



Environmental Planning Commission

Staff Report

***Agenda Item Number: 1
Project #: PR-2022-007641
Case #: SI-2022-01723
Hearing Date: October 20, 2022***

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	City of Albuquerque Department of Municipal Development
<i>Request</i>	Site Plan- EPC
<i>Legal Description</i>	Lots 425-429, Unit 3, Atrisco Grant
<i>Location</i>	On 86 th Street SW, between Tower Road SW & San Ygnacio Road SW
<i>Size</i>	Approximately 25 acres
<i>Zoning</i>	NR-PO-A

Staff Recommendation

APPROVAL of PR-2022-007641, SI-2022-01723, based on the Findings beginning on Page 23 and subject to the Conditions of Approval beginning on Page 26.

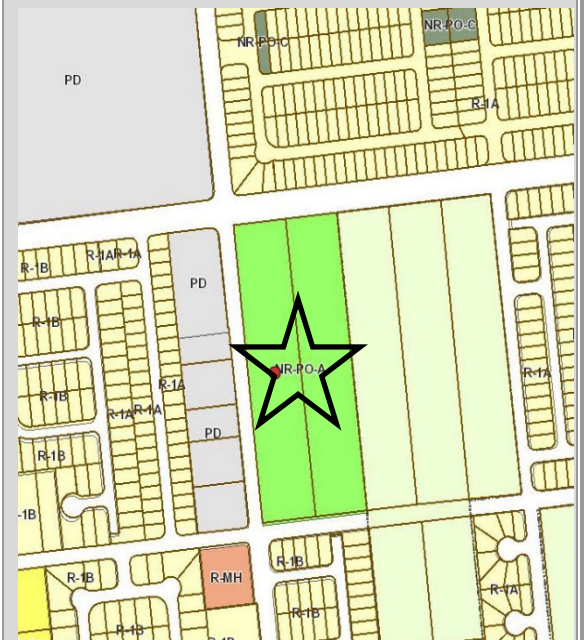
***Planner
Silvia Bolivar, PLA, ASLA***

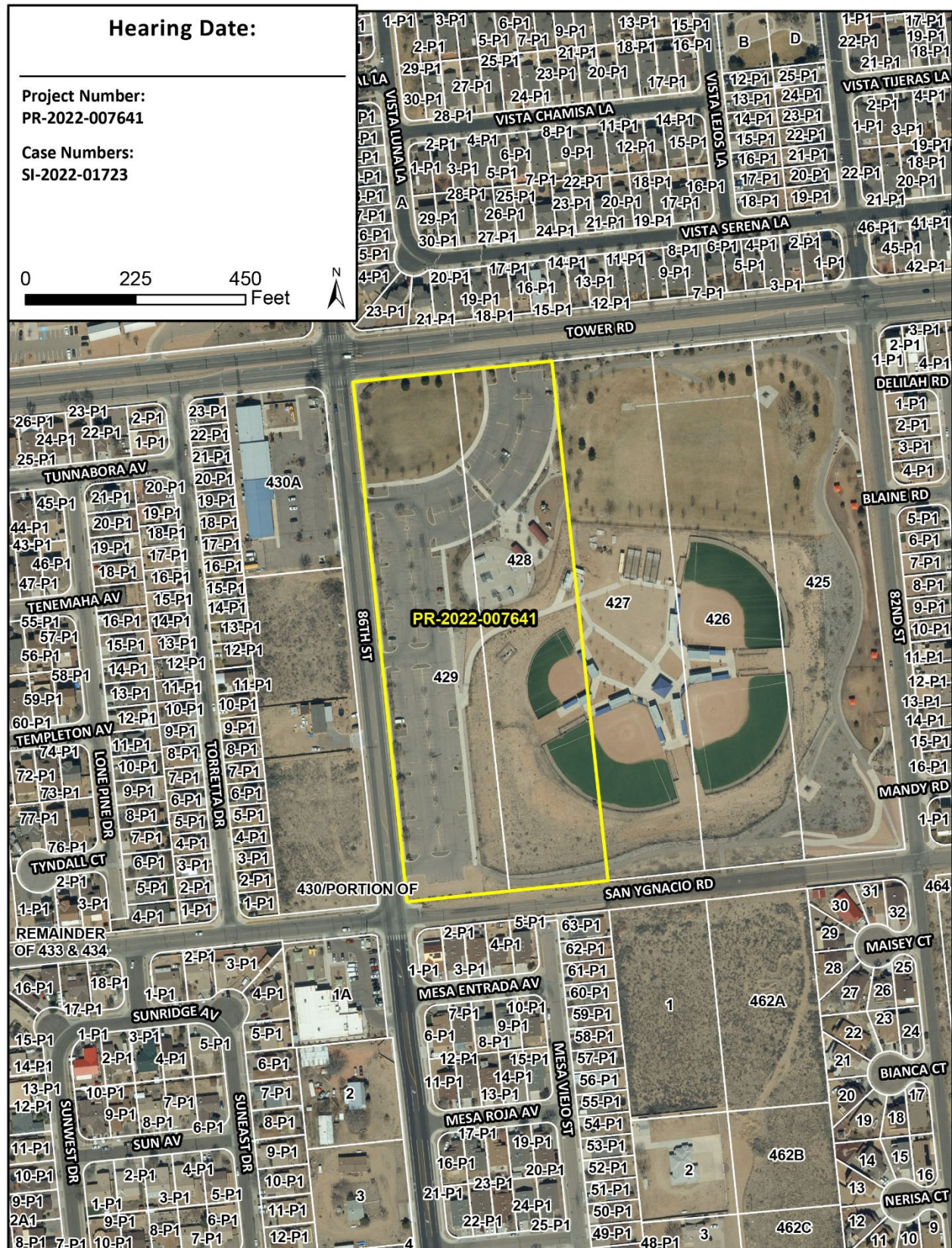
Summary of Analysis

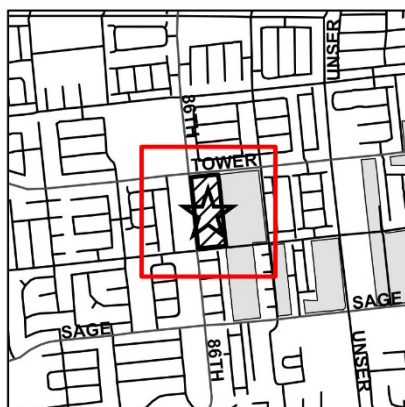
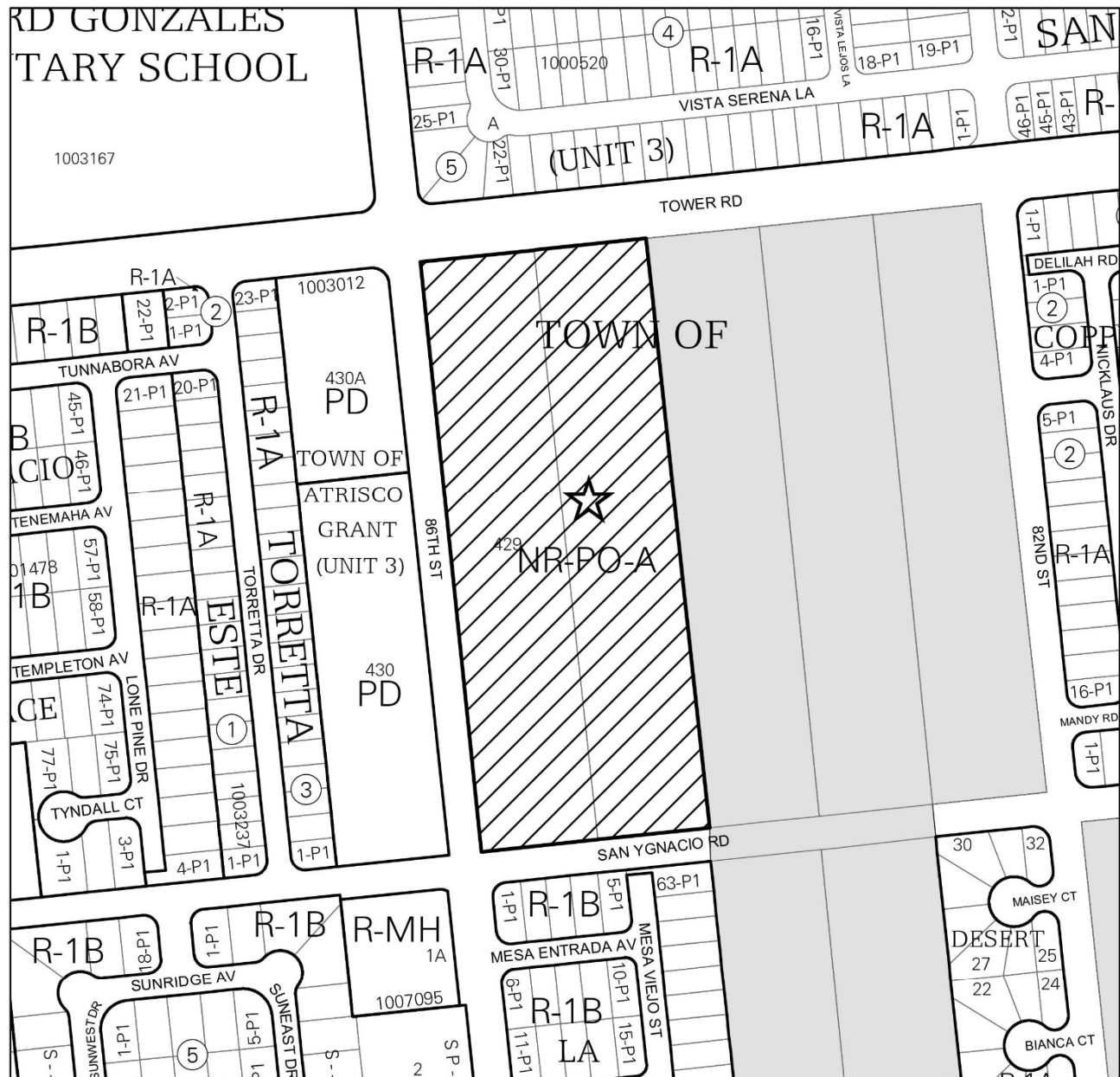
The request is for a Site Plan-EPC for Tower Pond Park that would facilitate construction of a concession stand and establish an overall site plan. The City of Albuquerque owns the five lots that comprise the subject site, but the easterly three lots are unincorporated County and have not been annexed. The site is legally described as Lots 425-429, Unit 3, Atrisco Grant, located on 86th Street SW between Tower Road SW and San Ygnacio Road SW (the “subject site”).

The request is before the EPC because the subject site is over 10 acres, zoned NR-PO-A, and there is no site development plan on file. Staff has reviewed the proposed site plan and does not find any major instances of non-compliance. 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 of approval to ensure requirements are met and clarification is provided.







IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:

10/20/2022

Project Number:

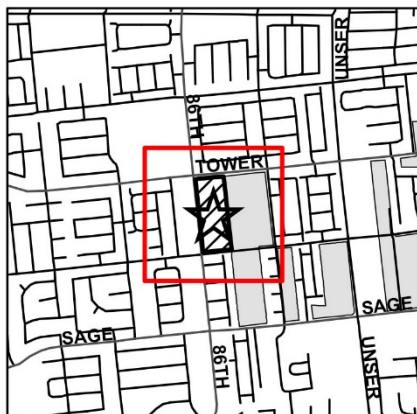
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31.12.2019

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LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base

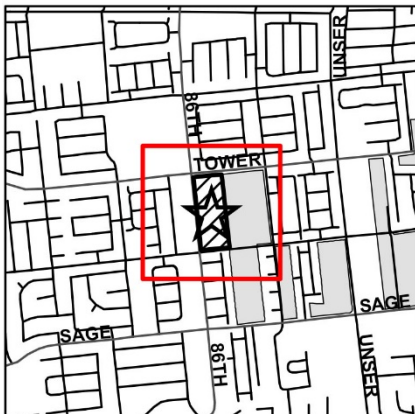
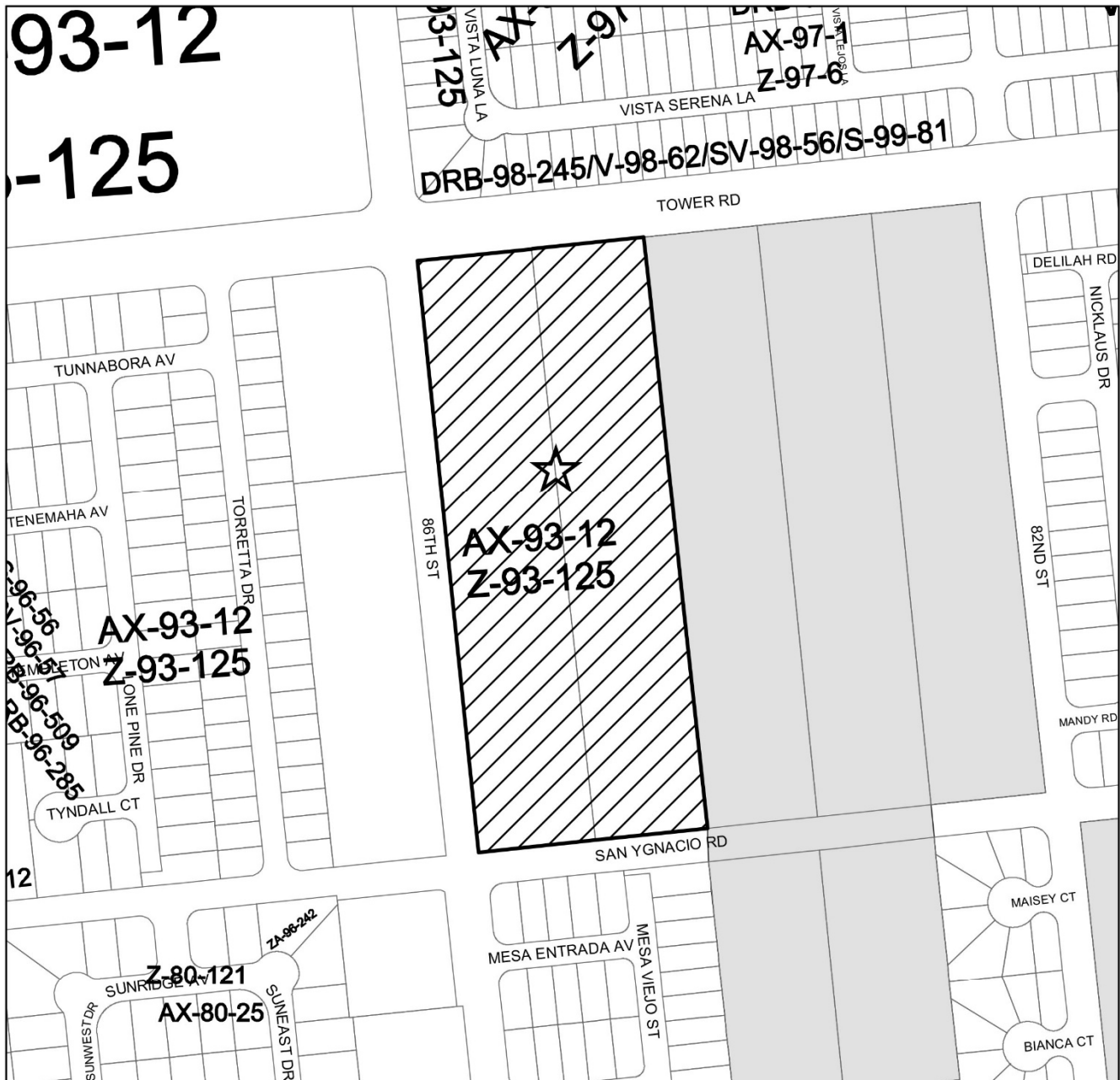


1 inch = 250 feet

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HISTORY MAP

Note: Gray shading
indicates County.



1 inch = 250 feet

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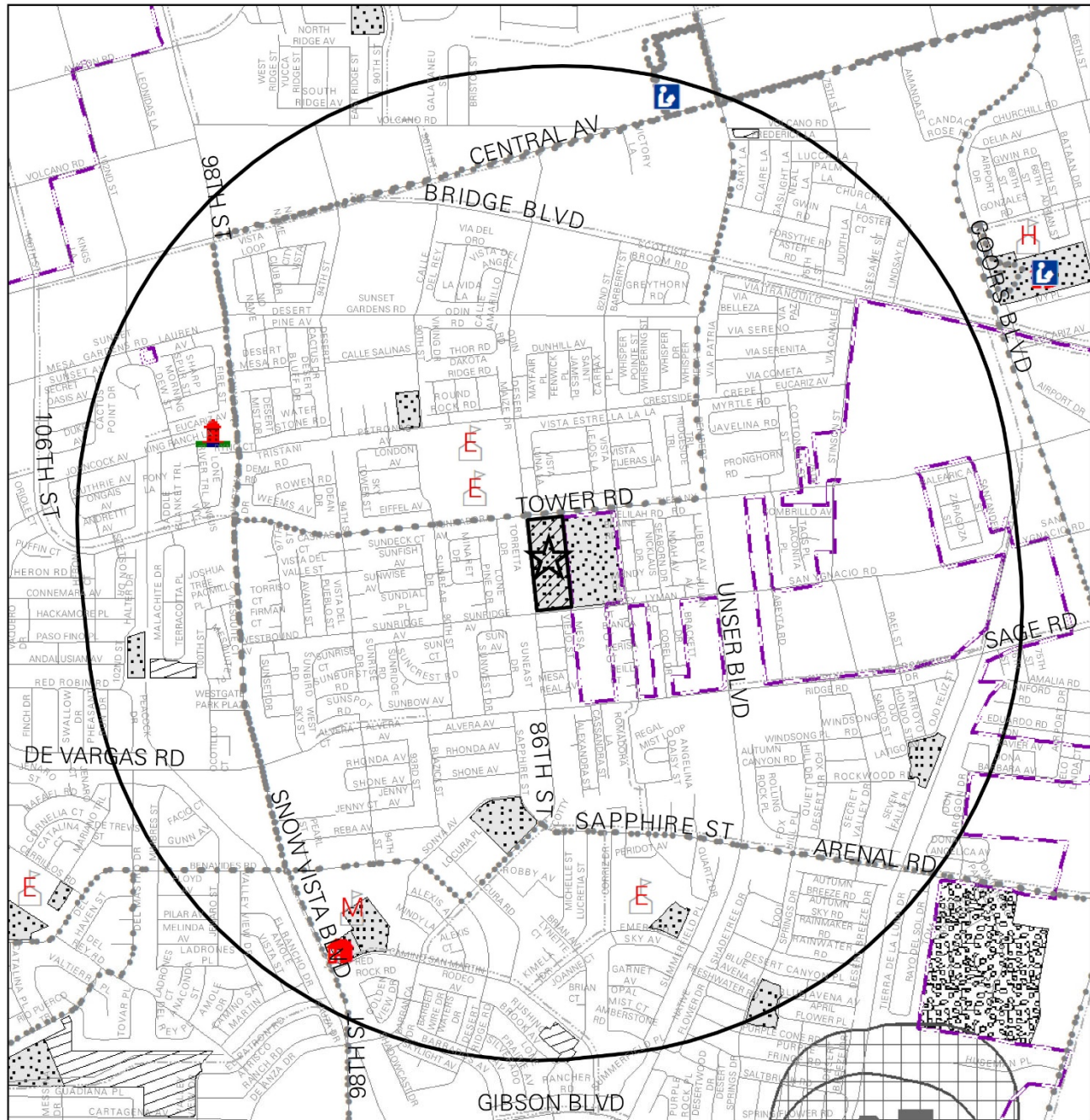
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Zone Atlas Page:

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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |

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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

<i>Site</i>	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
	NR-PO-A	Area of Consistency	Parks & Open Space
<i>North</i>	R-1A	Area of Consistency	Residential
<i>South</i>	R-1B	Area of Consistency	Residential
<i>East</i>	County (A-1)/R-1A	(County)/Area of Consistency	Park/Residential
<i>West</i>	PD/R-1A	Area of Consistency	Planned Development/Residential

Request

The request is for a Site Plan-EPC for Tower Pond Park, a 25-acre site. The City of Albuquerque owns the five lots that comprise the subject site, but the easterly three lots are unincorporated County and have not been annexed. The site is legally described as Lots 425-429, Unit 3, Atrisco Grant, located on 86th Street SW, between Tower Road SW and San Ygnacio Road SW (the “subject site”).

