

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



OFFICIAL NOTIFICATION OF DECISION

October 19, 2023

City of Albuquerque
Parks & Recreation Department
Open Space Division
1801 4th St. NW
Albuquerque, NM 87102

Project # PR-2023-008911
SI-2023-01190 - Site Plan - EPC

LEGAL DESCRIPTION:

Groundwork Studio, agent for the City of Albuquerque, Parks & Recreation Department, Open Space Division, requests a Site Plan - EPC for all or a portion of Lots 1 through 3, Block 1, Plat of West Bank Estates, together with Tract A1, Lands of Suzanne H. Poole, and Tracts C-1, C-2 and Lot 4-A of Plat of Tracts C-1, C-2 and Lot 4-A, Lands of Suzanne H Poole, being a Replat of Tract C, Lands of Suzanne H Poole, Tract C, Annexation Plat Land in Section 25 and 36, T11N R2E, Lot 4, Block 1 West, and Tract B1 Lands of Suzanne H. Poole except the easterly portion, and the Easterly portion of Tract B-1 Lands of Suzanne H. Poole, and Tract G Plat of Oxbow Subdivision, Zoned NR-PO-B, and City Parcel Lot C, Block 0000, University of ABQ Annexation Plat (unnamed Bernalillo County Parcel, known as the Oxbow Bluffs), located at 5501 Namaste Rd. NW, south of La Bienvenida Pl. NW, west of the Rio Grande Bosque, and east of Athertown Way, approximately 100 acres (F11), (F12), (G11), (G12).

Staff Planner: Megan Jones

On October 19, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-008911, SI-2023-01190 - Site Plan – EPC, based on the following Findings and subject to the following Conditions of Approval:

1. The request is for a Site Plan-EPC for an Extraordinary Facility at the San Antonio Oxbow Major Public Open Space (MPOS). The subject site is approximately 100-acres and includes 8 parcels, located at 5001 Namaste Rd. NW, south of La Bienvenida Pl. NW, west of the Rio Grande Bosque, and east of Athertown Way (the “subject site”).
2. The EPC is hearing the request because the IDO states that any Extraordinary Facility shall be reviewed and decided upon pursuant to subsection 14-16-6-6(J) and Subsection 2-5(F)(3)(b)4., which states that any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) (Site Plan – EPC).

3. The Open Space Division would like to develop an Extraordinary Facility that would be an expansion the existing San Antonio Oxbow Major Public Open Space (MPOS). The proposed development is on the northernmost 54 acres of the subject site. The remaining land would remain undisturbed protected MPOS.
4. The request would facilitate development that includes a network of trails with accessible connections that lead to an overlook of the existing San Antonio Oxbow Bluffs, an outdoor classroom, several community gathering spaces with shade structures, seating areas, a restroom, interpretative signage, and parking.
5. The subject site is zoned NR-PO-B, which the proposed Site Plan is in compliance with to protect the natural character of the land and preserve the area for education and recreational uses.
6. The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is part of the West Mesa Community Planning Area (CPA).
7. The subject site is within the boundaries of the Coors Boulevard Character Protection Overlay Zone (CPO-2) and the Coors Boulevard View Protection Overlay Zone (VPO-1).
8. The 1997 San Antonio Oxbow Biological Management Plan (BMP) is a Rank III Plan developed by the Open Space Division of the City Parks and Recreation Department to provide a framework of management policies and measures for protecting, restoring, and maintain the biological richness of the marshes upon completion of the AMAFCA improvements to the San Antonio Arroyo in 1996.
9. The implementation of the BMP was pending the acquisition of the land and easement rights of the Oxbow and Bluff above the Oxbow, which has since occurred.
10. Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Facility Plan for Major Public Open Space prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.
11. The Goal of Oxbow Marsh management is maintenance and enhancement of the native marsh and wetland habitat, value, biological diversity, biological productivity, and natural aesthetic beauty of the Oxbow and its surroundings (BMP pg. 13).
12. The Albuquerque/Bernalillo County Comprehensive Plan, the Major Public Open Space Facility Plan, the Facility Plan for Arroyos, the San Antonio Oxbow Biological Management Plan, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
13. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity pertaining to character, natural resources and process.
 - A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The proposed Site Plan would enhance, protect, and preserve the characteristics of the surrounding natural lands that make the community distinct. The development would include a

multi-use system of trails with access to the Oxbow Marsh overlook, seating and gathering areas with educational resources, while maintaining the natural features of the existing Open Space and Marshland. The facility would be open to the surrounding residential community, which values the distinct character of the subject site.

