will be necessary to accommodate optimal pond locations within the neighborhoods and/or better use the storage capacity within trunk open space areas. The detailed drainage design for each neighborhood will also evaluate the street and storm drain hydraulics for conveyance of storm runoff to the ponds.</p><p>The proposed use of Distributed Retention and Infiltration Ponds (DRIPs) as the preferred storm water management approach for the mesa top Residential Area in this Level B plan does not specify, at this time, the exact number and frequency of ponding and area to be covered. This concept does not preclude the use of more regional, less frequent retention ponds to serve multiple neighborhoods should future detailed design and actual experience determine that a more regional approach would better serve the Mesa del Sol community in Level C planning efforts.</p><p><i>I-25 Broadway Corridor (Highway Commercial)</i></p><p>The I-25/Broadway Corridor within the Western Escarpment area historically discharges to the Rio Grande Valley, although discharge actually reaches the Rio Grande on a very infrequent basis. This drainage area includes the Urban Center mixed use area and substantial highway commercial lands. Since this drainage area has historically drained to the Rio Grande, State Engineer Office regulations require stormwater discharge to historic drainage paths under developed conditions. The DRIP retention system used on the mesa top is not available therefore for the Escarpment areas.</p><p>The Level B development in the Western Escarpment area is planned along the I-25 and Broadway corridors, primarily comprised of urban and commercial land use. Currently, much of the far western extent of the mesa top