The applicant, the City of Albuquerque Department of Municipal Development, will be responsible for the construction of a concession stand that will be built out of shipping containers and will house the concession stand, bathrooms, and meeting rooms. The request also includes a covered patio area and picnic tables. The request is seeking approval for lots 428 and 429 (10.5 acres) that are within the City of Albuquerque.

The request requires Site Plan-EPC approval because the subject site is over 10 acres and zoned NR-PO-A (IDO Subsection 14-16-2-5(F)(3)(a)). There is no controlling Site Development Plan on file as it was not required at the time. The request also requires compliance with IDO Section 5-2 Site Design and Sensitive Lands.

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 application within an NR-PO zone district that does not qualify for consideration as a Site Plan – Administrative shall be heard before the EPC. As there is no prior approved Site Development Plan on file, the request must be heard before the EPC. 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 subject site, developed in 2005 as Tower Pond Park, is approximately 25 acres of which 10.5 acres are within the City of Albuquerque and 15 acres in the County. The park is centrally located within the Southwest Mesa, connected to the surrounding neighborhoods, and functions more as a youth and community athletic complex. Furthermore, there are wide-ranging community recreation facilities that focus on passive and active recreation. Facilities include four baseball/softball fields, batting cages, shade structures, a skate park, a dog park, and a meandering, asphalt path. However, the baseball/softball fields are primarily used by the Westgate Little League-District 9, an established baseball and little league association in Albuquerque. The subject site is in an Area of Consistency.

To the north and south there are subdivisions of single-family homes zoned R-1A & R-1B. Immediately to the west is an area zoned PD that currently has one home developed and a religious institution at the corner of Tower Road and 86th Street. Beyond the religious institution is a subdivision of single-family homes zoned R-1A. To the east are the three County parcels owned by the City followed by subdivisions of single-family homes zoned R-1A.

History

Tower Pond Park was developed prior to the adoption of the Integrated Development Ordinance (IDO). The subject site was previously zoned R-D (R-1 – Old Zoning Description). At the time of initial construction, a site plan was not required.

The park was built over several phases beginning in 2005.

2005/2006	Phase 1 - Construction of parking lot.
2006	Phase 2 – Construction of little league fields
2007	Phase 3 – Construction of skate park and playground
2007	Phase 4 – Installation of synthetic turf grass at little league fields
2008	Phase 5 – Construction of off-leash dog park, recreation grass area, and perimeter landscaping
2015-2022	Parking lot speed bumps, dog park lights, walkway solar design

The NR-PO-A zoning for the subject site was established upon the effective date (5/17/18) of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designation (R-D).

Case history for the area includes case #Z93-125. On October 29, 1993 an application for annexation was received for Tracts 428 through 439 in Unit 3, tracts allotted from Town of Atrisco filed December 5, 1944 (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

Tower Road SW & 86th Street SW are both classified as major urban collectors. San Ygnacio Road SW is classified as a local urban street.

Comprehensive Plan Designations

The subject site is not located near any major corridors as designated by the ABC Comprehensive Plan. However, Unser Boulevard is over half a mile away and not in an Activity Center.

Comprehensive Plan Community Planning Area Designation

The subject site is part of the Southwest Mesa Community Planning Area (CPA). This CPA is characterized by its suburban subdivisions, impressive vistas, and connection to the Western mesa vista, this area is still developing, and its identity and sense of community is still emerging.

Design/Character Considerations for Southwest Mesa include:

- Arid mesa environment characterized by sand flats, dunes, and escarpments dotted with scrub juniper and sage;
- Views of the Bosque, the Sandia Mountains, Downtown, and city lights at night to the east;
- Arroyos as linear open spaces that provide opportunities for trail connections to the east;
- “Gateway” to Albuquerque from the west, where I-40 and Route 66 separate from each other.

Overlays

The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).

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.

Tower Road SW and 86th Street SW have bike lanes.

Transit

Commuter Route 54 (Bridge-Westgate) runs east-west on a Monday through Saturday schedule. Peak travel time is 45 minutes and the nearest bus stops are at 82nd & 86th Streets.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

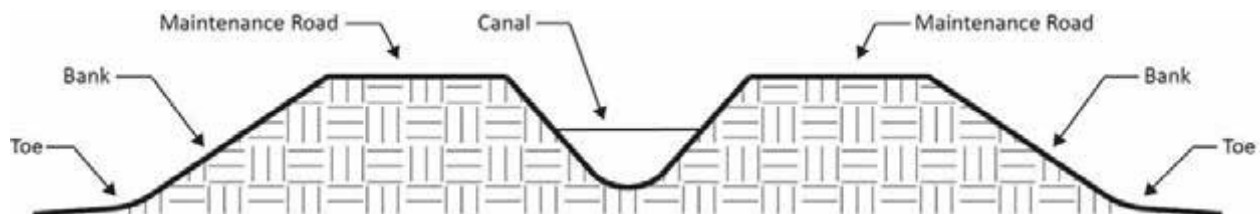
Park: Publicly or privately owned land that is maintained for active or passive recreational use and for the use and enjoyment of the general public or the residents or occupants of a development. This use includes areas consisting of vegetative landscaping and/or areas improved for outdoor sports and recreation. Structural improvements are generally limited to those that facilitate the use of the land as a park. Incidental activities and structure include, but are not limited to, playgrounds, maintenance facilities, swimming pools, restrooms and dressing rooms, concessions, caretaker's quarters, and parking.

Sensitive Lands Definitions

Arroyo: 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.

Floodplains and Special Flood Hazard Areas: See *Flood Definitions*. **Floodplain:** Any land susceptible to being inundated by water from any source. **Special Flood Hazard 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.

Irrigation Facility: The system of water facilities within the MRGCD, including acequias, ditches, laterals, canals, interior drains, riverside drains, and waste ways, 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*.



Large Stand of Mature Trees: 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.

Zoning

The subject site (two lots) are zoned NR-PO-A [Non-residential – Park and Open Space Zone District (City-owned or Managed Parks), IDO 14-16-2-5(F)] while the three lots in the County are zoned A-1.

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

The NR-PO zone district includes the four sub-zones, each of which has allowable uses and development standards specified in the IDO or a special approval.

Dimensional standards in NR-PO sub-zones shall be determined in the approval of a Master Plan, Resource Management Plan, standards specified by the implementing Department or standards specified in an approved Site Plan. Where the Master Plan, Resource Management Plan, or Site Plan is silent, standards in the IDO apply

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

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

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

Chapter 4: Community Identity

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

The request will contribute to enhancing, protecting, and preserving the community by allowing further development within the park which contributes to the distinct character of the community. The request is consistent with this goal because the request is for a small-scale, non-residential use within a park that will be housed in shipping containers thereby limiting the impact on the area's built environment. The request is consistent with Goal 4.1 – Character.

Chapter 5: Land Use

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 request will allow development patterns that maximize the utility of existing infrastructure and public facilities. There is access to transit from the site that will support the public good. The request is consistent with Goal 5.3 – Efficient Development Patterns.

Policy 5.3.1 - Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The area has existing infrastructure and public facilities so the addition of the concession stand and related buildings will support additional growth although at a small scale. The request is consistent with Policy 5.3.1 – Infill Development.

Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request will be subject to IDO requirements including neighborhood edges, landscaping, buffering and screening, and dimensional standards. The standards help ensure appropriate scale and location of development, character of design while reinforcing the intensity of the surrounding area that is predominantly single-family neighborhoods. The request is consistent with Goal 5.6 – City Development Areas.

Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and major Public Open Space.

The subject site is located in an Area of Consistency and the development made possible by the request will protect and enhance the character of the existing single-family neighborhoods. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces that will be made possible by the proposed development. The use of the shipping containers will allow for consumption of fewer resources that will further protect and enhance the character of the nearby neighborhoods. The request is consistent with Policy 5.6.3 – Areas of Consistency.

Chapter 10: Parks & Open Space

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 request will allow for amenities that are currently not in the vicinity of the subject site. The request will allow for natural resources to be used responsibly as the development will occur over the existing parking lot and shipping containers will be used as buildings. The request is consistent with Goal 10.1 – Facilities & Access.

Goal 10.2 – Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.

The recreational activities found at Tower Pond Park provide for outdoor education, recreation and cultural activities that contribute to and enhance the quality of life while promoting community involvement for all residents. Furthermore, the additional amenities that are proposed will further enhance the aesthetics of the park and will promote community involvement. The request is consistent with Goal 10.2 – Parks.

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.
As demonstrated by the policy-based analysis of the site plan (see above), the request is consistent with applicable Comprehensive Plan Goals and Policies.
- 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 not 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 future, proposed development will be required to comply with the decisions made by the EPC. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
- 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

- 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 approximately 10.5-acre portion of Tower Pond Park.

The applicant, the City of Albuquerque Department of Municipal Development, will be responsible for the construction of a concession stand that will be built out of shipping containers and will house the concession stand, bathrooms, and meeting rooms. The request also includes a covered patio area and picnic tables.

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

Site Plan Layout/Configuration

The site plan shows a square shaped lot that is bounded by Tower Road SW, San Ygnacio Road, and 82nd and 86th Streets SW. There are two vehicular entrances to the site along 82nd Street SW and Tower Road SW and a meandering asphalt path at the perimeter of the park.

The proposed development will occur over the existing parking located on the east end of the subject site that will require reconfiguration and will result in the loss of 18 parking spaces.

The applicant is proposing a new concession stand that will include a new concrete pad, a covered patio area, picnic tables, and three shipping container structures that in addition to the concession stand will house bathrooms and meeting rooms. The shipping container housing the new restroom will be 480 SF, concession building 640 SF, and the meeting room will be 800 SF.

5-1(E)(2) Dimensional Standards:

Dimensional standards in the NR-PO sub-zones are determined by the approval of a Master Plan, Natural Resource Management Plan, standards specified by the implementing Department, or

standards appropriate to a Site Plan approval for a park or open space owned or managed by an entity other than the City.

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 Forester, 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 site has been evaluated for sensitive lands. The only sensitive lands present on the site are the steep slopes of the detention pond. The proposed development will not encroach on these slopes and will not alter or impact the steep slopes (see attachments).

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

The property is fully developed as a City Park. No natural arroyos exist on the property. There is a City of Albuquerque storm water drain called the Tower Basin Outfall Storm Drain that runs along Tower Road NW. The Tower Basin Outfall Drain additionally runs along San Ygnacio Road SW.

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

The subject property is partially located in the FEMA Flood Zone Designation “X” – Area of Minimal Flood Hazard and protected by a levee and “AH”. Flood zones AH are areas with a 1% annual chance of shallow flooding, usually in the form of a pond with an average depth ranging from 1-3 feet. The Tower Basin is a City of Albuquerque detention basin which is designed to hold this type of chance of annual flooding.

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

There are no acequias or irrigation facilities on or near the subject site.

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

The subject site is developed as a community park, skate park, and associated parking lots. There is existing landscaping throughout the park with mature trees. The trees will not be disturbed in any way during the development of the concession building.

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

The subject site is not considered a riparian area.

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

There are no rock outcroppings.

5-2(C)(2)(g) 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 September 7, 2022.

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

The site does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a minimum slope of 9 percent or more. Tower Pond Park is a manmade stormwater pond that features slopes as depicted in the grading and drainage plan. The placement of the concession building will be in the parking lot where the slopes are minimal.

5-2(C)(2)(i) Wetlands

There are no nearby wetlands.

5-2(D) Archaeological Sites

The applicant submitted as part of the application a Certificate of No Effect (Case Number PR-2022-07656) signed on September 7, 2022.

Aerial photographs indicate the property had been bladed in 2005. Therefore, a Certificate of No Effect issued under 6-5(A)(3)(a) criterion 2, "The property has been disturbed through previous land use".

Vehicular Access, Circulation & Parking

Access and Connectivity regulations are controlled by the Development Process Manual (DPM) and reviewed and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to the standards of the DPM.

IDO Subsection 14-16-5-5 *Parking and Loading*: Pursuant to IDO table 5-5-1, Minimum Off-Street Parking Requirements lists that parks and open space have no parking requirements.

Vehicular access to the subject site is from 82nd Street SW and Tower Road SW. Circulation within the site is in a north/south direction.

Parking:

385 standard spaces

16 ADA spaces

401 Total spaces provided

Staff recommends a condition that the Site Plan be reviewed and approved by the Development Review Board subsequent to EPC approval for technical standards.

Pedestrian and Bicycle Access/Circulation, Transit Access

Pedestrian and bicycle access to the site is provided by pedestrian sidewalks that are in a grid pattern. Pedestrian and bicycle access within the site is via an asphalt path near the perimeter of the site. Tower Road SW and 86th Street SW have bike lanes.

IDO Table 5-5-5: Minimum Bicycle Parking Requirements lists that for all non-residential uses, 3 spaces or 10% of required off-street parking spaces, which is greater shall be required. Parks and open space do not have off-street parking requirements therefore bike racks are not required. The applicant will provide a ribbon bike rack with 5 spaces that will fit all bicycles, is maintenance-free and vandal proof. The bike rack will be located at the northwest corner of the concession stand.

The site can be accessed via transit by Commuter Route 54 (Bridge-Westgate) that runs east-west on a Monday through Saturday schedule. The nearest bus stops are at 82nd & 86th Streets.

Walls/Fences

A decorative, metal fence and gate are proposed with a maximum height of 6'-0". Please refer to Sheet A501-Details-Site for further information.

Lighting/Security

The electrical plan shows four building mounted lights. A cut sheet for those fixtures was included as part of the application. String lights are also being proposed that will be hung in association with the shade structure (Sheet EL101).

Landscaping/Buffering & Screening

Landscape coverage requirements do not apply to parks. Park areas do not have restrictions on the amount of cool season turf provided (City of Albuquerque Parks & Recreation Department Design Guidelines). No additional turf is being provided for this request.

There are 401 standard parking spaces.

Total parking lot area:	146,118 SF
Required landscape area:	21,918 SF
Provided landscape area:	24,139 SF

Parking Lot Tree Requirements

Parking lot tree requirements are based upon 1 tree per 10 spaces.
401 parking spaces/10 spaces = 41 trees required, 57 trees are provided.

Street Tree Requirements

Street trees are to be provided along public rights of way with either even spacing or in random clusters. The spacing of the street trees shall be no greater than the diameter of the street tree canopy at full maturity.

Tower Road: 1,000 LF/25 feet per tree = 40 required trees, 40 trees provided.

86th Street: 1,048 LF/25 feet per tree – 42 required trees, 45 trees provided.

The plant palette includes the addition of *Forresteria mexicana* (New Mexico Olive), *Pistacia chinensis* (Chinese Pistache – M+), and *Ulmus parvifolia* (Allee Lacebark Elm – M). in addition to shrubs and groundcovers. All existing trees are to remain.

The plant palette is predominantly comprised of plants with low to medium water use requirements, thereby minimizing irrigation needs while ensuring the viability of the plants. The trees will be provided with (3) .50 GPM bubblers and shrubs/groundcovers will be provided with (1) 25 GPM bubbler.

Screening

IDO Section 5-6(G)(3)(d) states that for NR-PO Zone Districts, refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from the street.

IDO Section 5-6(G)(3)(e) states that for NR-PO Zone Districts, where it is not practicable to located the refuse areas pursuant to IDO Section 5-6(G)(3)(d), they shall be screened from view by an opaque decorative wall or fence at least 6 feet tall but no more than 8 feet tall.

The refuse enclosure is located at the southeast corner of the subject site, is 12'-8" wide with two equal leafs at a height of 6'-4" (see Sheet A501_Details-Site).

Grading & Drainage Plan

The site will drain from west to east to a new storm drain and inlets that extend south for the existing inlets. The runoff will be collected in the storm drain and discharged to the Tower Park Pond through an 18-inch storm drain. The peak runoff under developed conditions is 1.04 CFS during a 100-year, 6-hour storm. The peak runoff volume during a 100-year, 24-hour storm is 2,044 cubic feet.

The FEMA floodway boundary and floodway map indicate a flood hazard zone X which is an area determined to be outside the 500-year-floodplain. Flood zones AH are areas with a 1% annual change of shallow flooding, usually in the form of a pond with an average depth ranging from 1-3 feet. Tower Pond Park has a flood hazard zone AH with a base elevation of 5089.

Utility Plan

The Utility Plan (Sheet C-101) has been submitted as part of the application packet. The plan shows proposed water line service, proposed sanitary sewer lines along with proposed fire lanes.

Architecture & Design

Three shipping containers will be used to house the concession stand, bathroom, and meeting room. The containers are at a maximum height of 9'-6". The specification for the containers calls for one Metal "High Boy" shipping container 20' long and the other at 40' long while the third container is part of an alternate bid. The containers will be blue, corrugated metal. Please refer to Sheet A201 & A202-Exterior Elevations and Sheet A700 Renderings.