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

The development made possible by the request would continue to support the natural vegetation of the San Antonio Oxbow Open Space and wildlife habitats of the Oxbow Marshland. The development has been carefully planned to tie into the existing San Antonio Oxbow Bluffs, with development that supports the habitat of the area. The G&D plan includes detention ponds incorporated into the natural setting of the existing area. The proposed facility incorporates high quality development that follows development standards of the NR-BO zone district, the VPO-1 and CPO-2 in the IDO, and the Open Space Facility Plan which responds appropriately to the natural setting and ecosystem of the San Antonio Oxbow Open Space/Marshlands.

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

Public engagement provides inclusion and transparency to the public decision-making process. Furthermore, extraordinary facilities require an approved site plan through the EPC with property neighborhood notification. The Applicant held community meetings to discuss community wants and needs for the Historic Poole property after great concern was expressed regarding a prior application for a residential subdivision on site. The community input helped the City Open Space division to design an extension of the existing San Antonio Oxbow Open Space onto the Poole Property for public use/education and light recreation.

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

The request is consistent with this policy because the Applicant developed the site plan with neighborhood participation and held several meetings to review the project that allowed for respectful interactions in order to identify and address the needs of all residents. Furthermore, property owners and neighborhood associations received notices and a facilitated meeting was held, participants provided input that would address their needs and concerns.

14. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to efficient development patterns, conservation development and City Development Areas.

- 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 proposed development is an expansion of a public facility. The Site Plan incorporates existing trails, infrastructure, and on-site detention ponds for storm water management, which promotes efficient use of the natural ecosystem of the San Antonio Oxbow Marshlands. The

extraordinary facility made possible by the request would promote efficient development patterns and use of land.

- B. 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 would reinforce the character of the San Antonio Oxbow Open space and Marshland and keep the development intensity a similar scale as the surrounding area of consistency. The proposed Site Plan maintains the existing trail system and overlook of the Oxbow Marshland and incorporates connecting trails to the historic Poole property, an educational gathering space/outdoor classroom, and native landscaping/vegetation.

- D. Policy 5.6.1 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.

The proposed Site Plan is an expansion of the San Antonio Oxbow Open Space, which provides visual relief from urbanization. The proposed outdoor classroom meets the development standards of the Coors Blvd. VPO-1, which protects the views of the Bosque and Sandia Mountains to the east. The trails provide the opportunity for light recreation and the outdoor classroom and signage offers educational opportunities. Furthermore, the San Antonio Oxbow was included in the City Open Space Facility Plan as a Major Public Open Space to be acquired by the City, which has since been accomplished.

15. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 10: Parks & Open Space pertaining to facilities and access, universal design, and water conservation.

- A. 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 would provide an expansion to the existing San Antonio Oxbow Open Space that meets the needs of all residents and uses natural resources responsibly. Several community input sessions were held to craft a Site Plan for the MPOS based on community wants and needs. It is a priority of the surrounding community to preserve the subject site for education, light recreation, and preservation of natural resources and wildlife habitats. The request will provide access to open space, and will use natural resources responsibly.

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

The proposed Site Plan provides improvements to the existing 400-foot trail on site to the Oxbow overlook to be ADA compliant and adds a network of accessible trails. The proposed facilities and interpretive signage are designed to be utilized by community members of all ages and physical abilities.