drains westward to the escarpment edge, but runoff from those areas will be retained prior to any initial downstream development or with development on the mesa top within these western mesa top basins.</p><p>The lands at Broadway and I-25 currently lack storm drain infrastructure capable of detaining and conveying flows to the Rio Grande. This area was studied as part of the Southeast Valley Drainage Management Plan approved by AMAPCA. The study identified a system of channels and storm drains that would collect developed runoff from the region including all of the west escarpment area of Mesa del Sol and convey and discharge the storm water runoff to the Rio Grande. Mesa del Sol is working with AMAPCA to develop a regional drainage plan that further refines the SE Valley DMP to address Mesa del Sol's planned improvements.</p></div><div><p>Mesa del Sol, Albuquerque, New Mexico</p><p>Mesa del Sol</p><p>75</p><p>Mesa del Sol Level B Plan - Revised August 2021</p></div></div> <div><p>to support public entertainment and recreation activities such as the Journal Pavilion and the existing soccer field complex. Generally speaking, no storm water will be received from or discharged to the County Recreational Complex.</p><p><i>Employment Center (Mesa Top Lands)</i></p><p>The Level B Employment Center consists of approximately 1,162 acres of industrial, commercial and mixed used development. Runoff generated by the Employment Center will drain into Distributed Retention and Infiltration Ponds (DRIPs) generally located centrally along each block (often within the open space areas of the Master Plan). Drainage from each block and from the adjacent public roads will be conveyed to the DRIP ponds via surface flow and storm