Sheet L200 -Planting Plan lists a 20'x 22'x 9' custom, 3-panel (layered triangles) shade structure. However, no detail drawings have been provided. The rendering submitted as part of the application packet shows that the shade structures have adequate clear distance from adjacent amenities.

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

Signage

Signage is not proposed.

Outdoor Seating

Sheet L200 -Planting Plan lists Weboat 46" sq. picnic table and ADA picnic table, surface mount (Quantity 4/2).

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

Operations & Maintenance

All City-owned or managed parks, trails, and Major Public Open Space shall be maintained per City Parks and Recreation standards.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

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

The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA) state that there were no adverse comments to the site plan. It would be noted that based on the established FEMA Base Flood Elevation of Tower Park Pond, the inundation limits of the pond are not likely to be impacted by the proposed improvements.

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

- Ensure adequate lighting throughout the project.
- Ensure natural surveillance and clear lines of sight throughout the project. Natural

surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the building to the park and fields and the fields and park to the building.

- Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.
- Maintain landscaping for visibility; trees should be trimmed to a canopy of six (6) feet and bushes should be trimmed to three (3) feet.
- Limit and clearly delineate access to the property; i.e. Loading/Unloading, Employee Parking, Customer Parking.
- Provide signage that clearly directs customers to the concession window(s).
- Ensure controlled access to the building through use of adequate door and lock systems.
- Control access between customer areas and employee-only areas.
- Consider video surveillance systems to monitor building, including entrance and exit points, parking lots, and any sensitive areas such as storage areas and cash handling areas.
- Ensure that the address is posted and clearly visible.
- Create a clear transition from public to semi-public to semi-private to private space throughout the project.
- Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.

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. As per the office of Neighborhood Coordination (ONC), there are no neighborhood associations to notify. Property owners within 100 feet of the subject site were notified as required (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 approximately 10.5 acres of Tower Pond Park, a 25-acre site. The City of Albuquerque owns the five lots that comprise the subject site but the easterly three lots are unincorporated County and have not been annexed. The site is legally described as Lots 425-429, Unit 3, Atrisco Grant, located on 86th Street SW between Tower Road SW and San Ygnacio Road SW (the “subject site”).

The applicant, the City of Albuquerque Department of Municipal Development, will be responsible for the construction of a concession stand that will be built out of shipping containers and will house the concession stand, bathrooms, and meeting rooms. The request will also include a covered patio area and picnic tables. The request is seeking approval for lots 428 and 429 (10.5 acres) that are within the City of Albuquerque.

The request requires Site Plan-EPC approval because the subject site is over 10 acres, zoned NR-PO-A, and because there is no controlling site development plan on file. The request also requires compliance with IDO Section 5-2 Site Design and Sensitive Lands.

As per the office of Neighborhood Coordination (ONC), there are no neighborhood associations to notify. Property owners within 100 feet of the subject site were notified as required.

The request is consistent with applicable Comprehensive Plan policies regarding community identity, land use, parks and open space. 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-2022-01723, Site Plan-EPC – October 20, 2022.

1. The request is for a Site Plan-EPC for approximately 10.5 acres of Tower Pond Park, a 25-acre site. The City of Albuquerque owns the five lots that comprise the subject site but the easterly three lots are unincorporated County and have not been annexed. The site is legally described as Lots 425-429, Unit 3, Atrisco Grant, located on 86th Street SW between Tower Road SW and San Ygnacio Road SW (the “subject site”).
2. The subject site is zoned NR-PO-A [Non-residential – Park and Open Space Zone District (City-owned or Managed Parks)].
3. The applicant, the City of Albuquerque Department of Municipal Development, will be responsible for the construction of a concession stand that will be built out of shipping containers and will house the concession stand, bathrooms, and meeting rooms. The request also includes a covered patio area and picnic tables. The request is seeking approval for lots 428 and 429 (10.5 acres) that are within the City of Albuquerque.
4. The request requires Site Plan-EPC approval because the subject site is over 10 acres. There is no controlling Site Development Plan on file as it was not required at the time of development. The request requires compliance with IDO Section 5-2 Site Design and Sensitive Lands
5. The Albuquerque/Bernalillo County Comprehensive and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity pertaining to character and distinct communities.
 - A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The request will contribute to enhancing, protecting, and preserving the community by allowing further development within the park which contributes to the distinct character of the area. The request is consistent with this goal because the request is for a small-scale, non-residential use within a park that will be housed in shipping containers thereby limiting the impact on the area’s built environment.

7. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use.
 - A. 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 request will allow development patterns that maximize the utility of existing infrastructure and public facilities. There is access to transit from the site that will support the public good.

- B. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The area has existing infrastructure and public facilities so the addition of the concession stand and related buildings will support additional growth although at a small scale

- C. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in an near Areas of Consistency reinforces the character and intensity of the surrounding area

The request will be subject to IDO requirements including neighborhood edges, landscaping, buffering and screening, and dimensional standards. The standards help ensure appropriate scale and location of development, character of design while reinforcing the intensity of the surrounding area that is predominantly single-family neighborhoods.

- D. Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and major Public Open Space.

The subject site is located in an Area of Consistency and the development made possible by the request will protect and enhance the character of the existing single-family neighborhoods. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces that will be made possible by the proposed development. The use of the shipping containers will allow for consumption of fewer resources that will further protect and enhance the character of the nearby neighborhoods.

8. 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. Goal 101 – Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly.

The request will allow for amenities that are currently not in the vicinity of the subject site. The request will allow for natural resources to be used responsibly as the development will occur over the existing parking lot and shipping containers will be used as buildings.

- B. Goal 10.2 – Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.

The recreational activities found at Tower Pond Park provide for outdoor education, recreation and cultural activities that contribute to and enhance the quality of life while promoting community involvement for all residents. Furthermore, the additional amenities that are proposed will further enhance the aesthetics of the park and will promote community involvement.

9. 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-based analysis of the site plan, the request is consistent with applicable Comprehensive Plan Goals and Policies.
 - B. 14-16-6-6(J)(3)(b) The subject site is zoned NR-POA; therefore, this criterion does not apply.
 - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.
 - D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development.
 - E. 14-16-6-6(J)(3)(e) The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
 - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.
 - 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.

As demonstrated by the policy-based analysis of the site plan (see above), the request is consistent with applicable Comprehensive Plan Goals and Policies.

10. The subject site is compliance with IDO Section 5-2 Site Design and Sensitive Lands. Pursuant to IDO Section 5-2(C)(1) both the subdivision and site design process shall begin with an analysis of the constraints related to sensitive lands.

The site has been evaluated for sensitive lands. The only sensitive lands present on the site are the steep slopes of the detention pond. The proposed development will not encroach on these slopes and will not alter or impact the steep slopes.

11. There are no known archaeological sites on the subject site. A "Certificate of No Effect" from the City of Albuquerque was issued on September 7, 2022
12. As per the office of Neighborhood Coordination (ONC), there are no neighborhood associations to notify. Property owners within 100 feet of the subject site were notified as required.
13. As of this writing, Staff has not received any comments in support or opposition to the request.

CONDITIONS OF APPROVAL – SI-2022-01723

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. The applicant shall submit drawings for the following:
 - a. 20' x 22' x 9' custom 3-panel (layered triangles) shade structure;
 - b. Webcoat 46" sq. picnic table and ADA picnic table, surface mount.
 - c. Ribbon bike rack with 5 spaces.
4. CPTED comments shall be addressed at the time of building permitting.

Silvia Bolivar

**Silvia Bolivar, PLA, ASLA
Planner**

Notice of Decision CC list:

City of Albuquerque Department of Municipal Development, jeserna@cabq.gov

Consensus Planning, frank@consensusplanning.com

EPC File

Legal, dking@cabq.gov

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

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.
- Please provide a Traffic Circulation Layout (TCL) to Transportation for review and approval.

Hydrology

New Mexico Department of Transportation (NMDOT)

Department of Municipal Development (DMD)

No comment.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

ABC WATER UTILITY AUTHORITY (ABCWUA)

1. No adverse comments to this site plan.
2. For information purposes only:
 - a. The utility plan shows the need to install additional services, please make a Connection Permit request at the following link at your earliest convenience:
<https://www.abcwua.org/connectionpermit/>. Close out of this connection permit must finish before an additional account is created and meter is installed.

SOLID WASTE MANAGEMENT DEPARTMENT

A site plan approved for access by the Solid Waste Department will be required. The double trash enclosure will have to meet City of Albuquerque minimum requirements for a double trash enclosure. Will the proposed double trash enclosure house the existing dumpster, or will this proposed double trash enclosure be strictly used for the proposed concession stand?

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

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)

- Ensure adequate lighting throughout the project.
- Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the building to the park and fields and the fields and park to the building.
- Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.
- Maintain landscaping for visibility; trees should be trimmed to a canopy of six (6) feet and bushes should be trimmed to three (3) feet.
- Limit and clearly delineate access to the property; i.e. Loading/Unloading, Employee Parking, Customer Parking.
- Provide signage that clearly directs customers to the concession window(s).
- Ensure controlled access to the building through use of adequate door and lock systems.
- Control access between customer areas and employee-only areas.
- Consider video surveillance systems to monitor building, including entrance and exit points, parking lots, and any sensitive areas such as storage areas and cash handling areas.
- Ensure that the address is posted and clearly visible.
- Create a clear transition from public to semi-public to semi-private to private space throughout the project.
- Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the site plan. It would be noted that based on the established FEMA Base Flood Elevation of Tower Park Pond, the inundation limits of the pond are not likely to be impacted by the proposed improvements.

COUNTY OF BERNALILLO

MIDDLE RIO GRANDE CONSERVANCY DISTRICT (MRGCD)

This case is outside of MRGCD jurisdiction and no final signature is required.

PLANNING AND DEVELOPMENT SERVICES

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

MRMPO has no adverse comment.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comment. For information purposes only, a portion of this park is within the unincorporated County. The proposed improvements (concession stand), are within the CABQ portion of Tower Park. No proposed changes to access on BC roads or traffic impacts to BC roads.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

No comment.



Figure 1: Tower Pond Park parking lot.

Figure 2: Tower Pond Park.



Figure 3: NW corner of Tower & 86th Street SW.



Figure 4: Neighborhood context – religious institution.

Figure 5: Entrance to park.



Figure 6: Posed sign request.

ZONING

Please refer to IDO Sub-section 14-16-2-5(F) for the Non-residential – Park and Open Space
Zone District - City-owned or Managed Parks District

(NR-PO-A)

HISTORY



ANDREWS, ASBURY & ROBERT, INC.
Consulting Engineers

149 Jackson NE, Albuquerque, New Mexico 87108
Tel: (505) 265-6831 • Fax: (505) 268-9112

John A. Andrews, P.E.
Charles T. Asbury, P.E.
John B. Robert, P.E. & L.S. (1915-1984)
James E. Milington, P.E. - V.P.
Gayle D. Jewell, L.S. - V.P.

October 29, 1993

APPLICATION FOR ANNEXATION

The land owners submitting petitions for annexation of their properties desire to be included in Special Assessment District No. 222 now in design stage. The proposed improvements include street paving, water lines, sanitary sewer lines and storm water drainage.

DESCRIPTION OF LANDS TO BE ANNEXED

Tracts 17 through 22, and 46 in UNIT TWO, and
Tracts 428 through 439 in UNIT THREE OF TRACTS ALLOTTED FROM TOWN OF
ATRISCO GRANT, plat filed December 5, 1944.

AND


LOTS 2 through 5 in Block 20 and Lot 1 in Block 19 of LANDS OF ATRISCO GRANT, plat
filed March 26, 1962.

DESCRIPTION OF LANDS IN PETITION FOR ANNEXATION

Tracts 17 through 22, and 46 in UNIT TWO, and Tracts 431, 432, 436 and 437 in UNIT
THREE, OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, and Lot 4 in Block
20, Lot 1 in Block 19 of LANDS OF THE ATRISCO GRANT.

Zoning of lands to be annexed is proposed to conform to the zoning recommended in the Tower/
Unser Sector Development Plan.

The lands in the petition constitute 54 percent of the total area proposed for annexation, therefore
it is requested that the City sponsor the request for annexation of the remaining lands.


John A. Andrews, PE
Andrews, Asbury & Robert, Inc.
Agent for Property Owners



ZONING MAP

Z-93-125/AY-33-12

Andrews, Spurgin and Robert Inc. agent for Charles A. Boerger et al. requests annexation and establishment of a new town of Atrisco Grant. The town of Atrisco Grant is located in the south-east corner of the city of Albuquerque, New Mexico. The town of Atrisco Grant is bounded by the city of Albuquerque to the north, the city of Bernalillo to the east, the city of Santa Fe to the south, and the city of Los Alamos to the west. The town of Atrisco Grant is located in the south-east corner of the city of Albuquerque, New Mexico. The town of Atrisco Grant is bounded by the city of Albuquerque to the north, the city of Bernalillo to the east, the city of Santa Fe to the south, and the city of Los Alamos to the west. The town of Atrisco Grant is located in the south-east corner of the city of Albuquerque, New Mexico. The town of Atrisco Grant is bounded by the city of Albuquerque to the north, the city of Bernalillo to the east, the city of Santa Fe to the south, and the city of Los Alamos to the west.

The City of Albuquerque requests that the City of Albuquerque establish a new town of Atrisco Grant. The town of Atrisco Grant is located in the south-east corner of the city of Albuquerque, New Mexico. The town of Atrisco Grant is bounded by the city of Albuquerque to the north, the city of Bernalillo to the east, the city of Santa Fe to the south, and the city of Los Alamos to the west. The town of Atrisco Grant is located in the south-east corner of the city of Albuquerque, New Mexico. The town of Atrisco Grant is bounded by the city of Albuquerque to the north, the city of Bernalillo to the east, the city of Santa Fe to the south, and the city of Los Alamos to the west.



Scale 1" = 481'

CASE PLANNER
SUSAN CONNERS

HEARING DATE
12-16-93

MAP NO.
L-8 L-9

FILE NO.
Z-93-125

APPLICANT INFORMATION



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	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: City of Albuquerque Department of Municipal Development		Phone:
Address: P.O. Box 1293		Email: jeserna@cabq.gov
City: Albuquerque	State: NM	Zip: 87103
Professional/Agent (if any): Consensus Planning		Phone: 505 764 9801
Address: 302 8th Street NW		Email: frank@consensusplanning.com
City: ABQ	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Site plan -EPC for a Little League concession stand

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 428 & 429	Block:	Unit: 3
Subdivision/Addition: Atrisco Grant	MRGCD Map No.:	UPC Code: 100905645814040601 & 100905647814240602
Zone Atlas Page(s): L9	Existing Zoning: NR-PO-A	Proposed Zoning: NR-PO-A
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 10

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between: 86th	and: Tower
----------------------	---------------	------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>Chris Green</i>	Date: 9/6/2022
Printed Name: Chris Green	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P1: SITE PLAN – EPC

Please 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: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ 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
- ____ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ____ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ____ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ____ Completed neighborhood meeting request form(s)
- ☒ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ☒ Sign Posting Agreement
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(1)
- ____ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)
- ____ Office of Neighborhood Coordination notice inquiry response
- ____ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
- ____ Proof of emailed notice to affected Neighborhood Association representatives
- ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- ☒ Completed Site Plan Checklist
- ☒ Scaled Site Plan or Master Development Plan and related drawings
- Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*
- ☒ Copy of the original approved Site Plan or Master Development Plan (for amendments only)
- ☒ Site Plan or Master Development Plan
- ☒ Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- ____ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.
- ____ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ **VARIANCE – EPC**

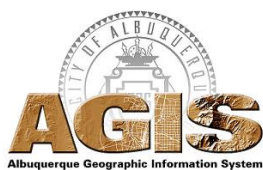
- ____ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

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

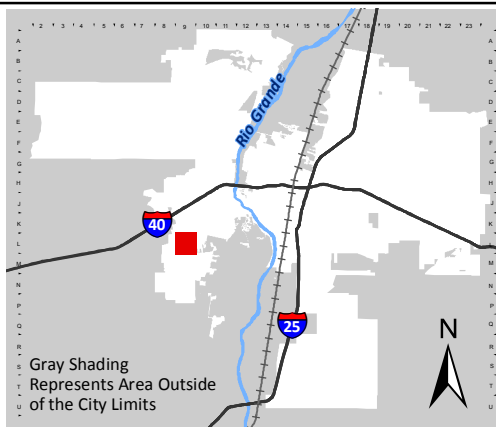


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

August 29, 2022

Tim MacEachen
Chair of the
Environmental Planning
Commission

Re: Agent Authorization Letter
Westgate Little League

Dear Mr. MacEachen:

The Department of Parks and Recreation gives permission to Greer Stafford/SJCF
Architecture, Inc., and their planning consultant Consensus Planning, to represent us and act as
our agent before the DRB for the Westgate Little League project.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Flores".

David Flores, RLA, ASLA
Deputy Director
Parks & Recreation Department



Tim Keller, Mayor
Sarita Nair, CAO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

DATE: September 7, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2022-07566
Agent: Consensus Planning
Applicant: City of Albuquerque Department of Municipal Development
Legal Description: Tracts 428 & 429 Unit 3 Subd. Atrisco Grants
Zoning: NR-PO-A
Acreage: 10
Zone Atlas Page(s): L-9-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

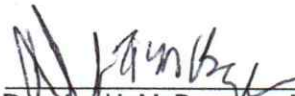
Aerial photographs indicate the property had been bladed by 2005.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

 9-7-2022
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: _____

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: L9 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract's 429 & 428 Unit 3 Atrisco Grant

Development Street Address: _____

Applicant: Agent: Consensus Planning, Inc. Contact: Avery Frank

Address: 302 8th Street NW

Phone#: 505 764 9801 Fax#: _____

E-mail: frank@consensusplanning.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: NR-PO-A

Project Type: New: ☒ Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: ()

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: ()

Describe development and Uses:

Little league concession stand

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code _____

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name

Adjacent Roadway(s) Posted Speed:	Street Name	<u>86th Street</u>	Posted Speed	<u>35</u>
	Street Name	<u>Tower Road</u>	Posted Speed	<u>35</u>

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Existing Urban Major Collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: NA
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume ^{Tower=ADT21 7192 AWDT21 8044} 86th= ADT21 4932 AWDT21 5410 Volume-to-Capacity Ratio (v/c): am: 0.-0.5 pm: 0-0.75
(if applicable) Route 54 near

Adjacent Transit Service(s): Route 54 Nearest Transit Stop(s): 82nd & 86th

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike lane on 86th & Tower
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: _____

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No ☒

Thresholds Met? Yes [] No ☒

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes: Minor addition to an existing developed recreational field.