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

The proposed Site Plan includes Green Stormwater Infrastructure features including on site rainwater detention ponds and native plants and seeding. The proposed landscaping includes all low water usage plants. Passive water harvesting would be used throughout the site where possible such as in storm water basins and the native grass meadow.

16. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 10: Open Space and Preservation:

- A. Goal 10.3 – Open Space: Protect the integrity and quality of the region’s natural features and environmental assets and provide opportunities for outdoor recreation and education.

The request would protect the natural features and environmental assets of the San Antonio Oxbow bluff as well as provide opportunities for outdoor recreation and education. The subject site is a dedicated MPOS and the Site Plan preserves natural features and the surrounding environment through native landscaping features, rainwater detention ponds and minimal development. An outdoor classroom is proposed as well as trails with interpretive signage that lead to the Oxbow overlook.

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

The subject site includes a variety of sensitive lands such as a flood hazard area, steep slopes, the AMAFCA San Antonio arroyo, irrigation facilities, the Oxbow wetland, large stands of mature trees and on an archeological site, therefore the applicant was required to provide a sensitive lands analysis. The proposed Site Plan avoids development on these sensitive lands to the greatest extent possible and mitigates impacts on the adjacent arroyo and irrigation facility. The expansion of the San Antonio Oxbow MPOS Site Plan is intended to preserve the natural features and characteristics of this open space in order to protect its ecological function.

- C. Policy 10.3.4 Bosque and Rio Grande: Carefully design access to the Rio Grande, the Bosque, and surrounding river lands to provide entry to those portions suitable for recreational, scientific, and educational purposes, while controlling access in other more sensitive areas to preserve the natural wildlife habitat and maintain essential watershed management and drainage functions.

The proposed Site Plan preserves existing access to the Bosque and Oxbow wetlands through a proposed bridge on the northeast portion of the subject site for scientific and educational purposes. Access to the wetlands is intended to be limited and the southern portion of the subject site is to remain undisturbed to preserve the ecosystem of the Oxbow wetland and maintain the management of the watershed.

17. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 11: Heritage Conservation pertaining to Cultural Landscapes:

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

The proposed Site Plan protects the wildlife habitat, cultural Poole property, and the natural landscape of the area which enhances the significant cultural landscape of the San Antonio Oxbow Open Space and Marshland. The Site Plan incorporates educational features and a monument dedicated to the Pool Property, which is an important contribution to the heritage of the Site and surrounding community.

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

The request preserves and enhances the natural and cultural characteristics and features of the San Antonio Oxbow Open Space, Marshland, and the historic Poole Property, which contributes to the distinct identity of the surrounding neighborhood and cultural landscape.

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

- A. Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

The subject site is dedicated MPOS. The Site Plan proposes minimal structural development and mitigates impacts on natural features of the land to the greatest extent possible. The extraordinary facility promotes resource-efficient development minimal site impacts.

- B. Goal 13.4 – Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

The request would protect, conserve, and enhance natural resources, habitat and ecosystems of the San Antonio Oxbow bluffs and marshland. The proposed Site Plan is designed with low water usage native plants, potable water reuse, and conserves the natural features of the Open Space area and wetlands.

19. The request is generally consistent with the following MPOS Facility Plan (Rank II) Policies:

- A. Policy C. 3: Compatible land uses in most of Rio Grande Valley State Parks may include walking, bicycling, fishing, picnicking, horseback riding and canoeing. Land uses in wildlife preserve areas shall be limited to scientific study. Public access to the Bosque shall be in areas least sensitive to human use. Facilities shall be located and designed to divert uses away from sensitive habitats

The request would provide a compatible land use on dedicated MPOS, the planned San Antonio Oxbow Open Space. The proposed Site Plan includes access trails to the Bosque as well as picnic benches, seating, and gathering spaces. The outdoor classroom, picnic shade structure and seating areas are designed to maintain the natural landscape and protect the wildlife habitat of the Oxbow Marshlands by keeping human activity away from the sensitive habitat of the Oxbow marshland.