drains. Each retention pond will institute water quality measures, as well as infiltration measures, described in more detail in a later section.</p><p>Approximately 40 acres has been set aside in the Employment Center's far northeast corner for a "high security" site. The site will retain its stormwater runoff either onsite or</p></div>	



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Figure 5-1	87	81	Revise Figure base map to reflect employment rather than residential		
Section 5.2.1	89	83	Remove text reference to 'senior community area'	<p><b>5.2.1 Key System Design Criteria</b></p> <p>Aside from typical sanitary sewer design criteria that current WUA guidelines provide, several additional key criteria guide the Level B master planning effort.</p> <p><i>Land Use and Population Density</i></p> <p>The land use assumptions reflect the current Mesa del Sol Master Plan. The following densities were utilized in projecting flows for the sanitary sewer system:</p> <ul style="list-style-type: none"> <li>Residential at 7 dwelling units per acre and 2.4 people per dwelling unit.</li> <li>Senior Community Area at 4 dwelling units per acre and 2 people per dwelling unit.</li> <li>Multi-family residential at 20 dwelling units per acre and 2 people per dwelling unit.</li> </ul>	<p>Text has been removed</p> <p><b>5.2.1 Key System Design Criteria</b></p> <p>Aside from typical sanitary sewer design criteria that current WUA guidelines provide, several additional key criteria guide the Level B master planning effort.</p> <p><i>Land Use and Population Density</i></p> <p>The land use assumptions reflect the current Mesa del Sol Master Plan. The following densities were utilized in projecting flows for the sanitary sewer system:</p> <ul style="list-style-type: none"> <li>Residential at 7 dwelling units per acre and 2.4 people per dwelling unit.