M. P. E.
TRAFFIC ENGINEER

8/23/2022
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 REVIEW TEAM (PRT) MEETING NOTES

PA# 20-255 Date: 1/11/21 Time: N/A (sent via email to Vos@consensusplanning.com)

Address: 700 86th ST SW

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: New concession building for the sports fields within the park.

SITE INFORMATION:

Zone: NR-PO-A

Size: 10 acres w/in City

Use: Parks and Open Space

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-3: Non-residential Zone District Dimensional Standards

*Neighborhood Organization/s: SWAN Coalition, South Valley Coalition of NAs, Westside Coalition of NAs

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: Site Plan-EPC - 6-6(J)(1)(b)1

Review and Approval Body: EPC Is this a PRT requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-255 Date: 1/11/21 Time: N/A (sent via email)

Address: 700 86th ST

NOTES:

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

The west 10 acres of the park are within the City of Albuquerque (zoned NR-PO-A) and the east 15 acres are within unincorporated Bernalillo County (zoned A-1). Is the City site plan approval process limited to just the 10 acres within the City portion of the site? The existing park was built under the prior zoning code (R-D/R-1) and did not require a specific site plan approval. Based on the new IDO zoning, please confirm that a site plan must be approved for the existing park development and the proposed upgrades. Per the applicability of Site Plan - Administrative, this site does not appear to qualify as the acreage within the City is right at the maximum threshold and there are more than 150 existing parking spaces. If not administrative, which process is required, DRB or EPC? There appears to be some conflict between the applicability statements related to sites with NR-PO zoning.

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- [Neighborhood Meeting](http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- [Public Notice](http://www.cabq.gov/planning/urban-design-development/public-notice) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-255 Date: 1/11/21 Time: N/A (sent via email)

Address: 700 86th ST

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website: <https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

- Address: 700 86TH ST SW
- Lot: 429 Block: 0000
- Subdivision: TOWN OF ATRISCO GRANT UNIT 3
- Type: Consistency
- IDO Zoning: NR-PO-A

QUESTIONS

- Is the City site plan approval process limited to just the 19 acres within the City? **Yes**
- **The process per 6-6(J)(1)(b)1. will be Site plan EPC**

Transportation Development comments

For additional information contact Jeanne Wolfenbarger (924-3991)

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-255 Date: 1/11/21 Time: N/A (sent via email)

Address: 700 86th ST

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies and Traffic Signals

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

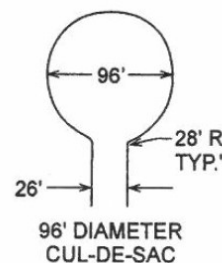
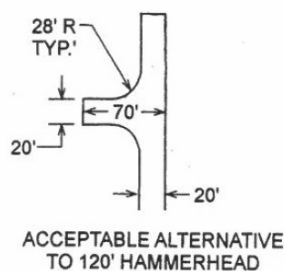
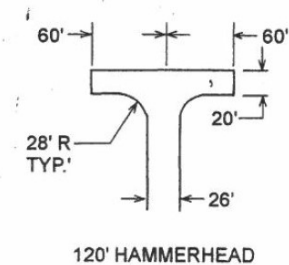
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-255 Date: 1/11/21 Time: N/A (sent via email)

Address: 700 86th ST

3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-255 Date: 1/11/21 Time: N/A (sent via email)

Address: 700 86th ST

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov



September 8, 2022

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Site Plan-EPC for Westgate Little League Concession Stand

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Chairman:

The purpose of this letter is to request the approval of a Site Plan-EPC to add a little league concession stand to the existing Tower Pond Park located at 700 86th Street SW. The subject site consists of two contiguous parcels totaling 10 acres on the west side of the park and is legally described as Tracts 428 and 429, Unit 3, Atrisco Grant. The subject site is depicted in the blue outline in Figure 1. The City of Albuquerque owns the entirety of Tower Pond Park (5 parcels) but the three parcels to the east of the subject site are considered unincorporated territory and have not been annexed into the city. This is depicted in the map below for reference, but the requested EPC approval is only for the 10 acres within the city limits and does not include the unincorporated parcels.

This request is subject to and meets the applicability criteria in IDO section 14-16-6-6(J)(3); therefore, the request is subject to review approval by the Environmental Planning Commission as a Site Plan- EPC.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

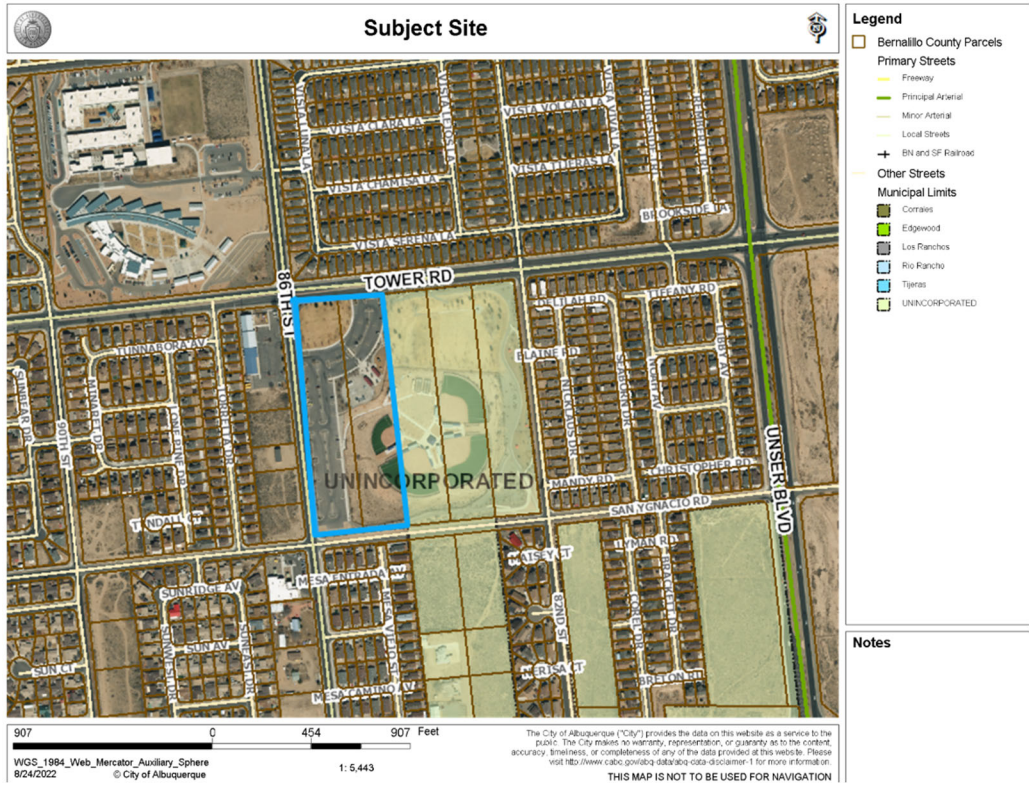


Figure 1. Subject Site

PROJECT CONTEXT

Tower Pond Park was developed prior to the adoption of the IDO. The previous zone designation for the property was R-1; therefore, no site plan was needed for the development. There are two previous case files on record for the subject site AX-93-12 and Z-93-125. Due to the age of these case files, information is unavailable through the city's online case tracking database and are only available via an IPRA request. The proposed plan for this request shows the park and conditions as is along with the proposed concession stand area.

The Applicant is proposing to add a concession stand that will feature a covered patio area with picnic tables and three shipping container structures which are depicted in Figure 2. The proposed structures will be placed in the parking lot which is on the west side of the existing Tower Pond Park. Currently, there are four ball fields at the park, a skate park, and two green spaces. Existing ball fields, turf areas, and parking are depicted in Figure 3.



Figure 2. Architectural Renderings

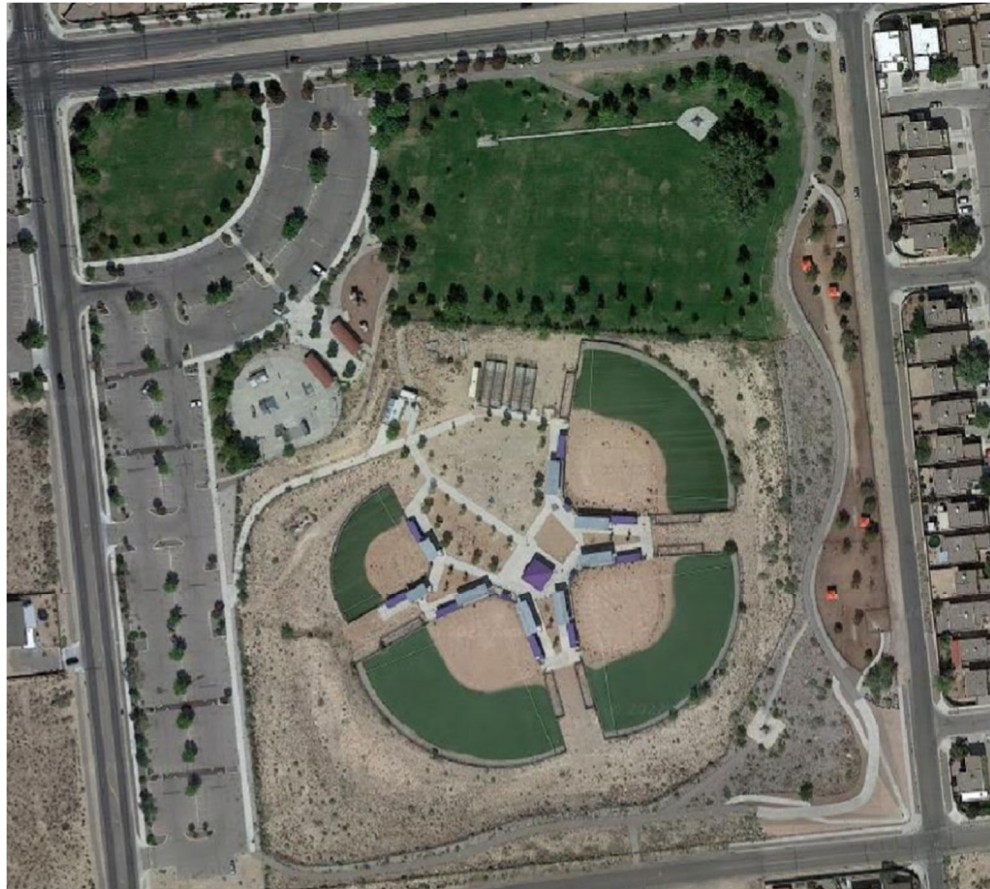


Figure 3. Ball Fields

Existing Conditions and Land Use

The subject site lies within the Southwest Mesa Community Planning Area which is characterized by the Comprehensive Plan as suburban subdivisions and impressive vistas. Southwest Mesa is considered to still be developing and its identity and sense of community are still emerging. The subject site is designated as an Area of Consistency which is intended to be protected by policies in the Comprehensive Plan to limit density, new uses, and negative impacts from nearby development.

The subject site is not situated along a Major or Main Street Transit Corridor, and it is not part of any Center designations. Additionally, it is not near any Premium Transit Stations. There are existing bike lanes along Tower Road and 86th Street. Bus route 54 runs along Tower Road and the nearest bus stops are located near 82nd Street and 86th Street.

The area surrounding the subject site includes a significant amount of low-density residential land uses. There are two elementary schools, Helen Cordero, and Edward Gonzales, on the northwest corner adjacent to the subject site depicted in Figure 4. Tower Road Baptist Church and Christian Academy are adjacent to the site depicted in dark blue in Figure 4. Little Blessings Child Development Center is depicted in red in Figure 4 on the southwest corner adjacent to the subject site. Additionally, there are two ponding areas depicted in light blue and two small private parks depicted in green in Figure 4. The subject site is within the City of Albuquerque jurisdiction while the three lots to the east are within unincorporated Bernalillo County jurisdiction.

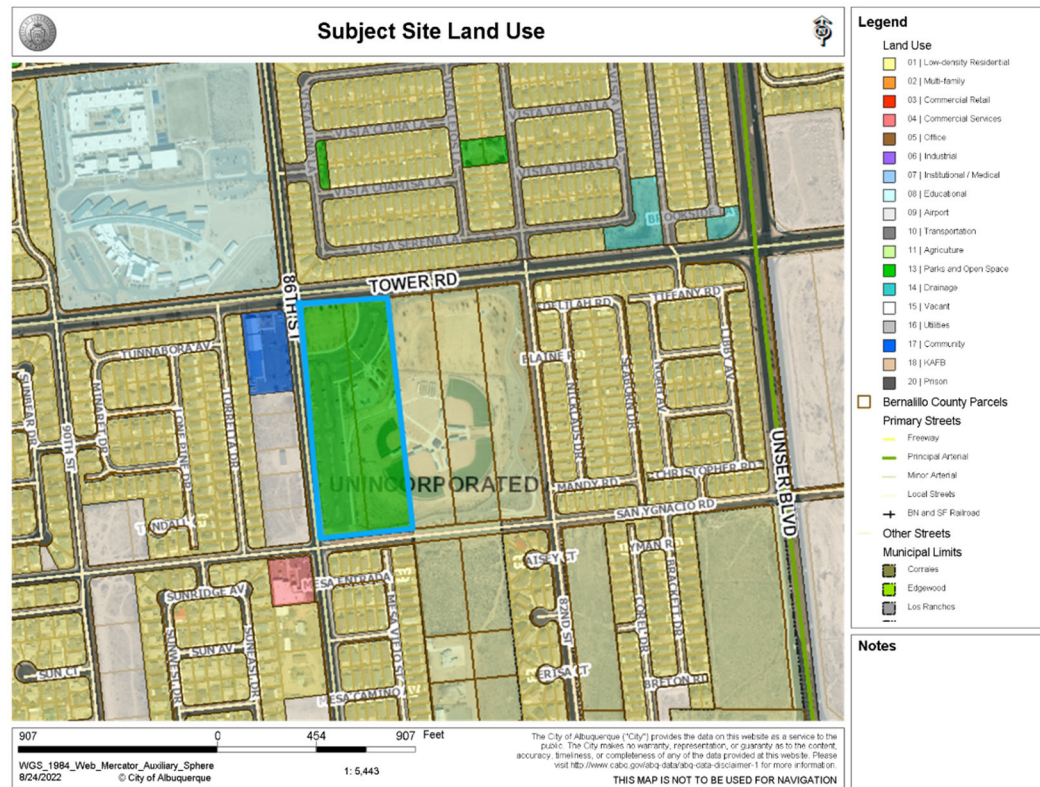


Figure 4. Land use context with the subject site bounded in blue.

Zoning

The subject site is zoned NR-PO-A (Nonresidential city-owned or managed public park) while the unincorporated Bernalillo County territory is zoned A-1 (Rural agricultural). The majority of properties in the area are zoned R-1A or R-1B (Residential Single-family). There is a small portion of land zoned R-T (Residential Townhouse) depicted in yellow and a small portion of land zoned R-MH (Residential Multi-family High Density) depicted in light red in Figure 5. Directly adjacent to the site to the west and northwest all three parcels are zoned PD (Planned Development). To the east of Unser Boulevard, the zoning varies from MX-L (Mixed-use Low Intensity) to PD (Planned Development).

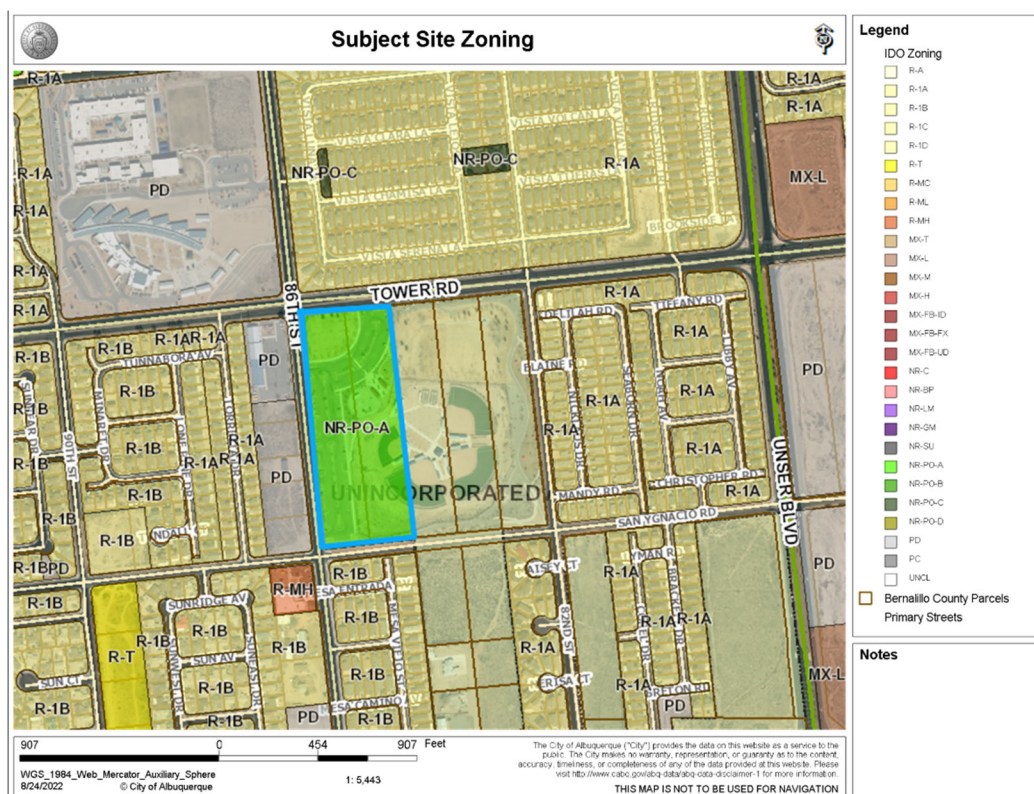


Figure 5. Existing zoning with the subject site bounded in blue.

NORTH	R-1A, NR-PO-C, PD, MX-L	Residential, private park, elementary schools
EAST	R-1A, PD	Residential
SOUTH	R-1A, R-1B, R-MH, R-T, PD, MX-L	Residential, child development center, vacant
WEST	PD, R-1A, R-1B	Christian academy, residential, vacant

SUMMARY OF REQUEST

The Applicant, the City of Albuquerque Department of Municipal Development is requesting approval for a Site Plan EPC to allow for the addition of a little league concession stand at the existing Tower Pond Park. Westgate Little League- District 9 is an established baseball and little league association in Albuquerque. Tower Pond Park is currently used for little league and baseball purposes and is surrounded by residential land uses making it an ideal place for the proposed concession stand. This request will help to further the goals of Westgate Little League while creating a safe community space that will benefit the health and well-being of residents.