- B. Policy C.5: Coordinate plans for other facilities to ensure access to the Rio Grande Valley State Park. Plans for development adjacent to the Park shall be reviewed to coordinate access consistent with the Major Public Open Space Facility Plan and the Bosque Action Plan.

The request would facilitate development of an Extraordinary Facility, which is an expansion to the San Antonio/Oxbow MPOS. The subject site is adjacent to the Rio Grande Valley State Park/Bosque. The request would allow access to the existing MPOS trails and Oxbow Marsh overlook. Existing access to the Bosque and marshlands will be maintained and accessible to a pedestrian bridge on the northeast portion the subject stie. The proposed development is consistent with the MPOS Facility Plan and the Bosque Action Plan.

- C. Policy D. 1: Rio Grande Valley State Park and adjacent City-owned lands shall be managed so that uses, facilities, and resource conservation strategies are complementary.

The San Antonio/Oxbow MPOS is City-owned land located adjacent to the Rio Grande Valley State Park. The request would facilitate development of an Extraordinary Facility with facilities and resource conservation methods that are complementary to the adjacent the Oxbow Marshland and Bosque.

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

The proposed Site Plan incorporates site uses that would protect the MPOS and San Antonio Oxbow form excessive public use by conserving unique features, natural resources, and visual significance of the Oxbow Marshland. The proposed development includes outdoor seating and gathering areas with shade structures, benches, an outdoor classroom, and interpretative signage. Pedestrian pathways connect gathering areas, the existing Oxbow Overlook, and site entries. Furthermore, the request is consistent with the San Antonio Oxbow Biological Management Plan, which identifies management actions that the Open Space Division originally intended to “implement conservation and enhancement of the natural recourse value of the Oxbow and it’s wetlands” at the time of approval (BMP p. 1).

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

The subject site is a dedicated MPOS that provides visual relief from impacts of Urban development because the request would facilitate development that does not exceed the thresholds of the Coors View Protection overlay zone (VPO-1); the subject site is protected by VPO-1 requirements. Visual resources would remain protected and not impacted by development. the MPOS facility would be managed in a way consistent with the City’s MPOS program.

20. The request is generally consistent with the following San Antonio Oxbow Biological Management Plan (Rank III) Policies:

A. 3.2 Policy 2: Integrate Oxbow management with Other Bosque Management Programs and Plans.

The proposed development would integrate management of the Oxbow with other programs and plans. The request is consistent with management in the San Antonio Oxbow Management Plan and the Bosque Action Plan because the subject site has been planned for an Open Space use since the adoption of the plan.

B. 3.5 Policy 5: Restrict Access to the Marsh and Adjacent Buffer Zone.

The proposed Extraordinary Facility maintains the existing buffer protections of the Oxbow Marshland and restricts access to the Bosque. The Site Plan proposes improvements to the Oxbow Marsh Overlook and trails as well as adding a new pedestrian bridge to the Bosque area which would be maintained by the City. The area that the bridge has access to would not be located in or near the marshland. Additional Security fencing is also proposed on the subject site.

C. 3.8 Policy 8: Provide Opportunities for Low-impact Passive Recreation Consistent with City of Albuquerque Open Space Policies.

Direct public access remains restricted to the Oxbow with proposed light recreational opportunities including trails, an outdoor classroom, picnic benches, and shade structures. The area above the bluff provides views of the Bosque and the Oxbow Marsh overlook remains as part of the proposed Site Plan. The proposed MPOS facility would provide opportunities for low-impact passive recreation that are consistent with the MPOS Facility Plan Policies.

21. The request is generally consistent with the following Facility Plan for Arroyos (Rank II) Policies:

A. Policy 1 - Park and Trail Development, Recreational Amenities: The City Shall encourage the development of Parks adjacent to the drainage channels of designated Urban recreational Arroyos, and along segments of arroyos connecting significant activity areas.