</li> <li>Multi-family residential at 20 dwelling units per acre and 2 people per dwelling unit.</li> </ul>





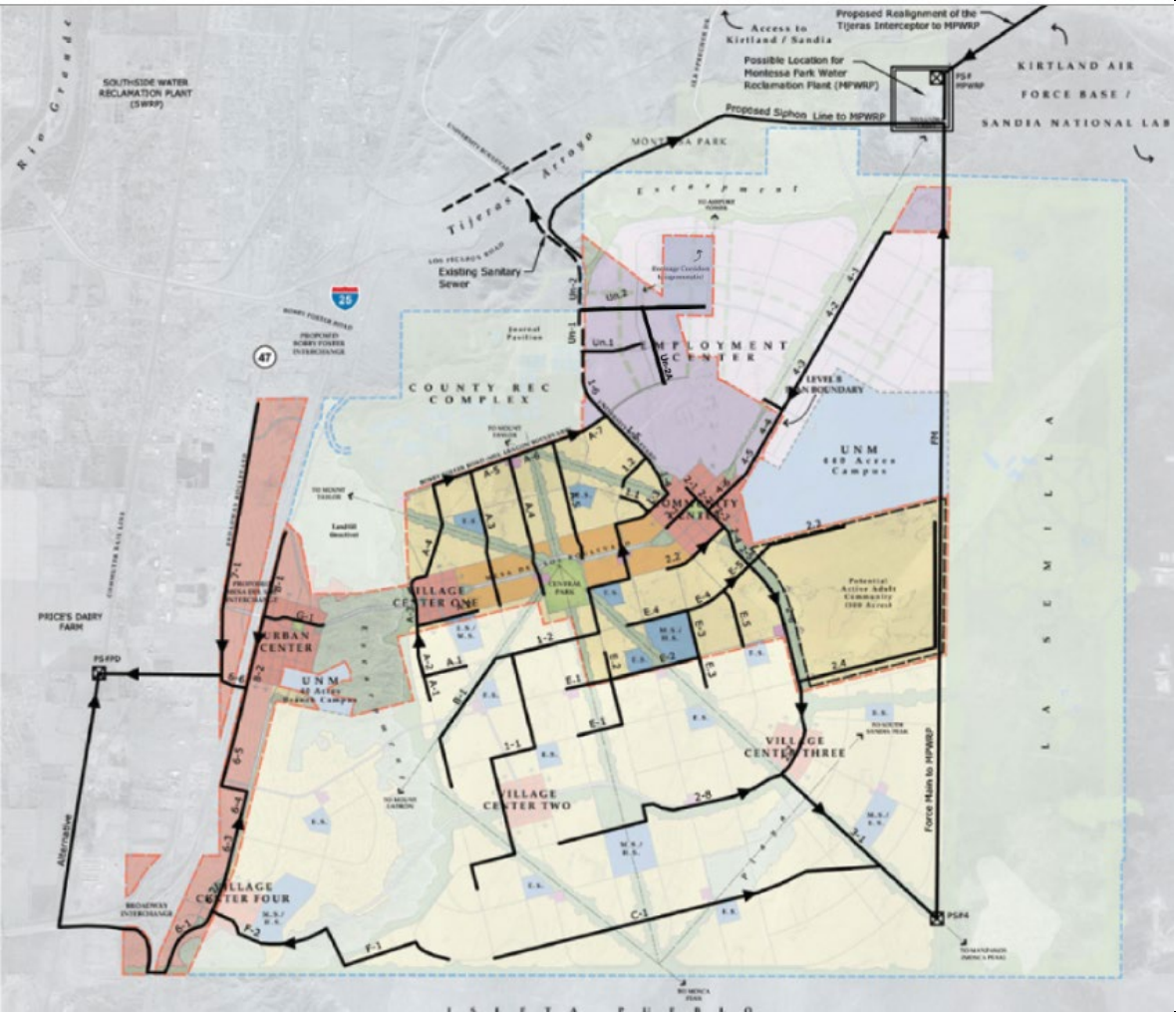
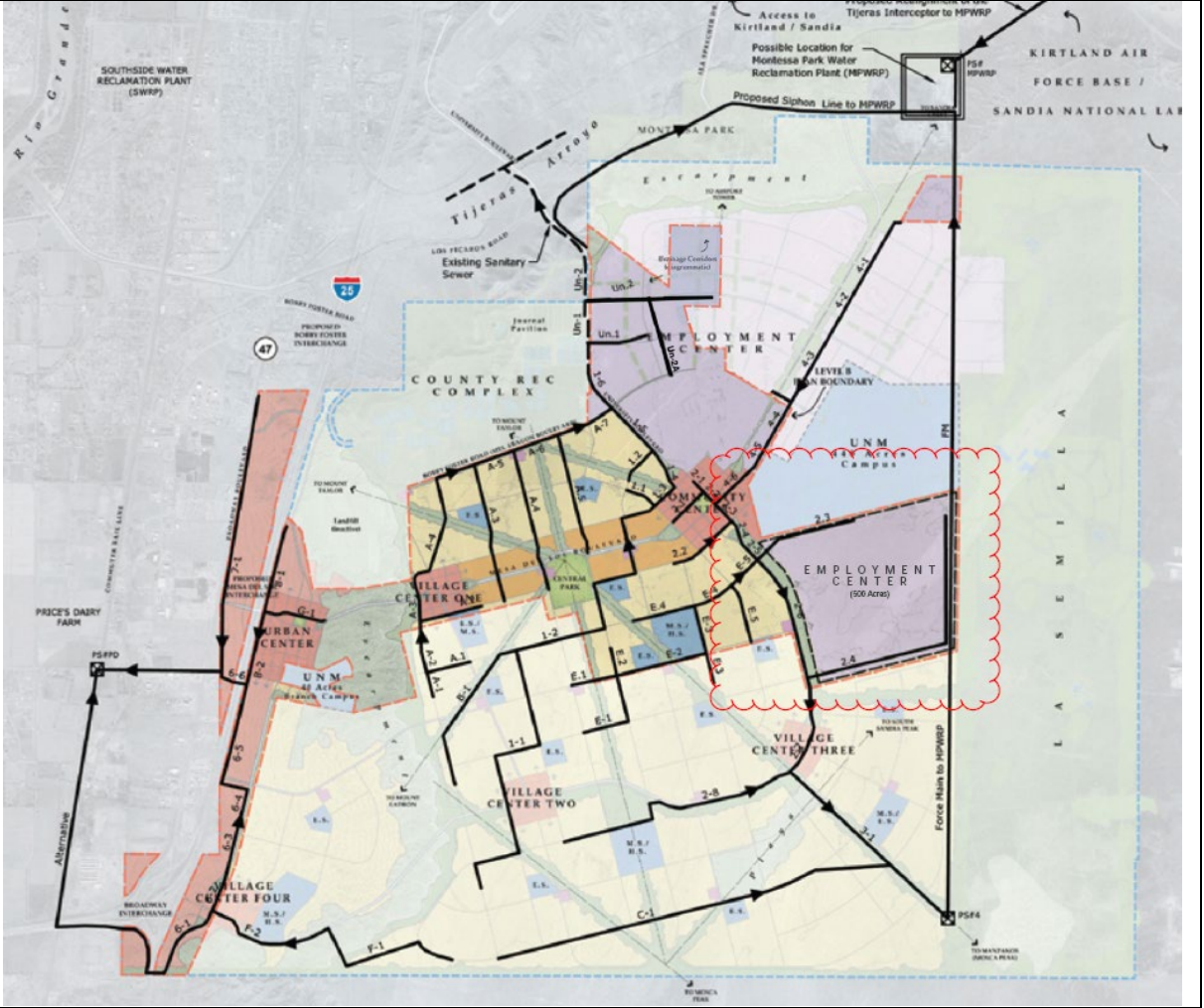
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Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Figure 5-2	91	85	Revise Figure base map to reflect employment rather than residential		





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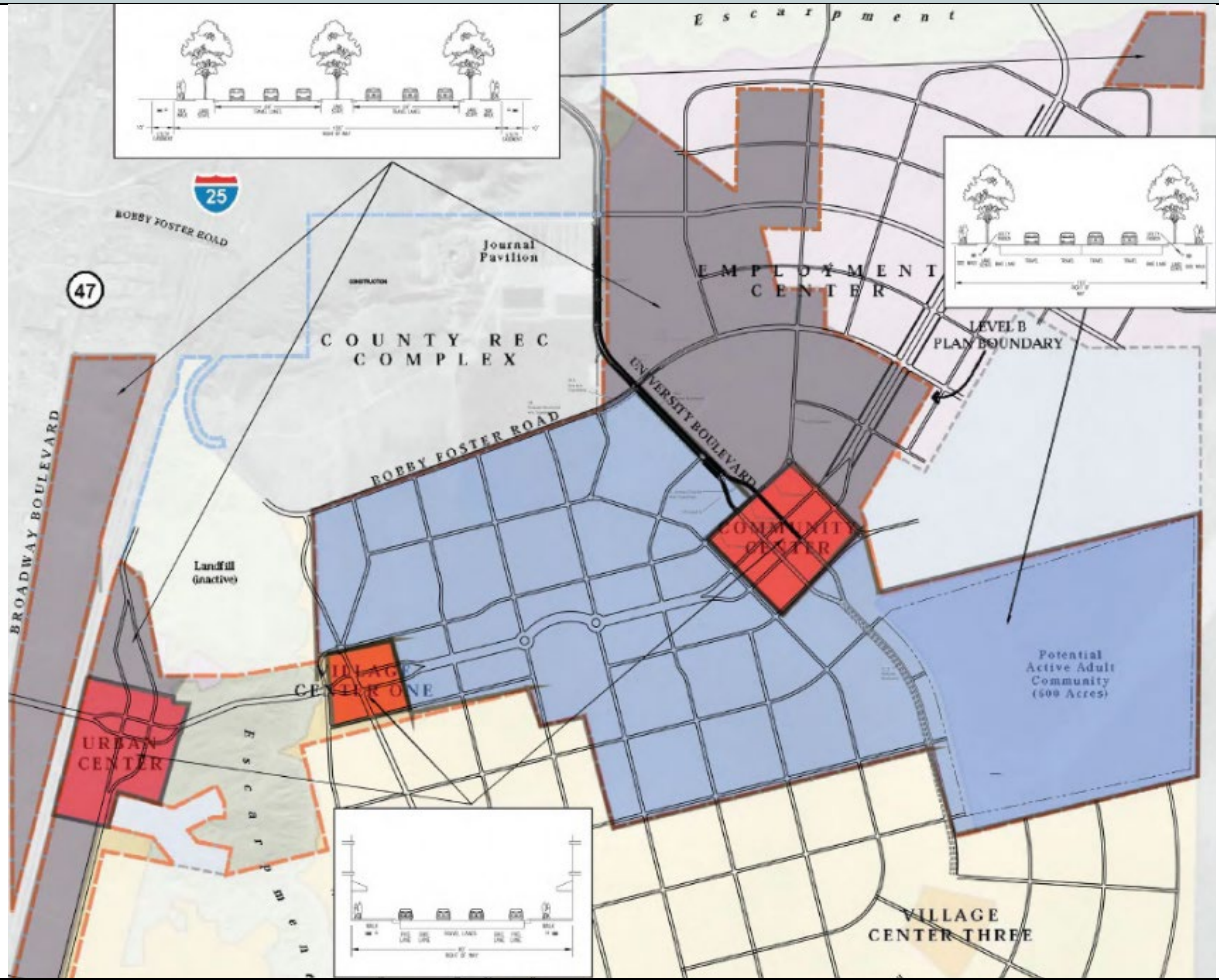
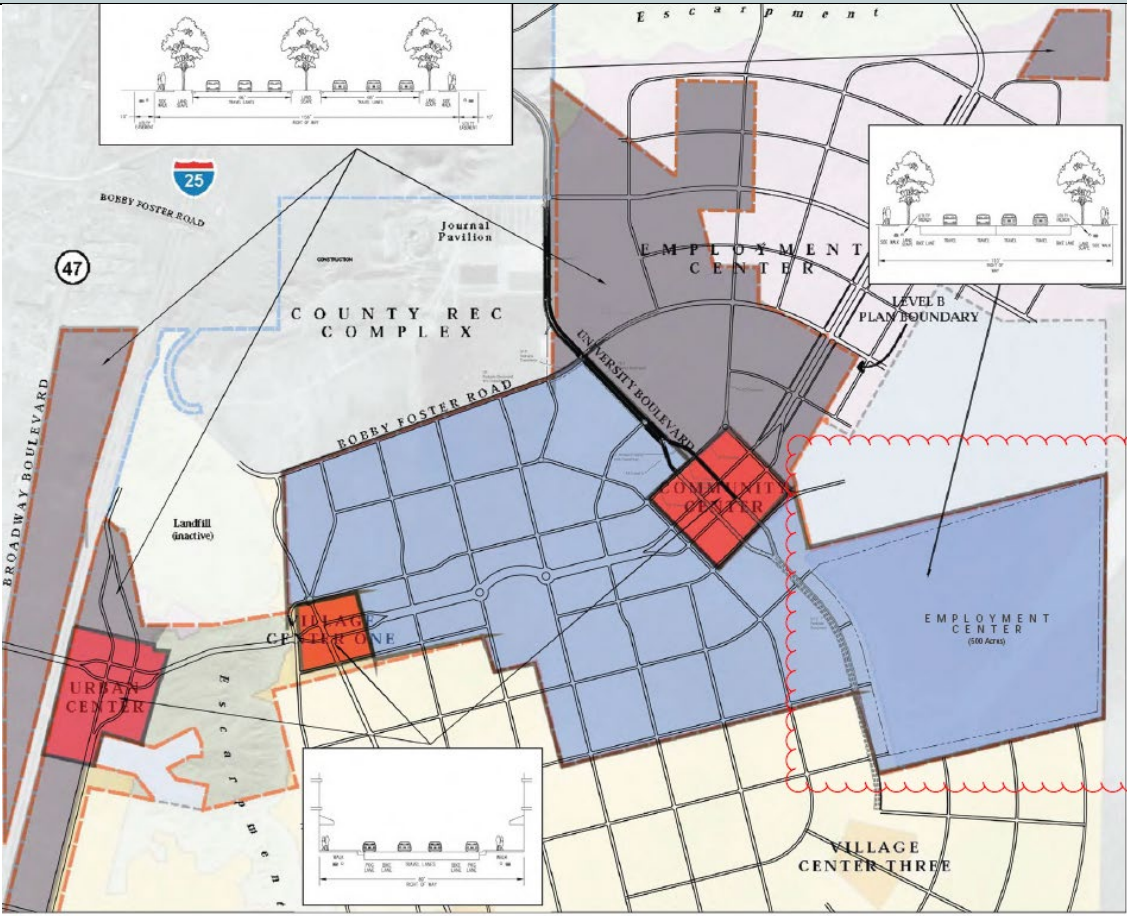
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Figure 5-3	93	87	Revise Figure base map to reflect employment rather than residential		





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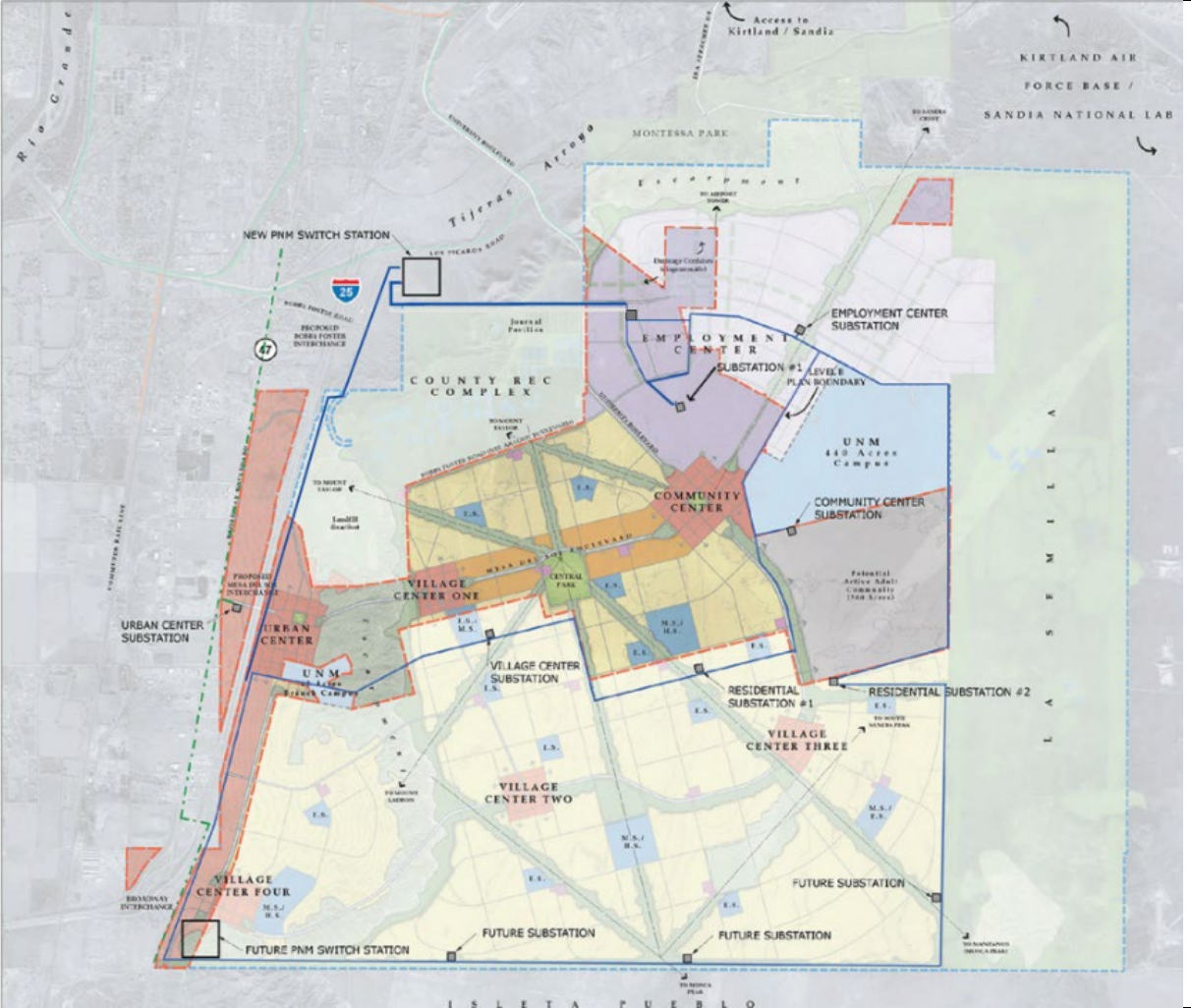