SITE PLAN CRITERIA

The Site Plan – EPC request complies with the criteria outlined in IDO Section 14-16-6-6(J)(3) as follows:

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



Applicant Response: The Site Plan is consistent with the Comp Plan by furthering the following Goals and Policies:

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

Applicant Response: This request helps to enhance, protect, and preserve distinct communities because the addition of a little league concession stand at the existing Tower Pond Park will promote community connection, health, and well-being for residents while enhancing the amenities at the park.

Policy 4.1.1 Distinct Communities: Encourage development that is consistent with the distinct character of communities.

Applicant Response: The project furthers Policy 4.1.1 because the development of the concession stand is consistent with the character of the existing community which is residential and centered around the existing Tower Pond Park. The park is currently used as a green space with multiple baseball fields and a skate park; therefore, the proposed use is consistent with and will enhance the existing land uses.

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.

Applicant Response: This request helps to promote efficient development patterns and utilize existing infrastructure as the proposed concession stand will be constructed in the existing parking lot of Tower Pond Park. This will help to create a multi-purpose use out of the existing parking lot while ensuring the proposed development of the concession stand does not affect the green space or the ponding area of the park.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: This request helps to support additional growth in areas with existing infrastructure and public facilities because Tower Pond Park is an established park with numerous community amenities. These range from four baseball fields, a skate park, public restrooms, green space, and a dog park along with an adequate parking lot. The addition of the concession stand to the park will only help to enhance the existing infrastructure and public facilities. Additionally, the placement of the concession stand in the parking lot will ensure that none of the existing community amenities are disturbed in any way.

Goal 5.5 County Development Areas: Use Development Areas to foster the distinctness of communities in the unincorporated County by guiding their form, character, and density.

Applicant Response: Tower Pond Park is a unique park in that it has been constructed across several lots that are partially within the jurisdiction of the County and partially within the jurisdiction of the city. The portion of lots where the development of the concession stand is to occur is within the City of Albuquerque's jurisdiction, but this request will help to foster the distinctness of the community in both City and County jurisdiction. The County Development Area for the County owned lots is Developing Urban which is intended to



provide the urban form that is envisioned in the 2013 ABC Comprehensive Plan which the County uses. This request will help to enhance the Developing Urban Area by increasing amenities at Tower Pond Park.

Goal 5.5.1 Community Green Space: 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 area as mapped in Figure 5-3.

Applicant Response: *This request helps to further policy 5.5.1 because the proposed concession stand provides an increase in recreation amenities at the existing Tower Pond Park while using natural resources appropriately and in conservation by developing the use in the existing parking lot to not disturb any landscaping, green space, or existing trees and vegetation.*

Policy 5.5.5 Developing and Established Urban Areas: Create a quality urban environment that perpetuates the tradition of identifiable, individual, compact, but integrated communities within the metropolitan area and that offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.

Applicant Response: *This request helps to further policy 5.5.5 because the proposed concession stand with help in creating a quality urban environment that aids in the identifiability of the community while maintaining the compact and integrated qualities that already exist in the neighborhood. Additionally, this request will help to increase the visually pleasing character of Tower Pond Park and enhance the overall character of the surrounding neighborhood.*

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Applicant Response: *This request helps to further Goal 5.6 because the subject site is located in an Area of Consistency and the proposed development of a little league concession stand is consistent with the existing land uses and will help to reinforce the character of the surrounding residential area.*

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Applicant Response: *Policy 5.6.3 is furthered by this request because the subject site is located in a residential area and the proposed concession stand helps to protect and enhance the character and quality of life of the surrounding neighborhoods and provides an additional amenity at the Tower Pond Park.*

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



Applicant Response: This request helps to further Goal 10.1 because the proposed concession stand will add to the existing recreation facilities at Tower Pond Park helping to meet the needs of residents and park goers while increasing community amenities.

Goal 10.2 Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.

Applicant Response: Goal 10.2 is furthered by this request because the proposed concession stand will help to meet the community's need of providing food and beverages at little league and baseball games which will promote community involvement and connection while enhancing the quality of life for residents.

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.

Applicant Response: The subject site was not previously zoned NR-SU or PD.

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 proposed development complies with the applicable provisions of the IDO for the NR-PO-A (Nonresidential City Owned or Managed Public Parks) zone district. A concession stand is a permissive use under the current zoning designation. The request for a Site Plan-EPC meets all applicable development standards as stated in the IDO and DPM. Additionally, the park has adequate parking availability even with the removal of a few spaces to construct the concession stand.

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 City's existing infrastructure has adequate capacity for the proposed development. The area surrounding the site is developed and the property already has access to roadways, drainage systems, and utilities. The proposed concession stand will not create any burdens on the existing infrastructure systems and has been determined by the city's Traffic Engineer to not increase traffic in the area or require a traffic study.

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

Applicant Response: The project site is a relatively small portion of the existing Tower Pond Park which has previously been developed for several years. Providing a little league concession stand in an area that is already being used for little league and baseball is an appropriate location for such a use and will not create any adverse impacts on the



surrounding area. In fact, it can help to promote community connection, health, and well-being for residents.

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 property is not located within any approved Master Development Plan area, so this criterion does not apply.

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 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.

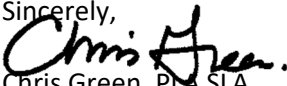
Applicant Response: The site is not located in the Railroad and Spur Area and no cumulative impact analysis is required, so this criterion does not apply.

NEIGHBORHOOD COORDINATION

The Office of Neighborhood Coordination stated there are no affected neighborhood associations near the subject site; therefore, no request or facilitated meeting occurred. All property owners within 100 feet of the subject site were notified of this request and encouraged to attend the public hearing.

CONCLUSION

Based on all the information provided, on behalf of the City of Albuquerque Department of Municipal Development, we respectfully request approval of this request to construct a little league concession stand in accordance with all development standards and Site Plan – EPC procedures of the IDO.

Sincerely,

Chris Green, PLA SLA
Principal

STAFF INFORMATION

September 20, 2022

TO: Chris Green, PLA SLA
Consensus Planning

Avery Frank
Consensus Planning

FROM: Silvia Bolivar, PLA, ASLA/ *SB*
City of Albuquerque Planning Department

RE: PROJECT #PR-2022-007641/SI-2022-01723
Site Plan – EPC_Tower Pond Park

I have completed the initial review of the application, including the justification letter for the proposed Site Plan-EPC approval in order to facilitate the construction of the concession stand at Tower Pond Park.

The justification and policy analysis are appropriate to the request. However, there are Goals and Policies from 5.3 and 5.5 that should be included in order to justify the request. I will need a revised justification letter (one copy) by the end of the day on Wednesday, September 28, 2022. If you have difficulty with the deadline please let me know.

Please provide me with one set of the site plan packet printed at 24" x 36". As per my telephone conversation with Avery Frank, she will drop off one set at the City of Albuquerque Planning Office today.

1. Introduction

- A. This is what I have for the legal description: Tracts 428 & 429, Unit 3 Atrisco Grant, located at 700 86th Street SW, between Tower Road SW and San Ygnacio Road SW, approximately 10.5 acres (we round up for the legal ad). The site is zoned NR-PO-A.

The request is to add a concession stand to Tower Pond Park, owned by the City of Albuquerque. The five parcels are owned by the city but the request will only be for two parcels as the three to the east are in unincorporated territory.

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, October 20, 2022. Final Staff Reports will be available on Friday, October 14, 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. 403). 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. As per the office of Neighborhood Coordination (ONC) there are no neighborhood associations to notify.
- B. Notification requirements for property owners within 100 feet of the subject site are correct and complete. A total of 29 certified mail receipts were submitted.
- C. Have any members of the public contacted you with comments since the submittal of the zone map amendment application?

4. Posted Sign Agreement

Three signs will have to be posted for this request as at least 1 sign has to be posted on each street abutting the property. The sign must be posted for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decisions. The signs must be posted from October 5, 2022 to November 4, 2022.

Once the signs are posted, please provide documentation that they have been posted so that I may include the photographs as part of my Staff report packet. I ask applicants/agents to email me documentation in case the sign requests disappear.

5. Site Plan-EPC - Justification and Policy Analysis

The justification and policy analysis are appropriate to the request. As previously mentioned, there are Goals and Policies from 5.3 and 5.5 that would be appropriate to the request.

6. Site Plan-EPC – Submittals

- A. Archaeological Certificate – A Certificate of No Effect was issued on September 7, 2022.
- B. Sensitive Lands Analysis was submitted as per IDO Section 5-2(C). The only sensitive lands present on the site are the steep slopes of the detention pond.
- C. Overall Site Plan/Architectural Site Plan (AS102) & Architectural Site Plan Alternate (AS103).
- D. Landscaping Plan (L200).
- E. Grading and Drainage Plan (C100)
- F. Utility Plan (C-101)
- G. Building and Structure Elevations (A201/A202)
- H. Site Details (A501)
- I. Colored Rendering (A700)

I will need one set of the shop drawings for the Custom 3-Panel (Layered Triangles) Shade Structure referenced in Sheet AS103 and in the colored renderings. A PDF format for the shop drawings will be acceptable.

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

Thank you.

NOTIFICATION

From: [Carmona, Dalaina L.](#)
To: [Avery Frank](#)
Subject: 86TH AND TOWER Neighborhood Meeting Inquiry Sheet Submission
Date: Tuesday, August 23, 2022 1:43:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[IDOZoneAtlasPage L-09-Z Site.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 note that there are **NO** neighborhood associations to notify.

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

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 attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Tuesday, August 23, 2022 12:32 PM

To: Office of Neighborhood Coordination <frank@consensusplanning.com>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Avery Frank

Telephone Number

5057649801

Email Address

frank@consensusplanning.com

Company Name

Company Address

City

State

ZIP

Legal description of the subject site for this project:

TRACT 429 & 428 UNIT 3 ATRISCO GRANT

Physical address of subject site:

Subject site cross streets:

86TH AND TOWER

Other subject site identifiers:

This site is located on the following zone atlas page:

L-09-Z

Captcha

x

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. 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 for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or 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.

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. TIME

Signs must be posted from October 5, 2022 To November 4, 2022

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Chris Green 9/6/2022
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

Dear Neighbors,

This is a notification that Consensus Planning is preparing an application for a Site Plan-EPC on behalf of the City of Albuquerque. The request is seeking to construct a little league concession stand at the existing Tower Pond Park located at 700 86th Street SW Albuquerque NM 87121. The property is legally described as Tracts 428 & 429 Unit 3 Atrisco Grant.

Per the Integrated Development Ordinance (IDO), this site plan will need to be reviewed and approved by the Environmental Planning Commission (EPC). Please see the attached City forms containing additional details about the project. The hearing for this case will be held on October 20th at 8:30 am via Zoom. The zoom link for the meeting is <https://cabq.zoom.us/j/2269592859>

Please feel free to contact me with any questions Frank@consensusplanning.com or contact us by phone at 505-764-9801.

Sincerely,

Avery M Frank
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

*Additional information on EPC hearings such as agendas, zoom links, and previous minutes can be found at but can be found on the City of Albuquerque website <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Site Plan-EPC

Decision-making Body: EPC

Pre-Application meeting required: ☐ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application:

Name of property owner: City of Albuquerque

Name of applicant: City of Albuquerque Department of Municipal Development

Date, time, and place of public meeting or hearing, if applicable: October 20th @ 8:30 am Via Zoom
<https://cabq.zoom.us/j/2269592859>

Address, phone number, or website for additional information: Email Frank@consensusplanning or call
505 764 9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
[SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS 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.

Chris Green

_____ (Applicant signature) 9/01/22 (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:

- ☒ a. Location of proposed buildings and landscape areas.
- ☒ 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.

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

**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 Notice*: 9/7/22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: See envelope

Mailing Address*: See envelope

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 700 86TH ST SW ALBUQUERQUE NM 87121
Location Description Tract's 428 & 429 Unit 3 Atrisco Grant
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Agent Consensus Planning, Applicant City of Albuquerque
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☒ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request¹*:

Site Plan-EPC for a little league concession stand

5. This application will be decided at a public meeting or hearing by*:

- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: October 20th @ 8:30 am

Location*²: https://cabq.zoom.us/j/2269592859

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*³:
Email Frank@consensusplanning.com or call 505 764 9801

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁴ L9
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 [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

The Office of Neighborhood Coordination determined there were no affected neighborhood associations near the subject site.

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☒ a. Location of proposed buildings and landscape areas.*
- ☒ b. Access and circulation for vehicles and pedestrians.*
- ☒ 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: <http://data.cabq.gov/business/zoneatlas/>

[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] 10 acres
 2. IDO Zone District NR-PO-A
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Parking lot for Tower Pond Park
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), 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 devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

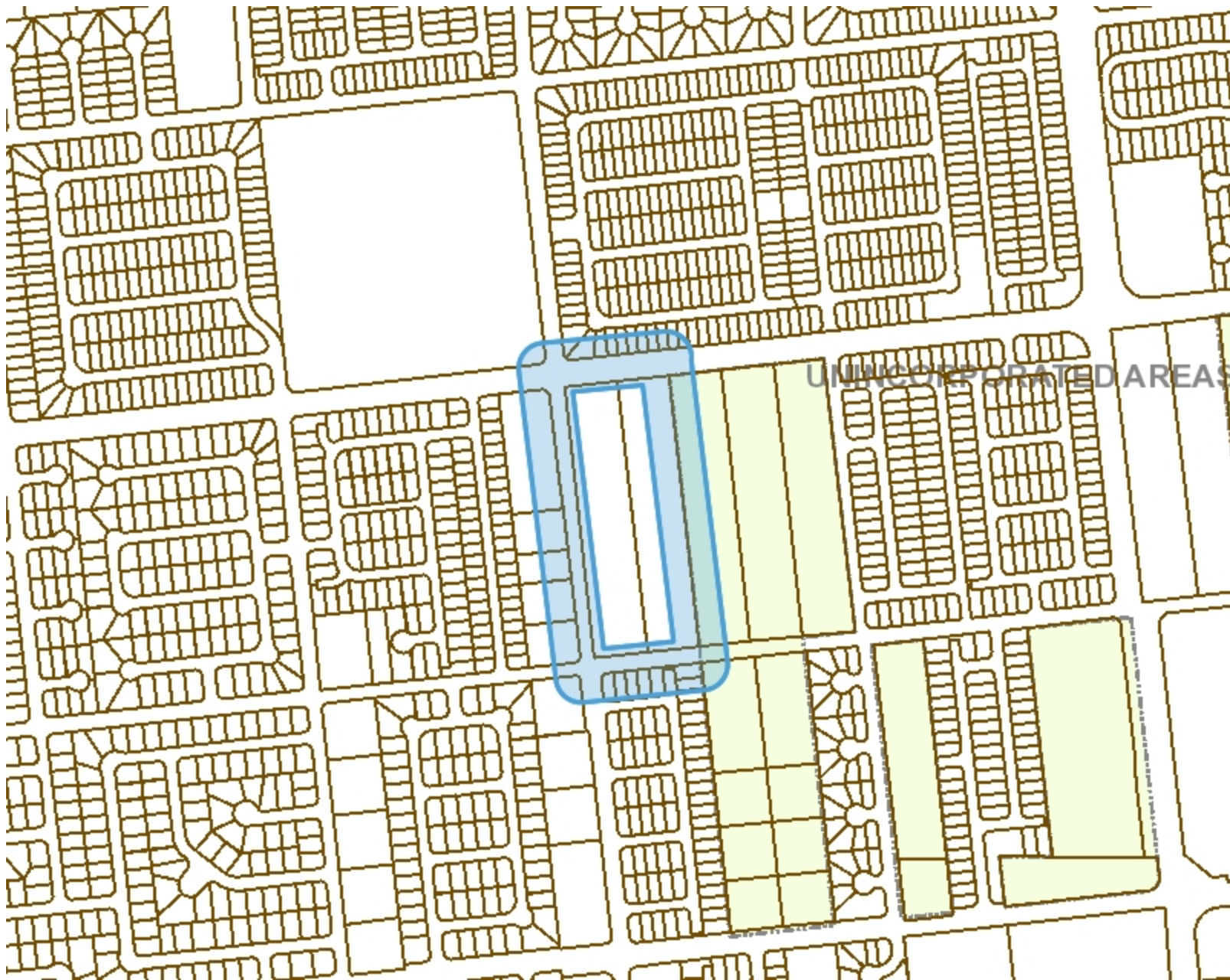
<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Owner	Owner Address	Owner Address 2
ARAGON NORMA F	2426 BLAKE RD SW	ALBUQUERQUE NM 87105-4940
CHAVEZ PAUL E & STEPHANIE	8504 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7649
QUINTANA DELBERT	8408 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7647
MOYA PAMELA S	8512 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7649
LUJAN TEODORO & DORA S	908 SUNBEAM RD SW	ALBUQUERQUE NM 87105-3761
ATENCIO PAULINE	8516 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7649
HERNANDEZ-ROMERO RAUL I & LUZ MARIA RETANA-DIAZ	8515 MESA ENTRADA AVE SW	ALBUQUERQUE NM 87121-2367
STEWART BRITTANY T & ULIBARRI BETTY M	8416 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7647
BOARD OF EDUCATION ATTN: PROPERTY MANAGEMENT	PO BOX 25704	ALBUQUERQUE NM 87125-0704
CHAVEZ LUCY J & CHAVEZ PETER TRUSTEE CHAVEZ SEPARATE PROPERTY TRUST	10435 SAVOY DR NW	ALBUQUERQUE NM 87114-4594
GUTIERREZ HERMAN JR	8404 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7647
AGUILAR MIRIAM Y	8509 MESA ENTRADA AVE SW	ALBUQUERQUE NM 87121
ESPINOZA-CORDOVA WENDY CRISTAL	8524 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7649
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103
GARCIA SAUL	8519 MESA ENTRADA AVE SW	ALBUQUERQUE NM 87121
CHAVEZ JESSE J & LAURIE F	683 VISTA LUNA LN SW	ALBUQUERQUE NM 87121-8973
ESCALANTE CAROLINA J	808 MESA VIEJO ST SW	ALBUQUERQUE NM 87121-2371
FERNANDEZ GERARDO & LALYNN M HINES	8520 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7649
SANCHEZ EVANGELINE	8505 MESA ENTRADA AVE SW	ALBUQUERQUE NM 87121
BUSTILLOS NERY SOLIS & GRIEGO SAMANTHA N	8508 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7649
GONZALES JESUS E	804 MESA VIEJO ST SW	ALBUQUERQUE NM 87121
TOWER ROAD BAPTIST CHURCH	601 86TH ST SW	ALBUQUERQUE NM 87121-3291
ANDRADE ROSIE	1419 CANYON TRL SW	ALBUQUERQUE NM 87121
CASTRO CARLOS U & NAJERA AMERICA M	800 MESA VIEJO ST SW	ALBUQUERQUE NM 87121
GARCIA REYES V	8412 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7647
MESTAS SARA	8500 VISTA SERENA LN SW	ALBUQUERQUE NM 87121-7649
MUNIZ CARLOS ALEJANDRO CANALES & CANALES MARICELA	8501 MESA ENTRADA AVE SW	ALBUQUERQUE NM 87121-2367
GRIEGO JENNIE A TRUSTEE JENNIE ANDRADE GRIEGO TRUST	26241 VIA DE GAVILAN	SAN JUAN CAPISTRANO CA 92675-3426
EIGHTY SIXTH LP	142 WALDEN RD	CORRALES NM 87048



City of Albuquerque



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED

Notes

1,147 0 573 1,147 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/23/2022 © City of Albuquerque

1: 6,881

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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ESCALANTE CAROLINA J
808 MESA VIEJO ST SW
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GARCIA SAUL
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QUINTANA DELBERT
8408 VISTA SERENA LN SW
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CHAVEZ SEPARATE PROPERTY TRUST
10435 SAVOY DR NW
ALBUQUERQUE NM 87114-4594



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Albuquerque, NM 87102

ATENCIO PAULINE
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EIGHTY SIXTH LP
142 WALDEN RD
CORRALitos NM 87043



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HERRANDEZ ROMERO RAUL I & LUZ MARIA
RETANA DIAZ
8515 MESA ENTRADA AVE SW
ALBUQUERQUE NM 87121-2367



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GARCIA REYES V
8412 VISTA SERENA LN SW
ALBUQUERQUE NM 87121-7647



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Albuquerque, NM 87102

GUTIERREZ HERMAN JR
8404 VISTA SERENA LN SW
ALBUQUERQUE NM 87121-7647



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ESPINOZA-CORCOYA WENDY CRISTAL
8534 VISTA SERENA LN SW
ALBUQUERQUE NM 87121-7649



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SAMANTHA N
8508 VISTA SERENA LN SW
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ALBUQUERQUE NM 87121-7649



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MARTAS SARA
8500 VISTA SERENA LN SW
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MORA PAMELA S
8512 VISTA SERENA LN SW
ALBUQUERQUE NM 87121-7649



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Albuquerque, NM 87102

CHAVEZ JESSE J & LAURIE F
603 VISTA LUNA LN SW
ALBUQUERQUE NM 87121-8973



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Albuquerque, NM 87102

AMAGON NORMA F
7416 BLAKE RD SW
ALBUQUERQUE NM 87105-4940



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ANDRADE ROSE
1419 CANYON TRL SW
ALBUQUERQUE NM 87121



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STEWART BRITTANY T & LINDA R BETTY M
8410 VISTA SERENA LN SW
ALBUQUERQUE NM 87121-7647



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GRIEGO JENNIE A TRUSTEE JENNIE
ANDRADE GRIEGO TRUST
26241 VIA DE GAVILAN
SAN JUAN CAMISTRANO CA 91675-3426

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LUJAN TEODORO & DORA S
908 SUNBEAM RD SW
ALBUQUERQUE NM 87105-3761

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302 8th Street NW
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TOWER ROAD BAPTIST CHURCH
601 86TH ST SW
ALBUQUERQUE NM 87121-3291

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CHAVEZ PAUL E & STEPHANIE
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ALBUQUERQUE NM 87121-7649

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MANAGEMENT
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ALBUQUERQUE NM 87125-0704

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MUNIZ CARLOS ALJANDRO CANALES N
CANALIS MARICELA
8501 MESA ENTRADA AVE SW
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CASTRO CARLOS U & NAJERA AMERICA M
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Albuquerque, NM 87102



GONZALES JESUS F
804 MESA VIEJO ST SW
ALBUQUERQUE NM 87121

SITE PLAN REDUCTIONS



SITE DATA

LEGAL DESCRIPTION: TRACT 429 AND 428, UNIT 3, ATRISCO GRANT

SITE AREA: 10.0 AC.

EXISTING ZONING: NR-PO-A

LAND USE: CITY PARK AND LITTLE LEAGUE COMPLEX

BUILDING AREA:

BASE BUILDING AREA: 1,040 SF

ALTERNATE BUILDING AREA: 800 SF

TOTAL BUILDING AREA: 1,840 SF

DIMENSIONAL STANDARDS SHALL BE DETERMINED BY A MASTER PLAN, NATURAL RESOURCE MANAGEMENT PLAN, OR SPECIFIED BY IMPLEMENTING CITY DEVELOPMENT PER IDO SECTION 5-1(E)(2)(a).

BUILDING HEIGHT: 30 FEET (max).

PARKING:

EXISTING PARKING: 403 STANDARD SPACES / 16 ADA SPACES = 419 TOTAL SPACES

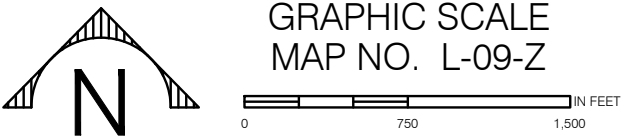
PROPOSED PARKING: 385 STANDARD SPACES / 16 ADA SPACES = 401 TOTAL SPACES

PARKS AND OPEN SPACE: NO REQUIREMENT

SENSITIVE LANDS ANALYSIS: THE SITE HAS BEEN EVALUATED FOR SENSITIVE LANDS. THE ONLY SENSITIVE LANDS PRESENT ON THE SITE ARE STEEP SLOPES OF THE DETENTION POND. THE PROPOSED DEVELOPMENT DOES NOT ENCR OACH ON THESE SLOPES AND WILL NOT ALTER OR IMPACT THE STEEP SLOPES. SEE GRADING AND DRAINAGE PLAN.

TURF GRASS (IRRIGATED): EXISTING TURF GRASS TO REMAIN IS ±203,580 SF (±4.67 AC).
NOTE: LITTLE LEAGUE FIELD OUTFIELDS CONSIST OF SYNTHETIC TURF.

VICINITY MAP



SHEET INDEX

1. OVERALL SITE PLAN EPC
2. ARCHITECTURAL SITE PLAN
3. ARCHITECTURAL SITE PLAN - ALTERNATE
4. LANDSCAPE PLAN
5. GRADING & DRAINAGE PLAN
6. UTILITY PLAN
7. EXTERIOR ELEVATIONS
8. EXTERIOR ELEVATIONS - ALTERNATE
9. SITE DETAILS

PROJECT NUMBER:
Application Number:

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:	
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

TOWER PARK - WESTGATE LL

OVERALL SITE PLAN DRB

Prepared for:
City of Albuquerque
Department of Municipal Development

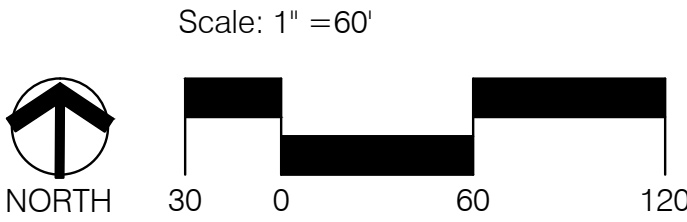
In Conjunction with:
City of Albuquerque
Parks and Recreation Department

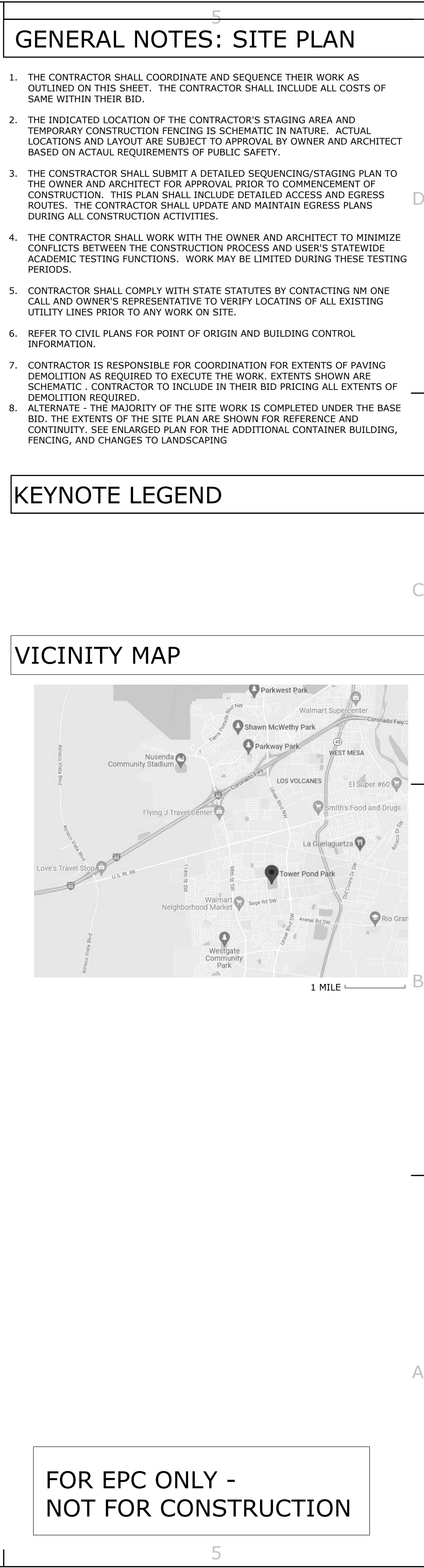



Prepared by:
Greer Stafford/SJCF Architecture, Inc.
1717 Louisiana NE, Suite 205
Albuquerque, NM 87110




Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102




[illegible]

<p>GREER STAFFORD/SJCF ARCHITECTURE, INC. 1717 LOUISIANA NE, SUITE 205 ALBUQUERQUE, NM 87110-7027 (505) 821-0235 • FAX: (505) 821-0348</p>			
<p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW</p>			
<p>WESTGATE LITTLE LEAGUE ADDITIONS AT TOWER POND PARK CITY OF ALBUQUERQUE</p>		<p>601 86TH ST SW</p>	
PROJECT NO:	5415.22	Mark:	Date
DRAWN BY: Author			
CHECKED BY: Checker			
GREER STAFFORD/SJCF ARCHITECTURE			
SHEET TITLE			
ARCHITECTURAL SITE PLAN			
DRAWING SHEET		ISSUE:	SEPTEMBER 02, 2022
AS102			

<p>GREER STAFFORD/SJCF ARCHITECTURE, INC.</p> <p>1717 LOUISIANA NE, SUITE 205 ALBUQUERQUE, NM 87110-7027 (505) 821-0235 • FAX: (505) 821-0348</p>			
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DRAWN BY: Author			
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GREER STAFFORD/SJCF ARCHITECTURE			
SHEET TITLE			
ARCHITECTURAL SITE PLAN			
DRAWING SHEET		Mark:	Date:
		ISSUE:	SEPTEMBER 02, 2022
AS102			

1. THE CONTRACTOR SHALL COORDINATE AND SEQUENCE THEIR WORK AS OUTLINED ON THIS SHEET. THE CONTRACTOR SHALL INCLUDE ALL COSTS OF SAME WITHIN THEIR BID.
2. THE INDICATED LOCATION OF THE CONTRACTOR'S STAGING AREA AND TEMPORARY CONSTRUCTION FENCING IS SCHEMATIC IN NATURE. ACTUAL LOCATIONS AND LAYOUT ARE SUBJECT TO APPROVAL BY OWNER AND ARCHITECT BASED ON ACTUAL REQUIREMENTS OF PUBLIC SAFETY.
3. THE CONTRACTOR SHALL SUBMIT A DETAILED SEQUENCING/STAGING PLAN TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. THIS PLAN SHALL INCLUDE DETAILED ACCESS AND EGRESS ROUTES. THE CONTRACTOR SHALL UPDATE AND MAINTAIN EGRESS PLANS DURING ALL CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR SHALL WORK WITH THE OWNER AND ARCHITECT TO MINIMIZE CONFLICTS BETWEEN THE CONSTRUCTION PROCESS AND USER'S STATEWIDE ADAPTED TESTING FUNCTIONS. WORK MAY BE LIMITED DURING THESE TESTING PERIODS.
5. CONTRACTOR SHALL COMPLY WITH STATE STATUTES BY CONTACTING NM ONE CALL AND OWNER'S REPRESENTATIVE TO VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO ANY WORK ON SITE.
6. REFER TO CIVIL PLANS FOR POINT OF ORIGIN AND BUILDING CONTROL INFORMATION.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION FOR EXTENTS OF PAVING DEMOLITION AS REQUIRED TO EXECUTE THE WORK. EXTENTS SHOWN ARE SCHEMATIC. CONTRACTOR TO INCLUDE IN THEIR BID PRICING ALL EXTENTS OF DEMOLITION REQUIRED.
8. ALTERNATE - THE MAJORITY OF THE SITE WORK IS COMPLETED UNDER THE BASE BID. THE EXTENTS OF THE SITE PLAN ARE SHOWN FOR REFERENCE AND CONTINUITY. SEE ENLARGED PLAN FOR THE ADDITIONAL CONTAINER BUILDING, FENCING, AND CHANGES TO LANDSCAPING



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WESTGATE LITTLE LEAGUE ADDITIONS
AT TOWER POND PARK
CITY OF ALBUQUERQUE

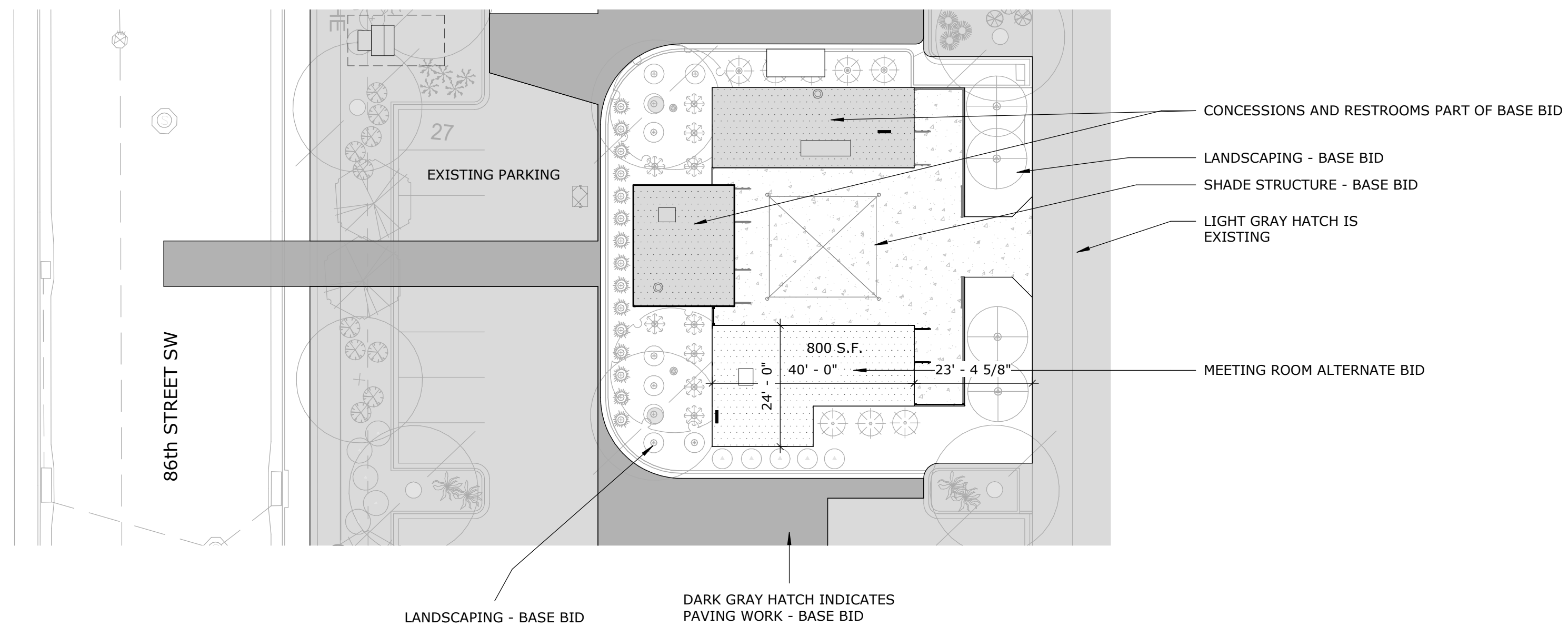
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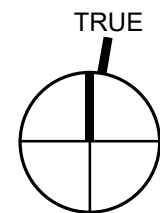
PROJECT	5415.22
DRAWN BY:	Author
CHECKED BY:	Checker
PREPARED BY:	REER STAFFORD/SJCF
ARCHITECTURE	
SHEET TITLE	
ARCHITECTURAL SITE PLAN	
ALTERNATE	