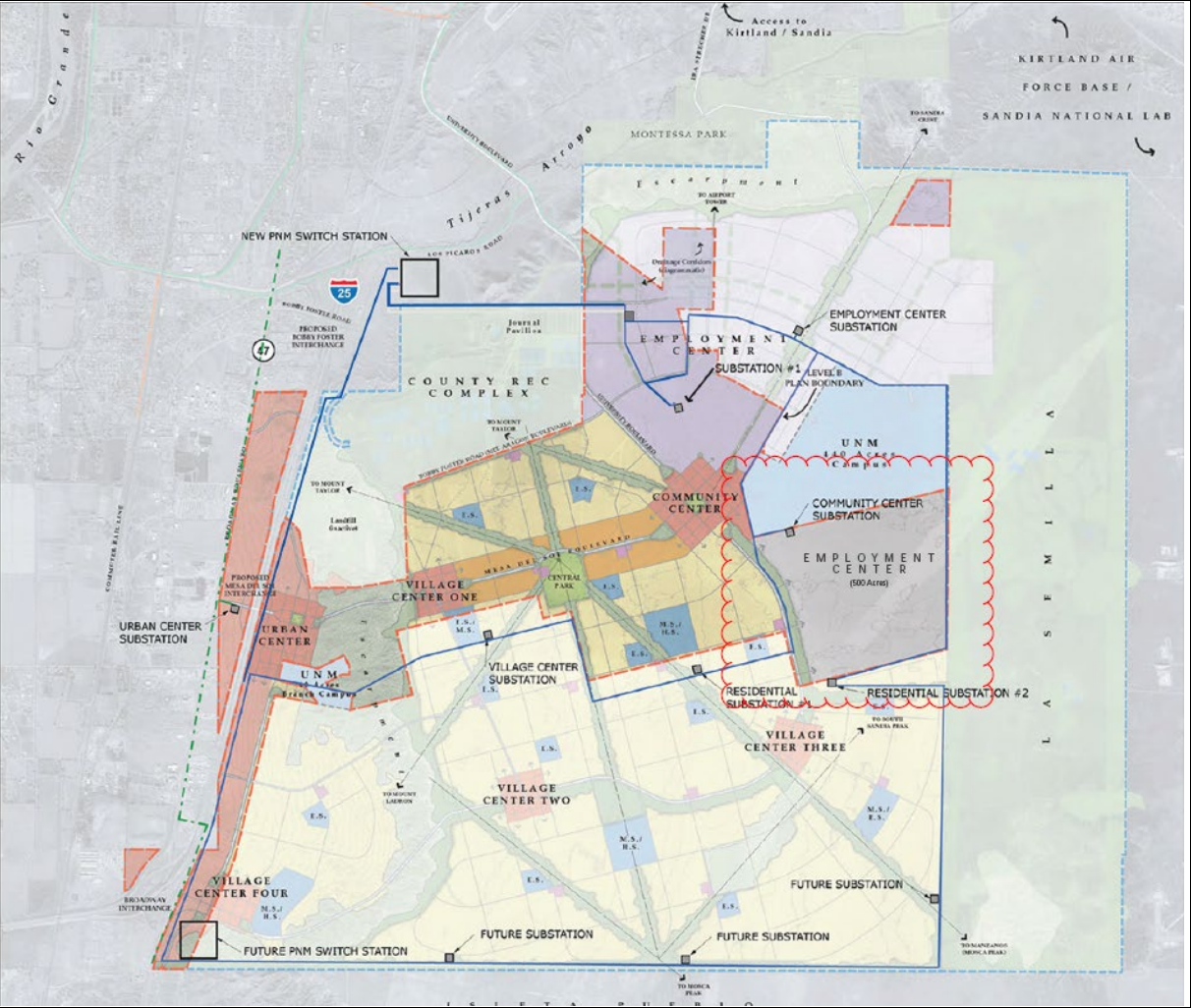
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Figure 5-5	97	91	Revise Figure base map to reflect employment rather than residential		





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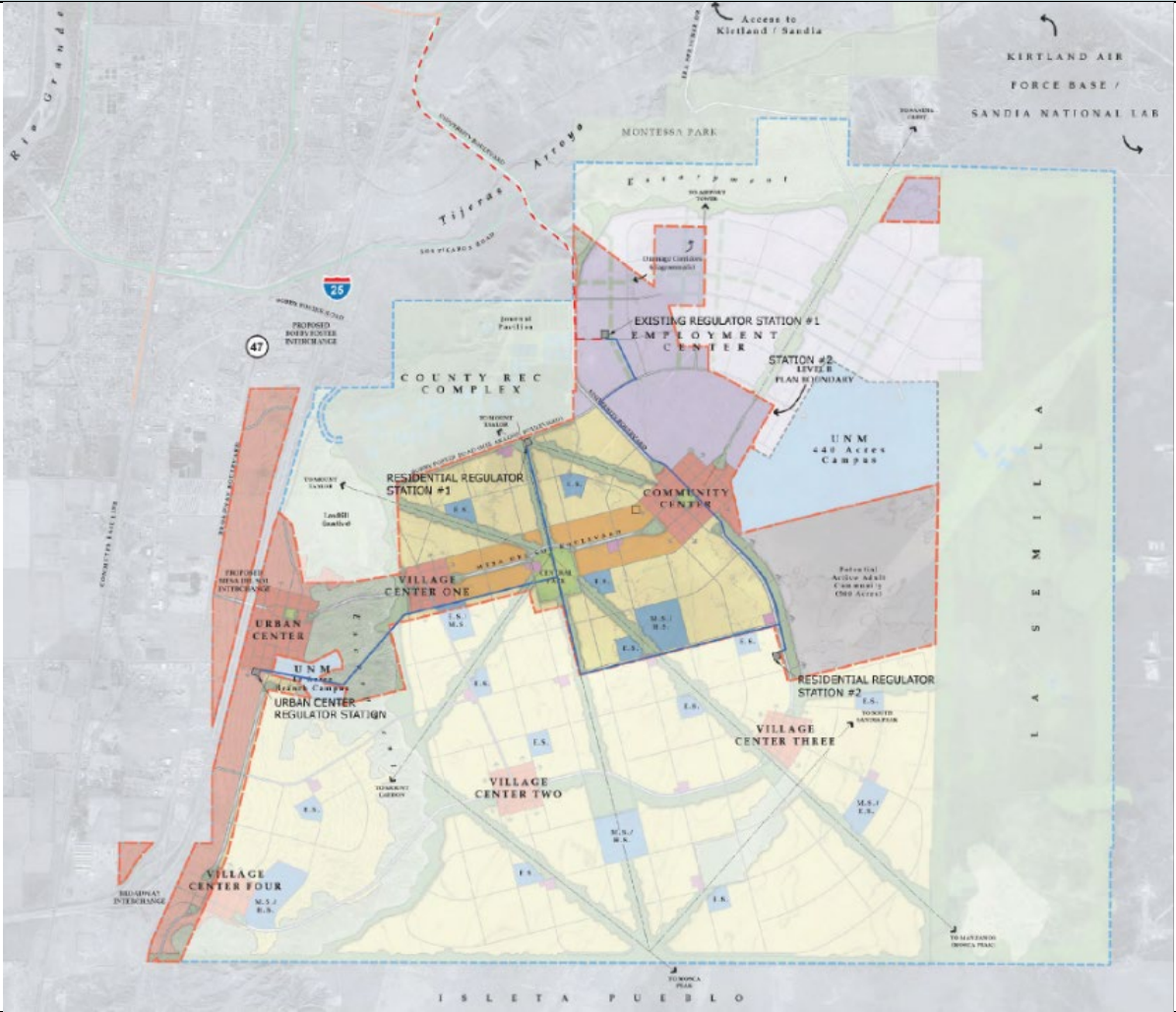
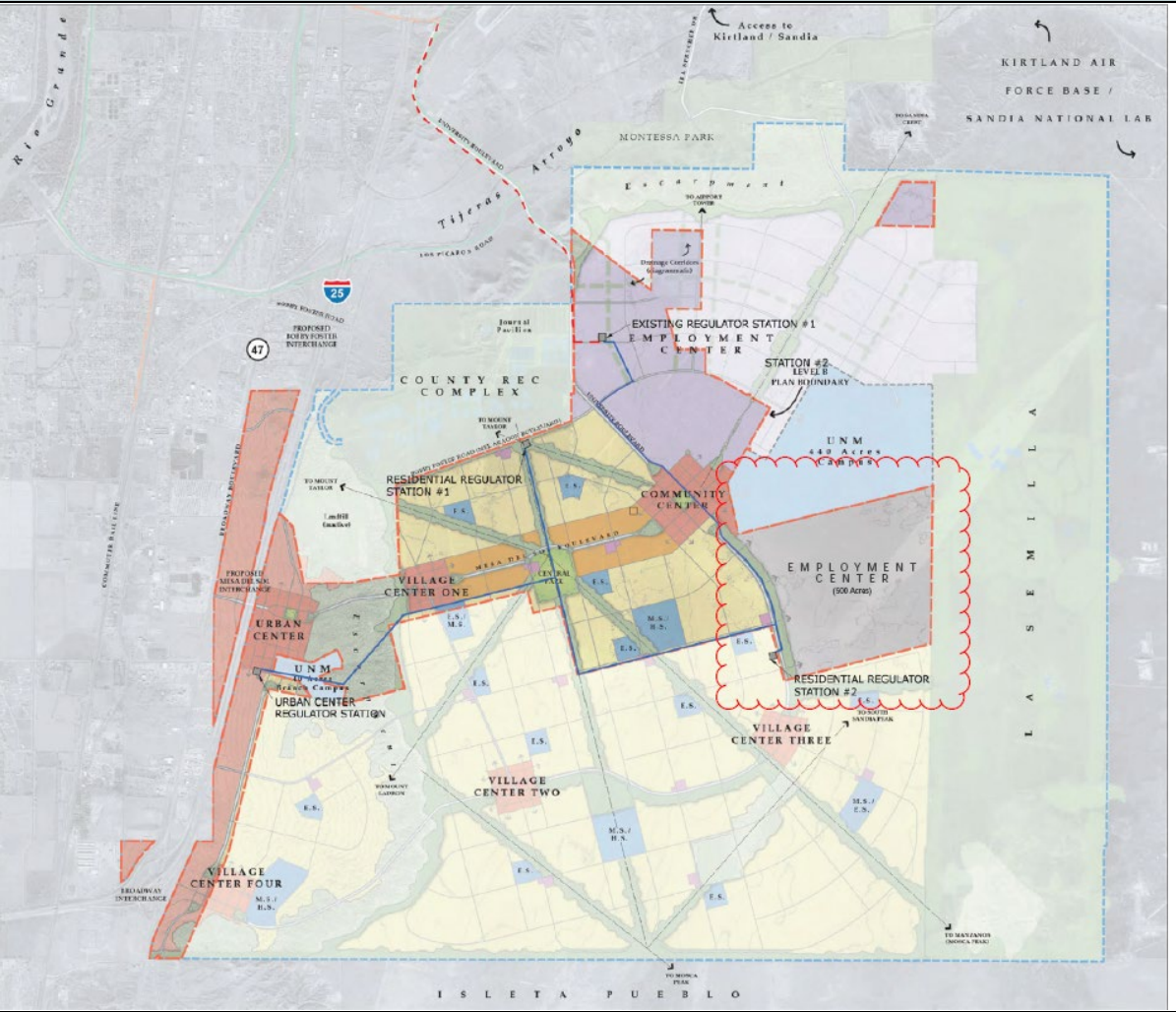
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Table 1: Proposed Amendments to Mesa del Sol Level B Plan

Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Figure 5-7	101	95	Revise Figure base map to reflect employment rather than residential		





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Section	PDF Page #	Page #	Proposed Change	Existing Exhibit	Proposed Change
Appendix	115	109	Revise Figure base map to reflect employment rather than residential and remove text reference to “Active Adult Center WTF”	