DRAWING SHEET

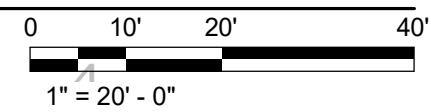
AS103

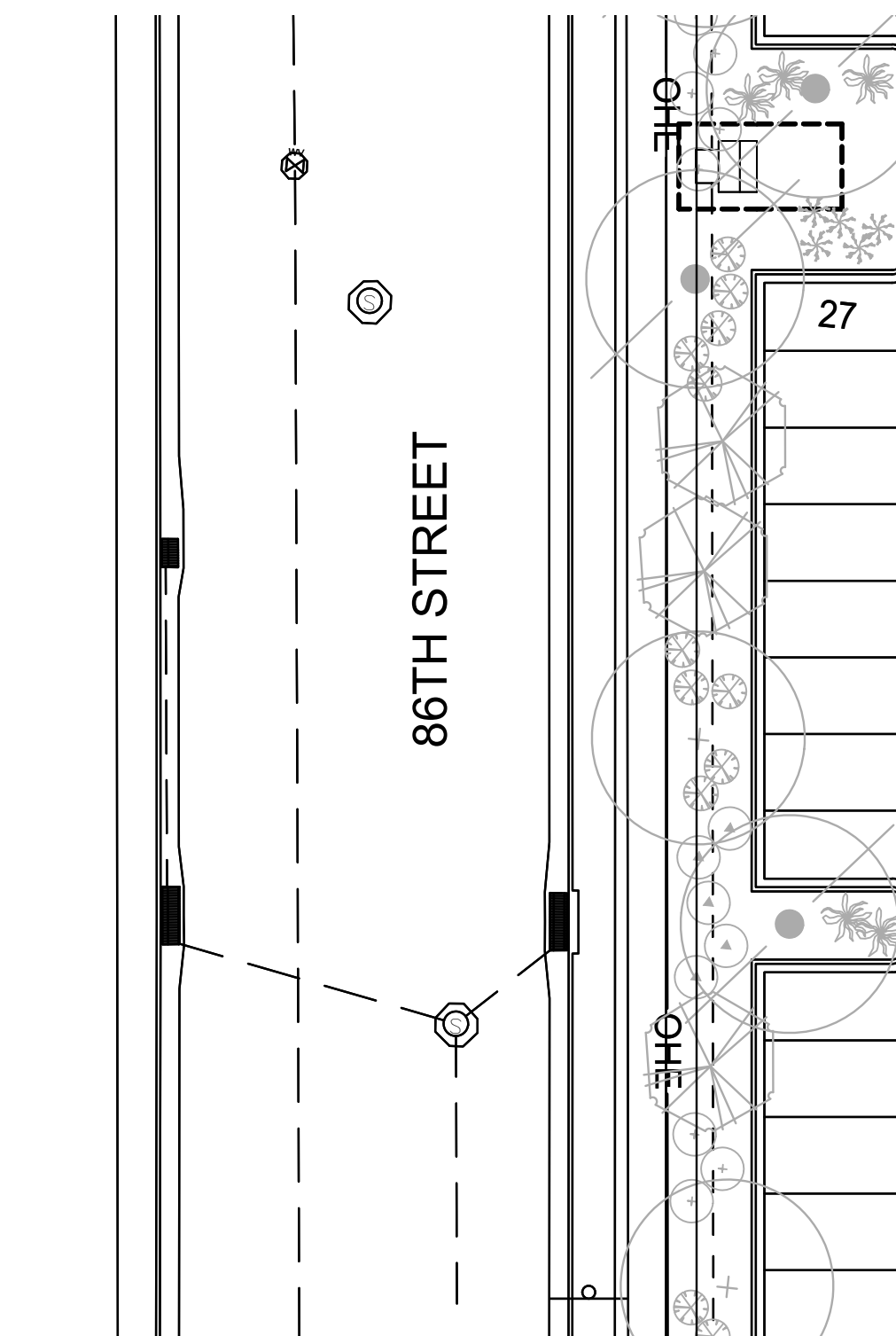


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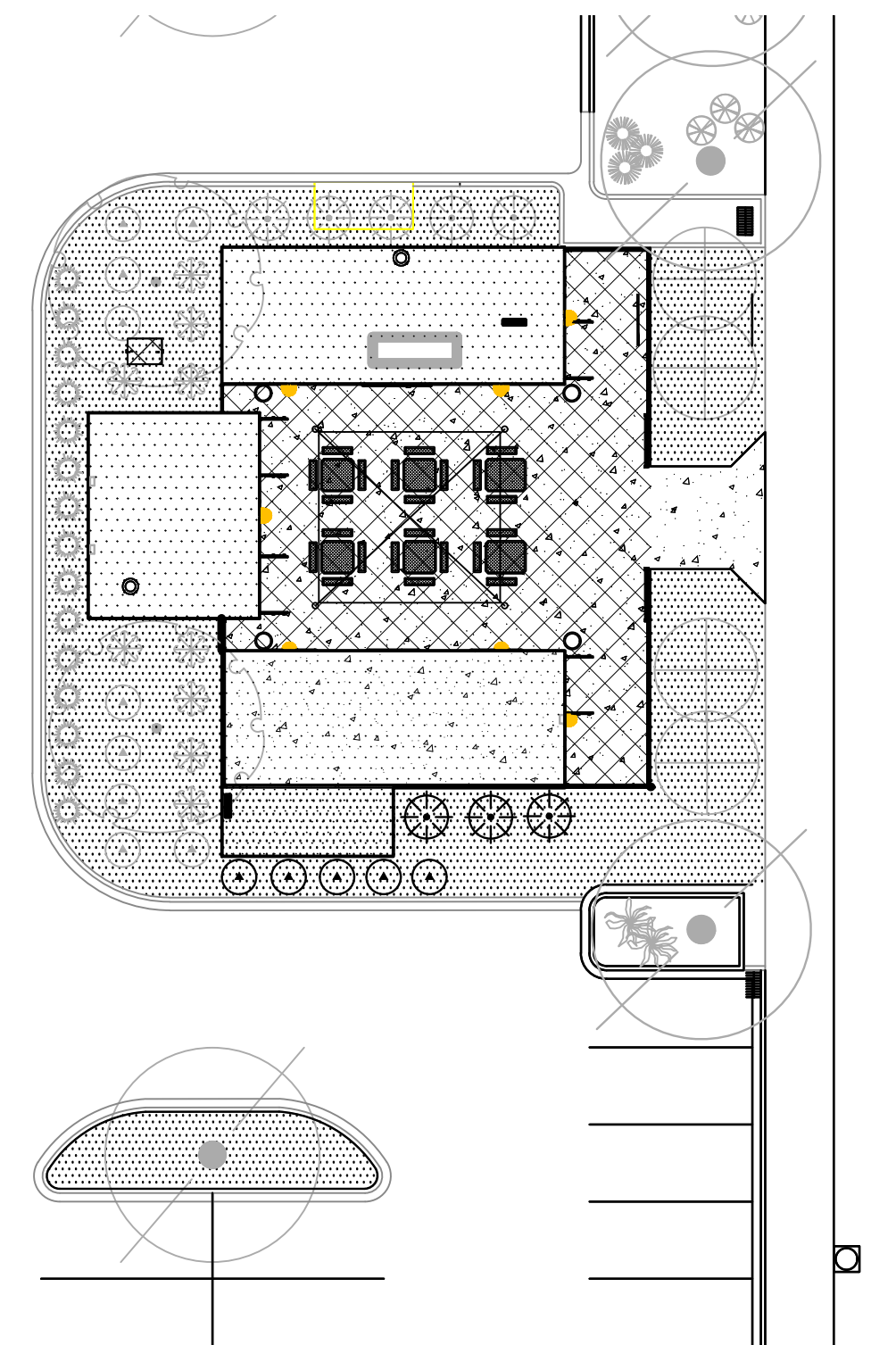


(A1) ARCHITECTURAL SITE PLAN - ALTERNATE #1
1" = 20'-0"





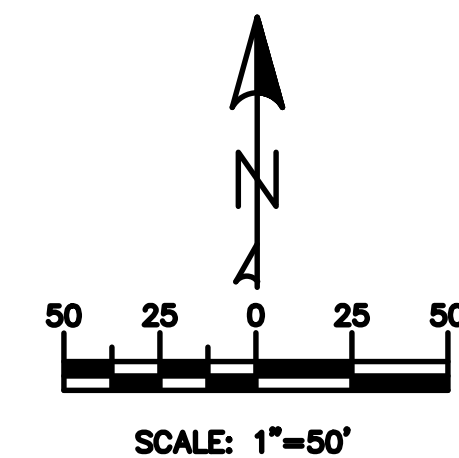
(A1) PLANTING PLAN - ADD ALT
1" = 20'-0"



PLANNING

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

200

[illegible]

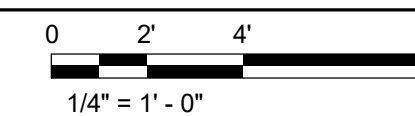


MS IS HIGH TON

WORKING SHEET

A201

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C5 DECORATIVE METAL FENCE
1/2" = 1'-0"

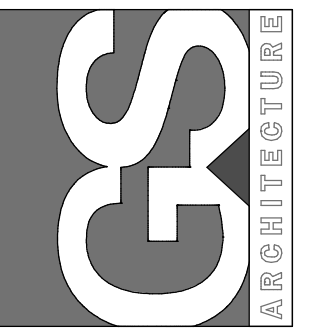


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(A1) ENLARGED SITE PLAN - REFUGE ENCLOSURE
1/4" = 1'-0"

A3 REFUGE ENCLOSURE GATE
1/2" = 1'-0"

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ALBUQUERQUE, NM 87110-7027
(505) 821-0235 ■ FAX: (505) 821-0348



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WEST GATE LITTLE LEAGUE ADDITIONS
AT TOWER POND PARK
CITY OF ALBUQUERQUE

MC IS H198 T09

[illegible]

PROJECT 5415.22
DRAWN BY: Author
CHECKED BY: Checker
PREPARED BY: REEF STAFFORD/SJCF
ARCHITECTURE
SHEET TITLE
DETAILS-SITE

DRAWING SHEET

A501



FRONT ENTRY VIEW



NORTH VIEW



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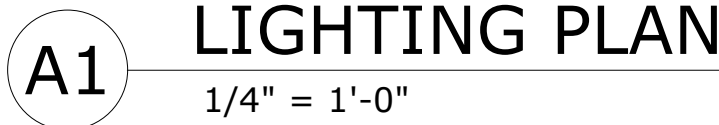
WESTGATE LITTLE LEAGUE ADDITIONS
AT TOWER POND PARK
CITY OF ALBUQUERQUE
601 86TH ST SW

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PROJECT	5415.22
NO.	
DRAWN BY:	Author
CHECKED BY:	Checker
UNDER STAFFORD/SLIP	
ARCHITECTURE	
SHEET TITLE	
ARCHITECTURAL	
RENDERINGS	

LOGANBIA 2008-9

A700



A. XXXX.

1. INDICATES OCCUPANCY SENSOR COMPATIBLE WITH THE ASSOCIATED LIGHTING FIXTURES. REFER TO LIGHTING SEQUENCE OF OPERATION.
2. EXTERIOR LIGHTING WITH PHOTO CELL. LIGHT TO REMAIN ON AT NIGHT.
3. EMERGENCY LIGHT FIXTURE. COORDINATE MOUNTING AND HEIGHT WITH ARCHITECTURAL.



GS
ARCHITECTURE

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601 86TH ST SW

[illegible]

DRAWING SHEET

EL101

Memorandum

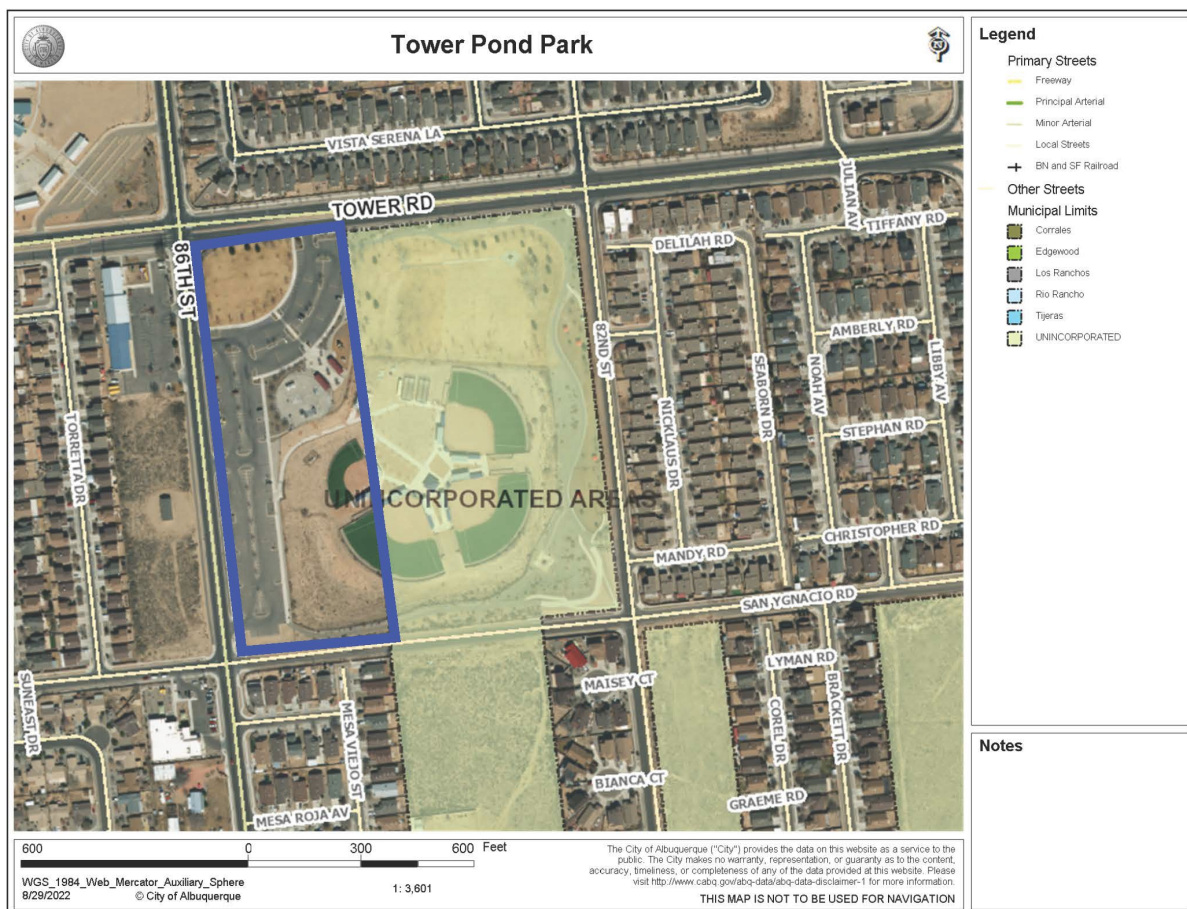
To: Tim MacEachen, Chairman

From: Consensus Planning, Inc.

Date: September 9, 2022

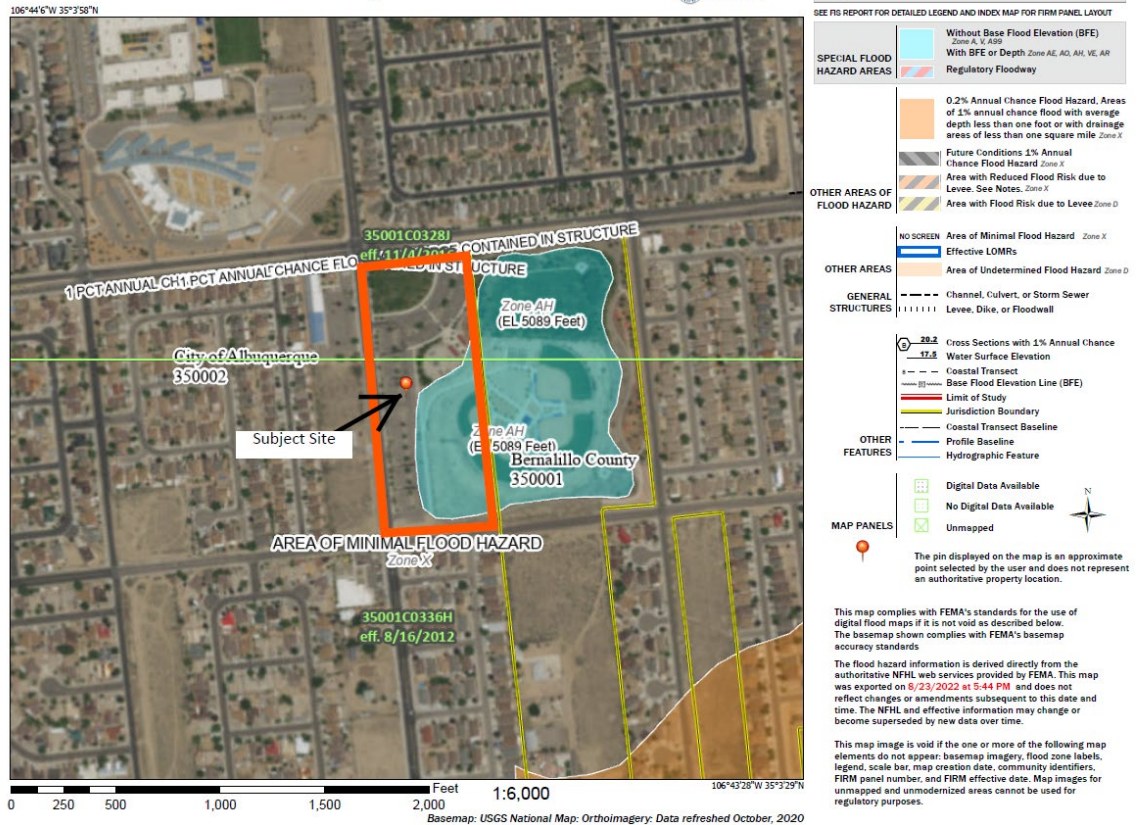
Re: Sensitive Lands Analysis for Westgate Little League/Tower Park

This memo responds to the Sensitive Lands criteria in IDO Section 14-16-5-2. The subject property is currently developed as a City Park which includes the Westgate Little League facilities. The entire property is developed. The subject property is depicted in the map below outlined in blue. We have analyzed the project site for the presence of sensitive lands and any constraints related to such lands.



1. Arroyos: The property is fully developed as a City Park. No natural arroyos exist on the property. Using data provided by AMAFCAS Interactive Mapping service, there is a City of Albuquerque storm water drain called Tower Basin Outfall Storm Drain that runs along Tower Road NW depicted in the red dotted line on the map below. The Tower Basin Outfall Drain additionally runs along San Ygnacio Road SW depicted in the red dotted line on the map below. The entire

National Flood Hazard Layer FIRMette



FEMA Flood Map

3. Irrigation facilities (acequias): Data provided by the Middle Rio Grande Conservancy District (MRGCD) mapping shows the subject site is outside of the MRGCD jurisdiction and does not appear on any of their maps. Based on this research and due to the subject site's location and distance from the Rio Grande River, there are no acequias or irrigation facilities on or near the site.
4. Large stands of mature trees: The subject site is developed with a community park, skate park, and associated parking lots. There is existing landscaping throughout the park with mature trees. These will not be disturbed in any way during the development of the little league concession stands.

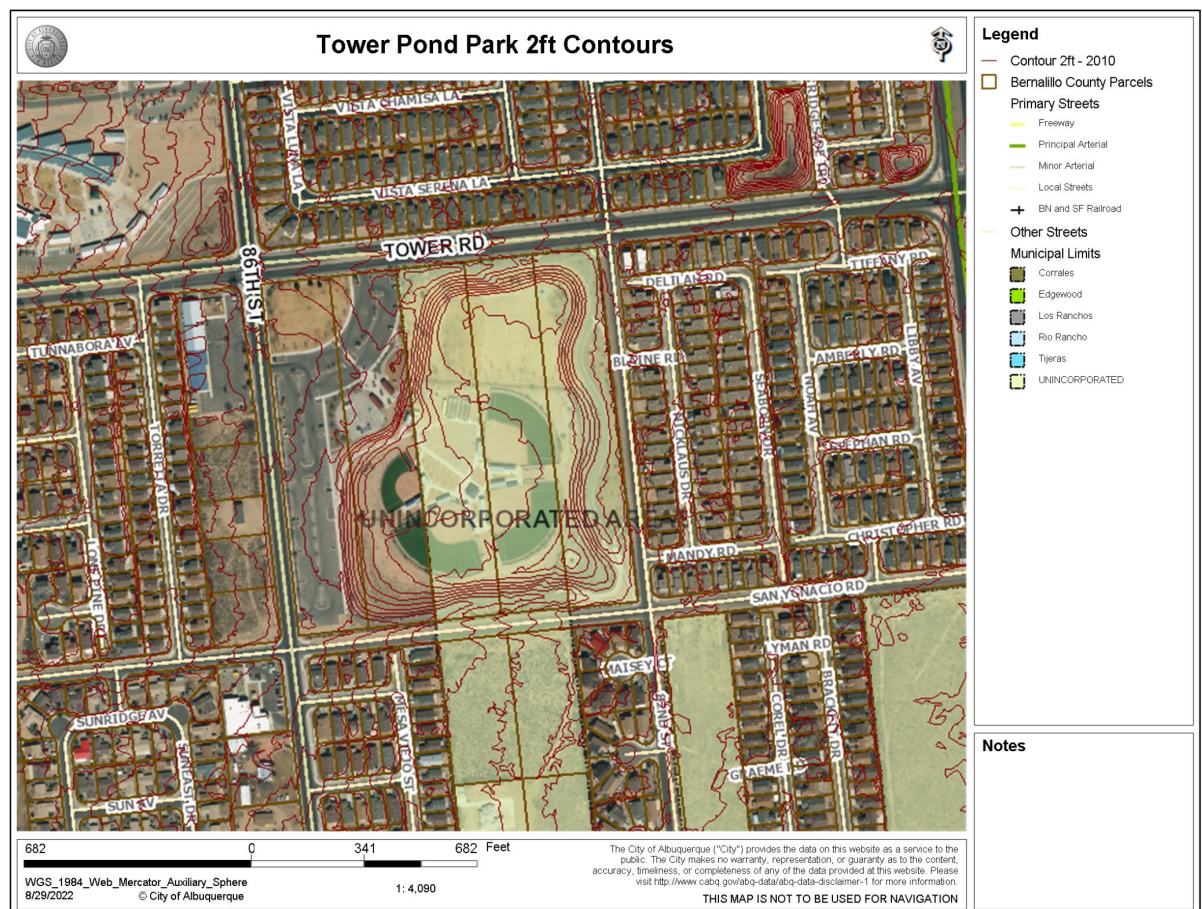


Ball Fields Facing West

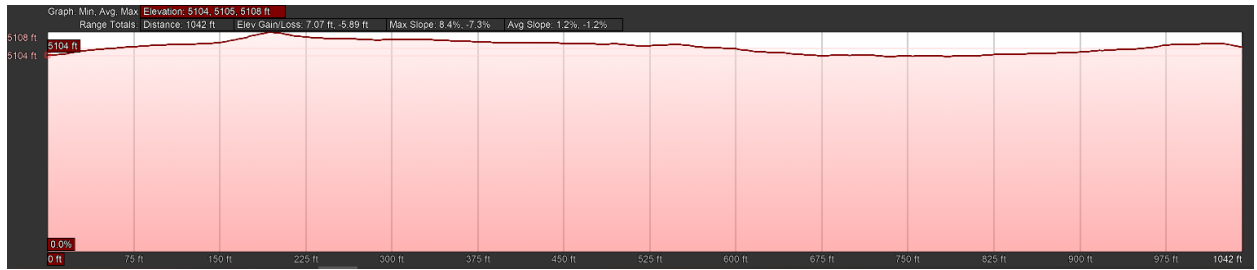


Parking Lot Facing East

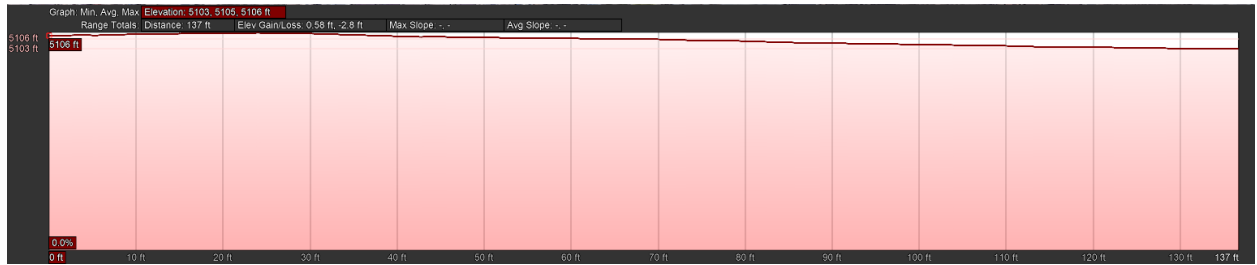
5. Riparian areas: Data provided by the National Wetlands Inventory surface water and wetlands mapping shows the subject site is not considered a riparian area.
6. Rock outcroppings: There are no rock outcroppings or formations on the subject site.
7. Significant archaeological sites: A certificate of no effect was provided by the City of Albuquerque staff archeologist.
8. Steep slopes and escarpments: The site does not include any slopes that meet the IDO definition of a steep slope or escarpment, which is a minimum slope of 9 percent or more. 2 ft contour mapping provided by the CABQ Advanced Map Viewer shows the subject area has minimal slopes. Tower Pond Park is a manmade stormwater pond that features slopes as depicted on the contour map below but does not affect the proposed development. The placement of the little league concession stand will be in the parking lot where the slopes are minimal. Elevation profiles for the site were calculated using Google Earth Pro and are shown in the images below.



2 ft Contour Map



North South Slope & Elevation Profile



East West Slope & Elevation Profile

9. Wetlands: Data provided by the National Wetlands Inventory surface water and wetlands mapping shows the subject site is not considered a wetland area.



WEDGE3 LED

Architectural Wall Sconce



Buy American



Catalog
Number

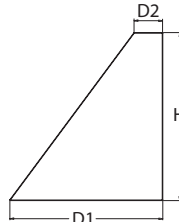
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs
 (without options)



Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WEDGE3 LED	P1	30K 3000K	70CRI	R2 Type 2	MVOLT	Shipped included
	P2	40K 4000K	80CRI	R3 Type 3	347 ¹	SRM Surface mounting bracket
	P3	50K 5000K		R4 Type 4	480 ¹	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁴
	P4			RFT Forward Throw		
						Shipped separately
						AWS 3/8inch Architectural wall spacer
						PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options				Finish	
E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)	Standalone Sensors/Controls		DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
PE ²	Photocell, Button Type	PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD	Natural aluminum
DMG ³	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD	Sandstone
SPD10KV	10kV Surge pack	Networked Sensors/Controls		DDBTXD	Textured dark bronze
BAA	Buy America(n) Act Compliant	NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD	Textured black
		NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD	Textured natural aluminum
				DWHGXD	Textured white
				DSSTXD	Textured sandstone
See page 4 for out of box functionality					

Accessories

Ordered and shipped separately.

WEDGEAWS DDBXD	WEDGE 3/8inch Architectural Wall Spacer (specify finish)
WEDGE3PBBW DDBXD U	WEDGE3 surface-mounted back box (specify finish)

NOTES

- 347V and 480V not available with E15WH and E20WC.
- PE not available in 480V and with sensors/controls.
- DMG option not available with sensors/controls.
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WEDGE3 LED
 Rev. 03/01/22

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	52W	R2	7,037	136	1	0	1	7,649	148	2	0	1	7,649	148	2	0	1
		R3	6,922	134	1	0	2	7,524	145	1	0	2	7,524	145	1	0	2
		R4	7,133	138	1	0	2	7,753	150	1	0	2	7,753	150	1	0	2
		RFT	6,985	135	1	0	2	7,592	147	1	0	2	7,592	147	1	0	2
P2	59W	R2	7,968	135	2	0	1	8,661	147	2	0	1	8,661	147	2	0	1
		R3	7,838	133	1	0	2	8,519	144	1	0	2	8,519	144	1	0	2
		R4	8,077	137	1	0	2	8,779	149	1	0	2	8,779	149	1	0	2
		RFT	7,909	134	1	0	2	8,597	146	2	0	2	8,597	146	2	0	2
P3	71W	R2	9,404	132	2	0	1	10,221	143	2	0	1	10,221	143	2	0	1
		R3	9,250	130	2	0	2	10,054	141	2	0	2	10,054	141	2	0	2
		R4	9,532	134	2	0	2	10,361	145	2	0	2	10,361	145	2	0	2
		RFT	9,334	131	2	0	2	10,146	142	2	0	2	10,146	142	2	0	2
P4	88W	R2	11,380	129	2	0	1	12,369	140	2	0	1	12,369	140	2	0	1
		R3	11,194	127	2	0	2	12,167	138	2	0	2	12,167	138	2	0	2
		R4	11,535	131	2	0	2	12,538	142	2	0	2	12,538	142	2	0	2
		RFT	11,295	128	2	0	2	12,277	139	2	0	2	12,277	139	2	0	2

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	52W	0.437	0.246	0.213	0.186	0.150	0.110
P2	59W	0.498	0.287	0.251	0.220	0.175	0.126
P3	71W	0.598	0.344	0.300	0.262	0.210	0.152
P4	88W	0.727	0.424	0.373	0.333	0.260	0.190

Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	Dist. Type	Lumens
E15WH	R2	3,185
	R3	3,133
	R4	3,229
	RFT	3,162
E20WC	R2	3,669
	R3	3,609
	R4	3,719
	RFT	3,642

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

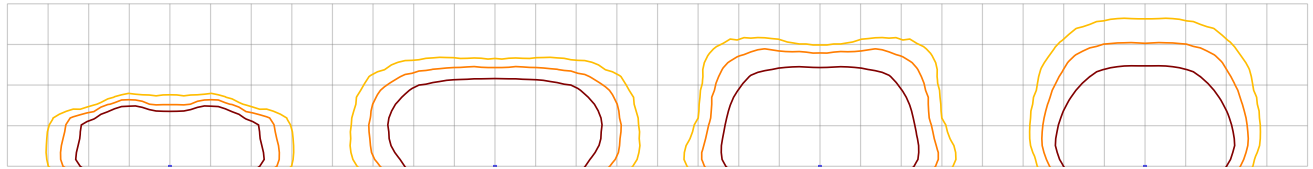
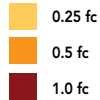
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 15ft
Grid = 15ft x 15ft

WDGE3 LED P3 40K 70CRI R2

WDGE3 LED P3 40K 70CRI R3

WDGE3 LED P3 40K 70CRI R4

WDGE3 LED P3 40K 70CRI RFT

Emergency Egress Options

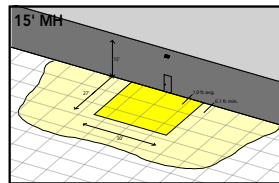
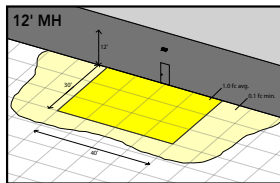
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain, minimum of 60% of the light output at the end of 90 minutes.

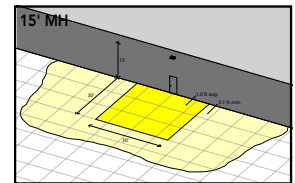
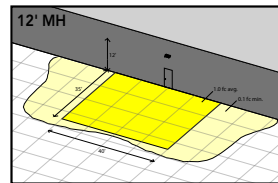
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E15WH or E20WC and R4 distribution.

Grid = 10ft x 10ft



WDGE3 LED xx 40K 70CRI R4 MVOLT E15WH



WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC

Motion/Ambient Sensor (PIR_, PIRH_)

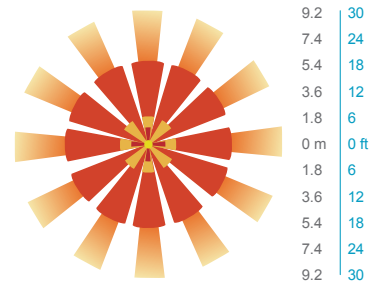
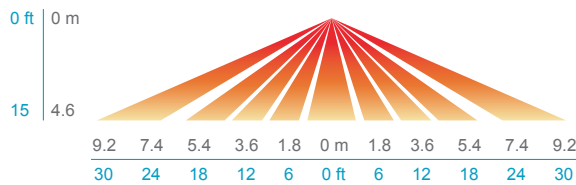
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

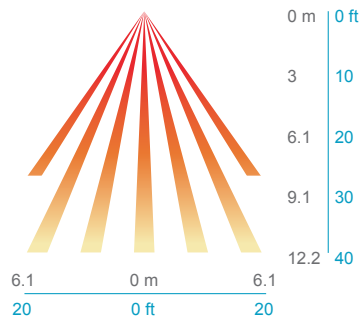
PIR

HIGH VIEW

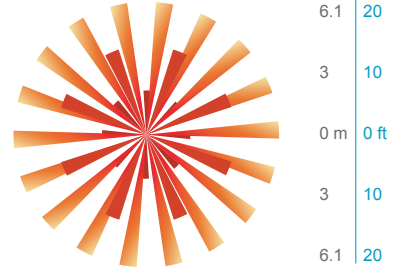


PIRH

SIDE VIEW



TOP VIEW



Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 8"

H = 11"

W = 18"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 18"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WEDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WEDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Features

- Available in E26, E17, and E12 base options
- Formulated PVC sockets form a tight seal around bulbs to preclude the entrance of water and moisture
- Suspended socket has T-mold with mounting hole; Non-suspended socket has two mounting ears built into the base
- Use Commercial Grade Light String with Long Life Pro Decorative lamps (sold separately)

Available Colors



Black

Listing / Ratings



LS2 Only



Commercial Grade Light String

Use Commercial Grade Light String in reels, interconnect-able kits, or cord and plug sets with three socket size and spacing combinations for decorative/event/festive lighting applications. Suitable for outdoor, year-round use. For spans up to 20 feet, use eye bolts and plastic ties to anchor ends. For spans longer than 20 feet, use catenary cable (sold separately) with plastic ties at each socket.

Technical Information

Series	LS / LS2*
Input Voltage	120V AC, 60Hz
Wattage	Max per socket: 25W (E26) / 10W (E17 / E12)
Max Run	See individual product
Socket	E26 (medium)
Spacing	24" (E26) / 15" (E17) / 12" (E12)
Cuttable	Yes**
IP Rating	IP64**
Rating	Indoor/Outdoor; Suitable for year-round use*
Rated Life	Varies by lamp used

* All LS products are non-rated; LS2 interconnect-able kits are cTUVus Listed to UL standard UL588 for wet location all-year use, however safety rating is void if product is cut. Not intended for installation in ceilings, soffits, cabinets or other enclosed spaces.

**For non-cut cTUVus Listed LS2 product, interconnected strings must be properly sealed and strain relief protected with electrical tape at each connection point. For non-rated LS product, any cut ends must be sealed with LS-M/MS-END and/or electrical tape (ensure proper seal to preclude entrance of water).

Light String Accessories

LS-M/MS-END	Plastic End Cap (LS2 /LS)
M-PLUG-BK-SPT2-B	SPT-2 Slide On Male Plug (E17 / E12) - Qty 25



SPEKTRUM+

TRULUX LIGHTING SYSTEMS

TASK LIGHTING

DOWNLIGHTING

LINEAR LIGHTING
COMMERCIAL GRADE
LIGHT STRING

ARCHITECTURAL LIGHTING

POWER SUPPLIES

MEDIUM BASE (E26) cTUVus LISTED ORDERING INFORMATION

1200W Max (48ft)

ITEM NUMBER	LENGTH	SOCKETS	SOCKET SPACING	SOCKET TYPE	MAX WATTAGE	IP RATING	Rating
LS2-M-24-48-BK	48 ft	24	24 in	Non-suspended	25W per socket	IP64	TUV
LS2-MS-24-48-BK	48 ft	24	24 in	Suspended	25W per socket	IP64	TUV

* LS2 interconnectable kits are cTUVus Listed for wet location use; safety rating is void if product is cut. LS2 kits include 120V male plug + female socket.

MEDIUM BASE (E26) ORDERING INFORMATION

600W Max (48ft) / 1250W Max (100ft) / 1800W Max (330ft)

ITEM NUMBER	LENGTH	SOCKETS	SOCKET SPACING	SOCKET TYPE	MAX WATTAGE	IP RATING	Rating
LS-M-24-100-BK	100 ft	50	24"	Non-suspended	25W per socket	IP64	N/A
LS-M-24-BK	330 ft	165	24"	Non-suspended	25W per socket	IP64	N/A
LS-MS-24-100-BK	100 ft	50	24"	Suspended	25W per socket	IP64	N/A
LS-MS-24-BK	330 ft	165	24"	Suspended	25W per socket	IP64	N/A

* All LS products are non-rated. 100ft lengths include 120V plug + terminated end. 330ft Bulk reels include bare wire lead + bare wire tail.



INTERMEDIATE BASE (E17) BULK REELS ORDERING INFORMATION

1200W Max (330ft)

ITEM NUMBER	LENGTH	SOCKETS	SOCKET SPACING	SOCKET TYPE	MAX WATTAGE	IP RATING	Rating
LS-I-15-BK	330 ft	264	15"	Non-suspended	10W per socket	IP64	N/A

* All LS products are non-rated. 330ft Bulk reels include bare wire lead + bare wire tail.



CANDELABRA BASE (E12) BULK REELS ORDERING INFORMATION

1200W Max (330ft)

ITEM NUMBER	LENGTH	SOCKETS	SOCKET SPACING	SOCKET TYPE	MAX WATTAGE	IP RATING	Rating
LS-C-12-BK	330 ft	330	12"	Non-suspended	10W per socket	IP64	N/A

* All LS products are non-rated. 330ft Bulk reels include bare wire lead + bare wire tail.