The subject site is dedicated MPOS land abutting the San Antonio Urban Recreational Arroyo and outfall into a drainage channel. The proposed Site Plan would provide light recreational trails and educational opportunities with limited access to the bosque and Oxbow Marshland. Furthermore, a designated City Park is located adjacent to the Arroyo north of the subject site.

B. Policy 4: Location of Crossing Structures: The location of crossing structures shall be determined on a case-by-case basis according to the specific channel characteristics.

The proposed site plan incorporates a pedestrian bridge over the Corrales drainage channel, which is the location of the San Antonio Water Quality Outfall. AMAFCA provided comments state that the proposed pedestrian bridge over the Corrales Drain cannot be located so closely to the outfall structure of the San Antonio Arroyo because of grading limitations. Coordination with AMAFCA is necessary for the re-location of the crossing structure.

- C. Multiple Use - Policy 5: Land Use Compatibility: Public Facilities such as parks, etc. should be located adjacent to or within one quarter mile of arroyos to provide destinations for people using the trails.

The subject site is dedicated MPOS and the proposed Site Plan is a public facility located adjacent to the San Antonio Arroyo. The Site Plan proposes new trails with connections to existing trails on site. The proposed trails shall provide connections to the proposed Bike Lane/Trail along the San Antonio Arroyo.

22. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

- A. 14-16-6-6(I)(3)(a) The Site Plan – EPC for an Extraordinary Facility is consistent with the ABC Comp Plan goals and policies especially in an Area of Consistency because the project will protect and enhance the character of the surrounding area, the San Antonio Oxbow MPOS and marshland, located in the Coors Boulevard View Protection Overlay zone and Coors Boulevard Character Protection Overlay Zone (VPO-1 and CPO-2).
- B. 14-16-6-6(I)(3)(b) The subject site is zoned NR-PO-B; therefore, this criterion does not apply.
- C. 14-16-6-6(I)(3)(c) The proposed Site Plan shall comply with all applicable regulations of the MPOS Facility Plan, Facility Plan for Arroyos, and the San Antonio Oxbow Biological Management Plan and the IDO with the application of conditions of approval. The Site Plan will be delegated to the Development Facilitation team for review of compliance with the DPM and other City regulations.
- D. 14-16-6-6(I)(3)(d) The City’s existing infrastructure has adequate capacity for the proposed development. The proposed Site Plan proposes improved drainage along Namaste Rd. and on-site rainwater detention ponds. No additional City Infrastructure improvements are proposed.
- E. 14-16-6-6(I)(3)(e) The future, proposed development would be required to comply with IDO regulations for the NR-PO-B zone district, CPO-2, and VPO-1. Additionally, the EPC’s conditions of approval would improve compliance with the IDO. Combined these regulations would help to mitigate site plan impacts to surrounding areas.
- F. 14-16-6-6(I)(3)(f) The subject property is not within an approved Master Development Plan, but the Site Plan meets relevant standards in the MPOS Facility Plan, the Facility Plan for Arroyos, and the San Antonio Oxbow Biological Management Plan and applicable standards in the NR-PO-B zone district.
- G. 14-16-6-6(I)(3)(g) The subject property is not within a Railroad and Spur Area therefore this criterion does not apply.

23. 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 applicant has provided a sensitive lands analysis demonstrating that site design would avoid locating development, except for open spaces and areas that would not be disturbed during the development process, in sensitive lands.

24. There are no known archaeological sites on the subject site. A “Certificate of No Effect” from the City of Albuquerque was issued on March 29, 2023.
25. The affected, registered neighborhood organizations are the Taylor Ranch Neighborhood Association (NA), La Luz Landowners Association, West Side Coalition of NAs, and the Vista Grande NA which were notified as required. Property owners within 100 feet of the subject site were also notified, as required.
26. A pre-submittal neighborhood meeting was held on May 4, 2022. Some of the primary concerns were security (access and lighting) and disposition of the existing stucco wall on the south side of the property. Community comments were received regarding adequate parking. The community expressed overall support to preserve the open space area and would like further updates and communication about the project.
27. As of this writing, Staff has not received any comments in support or opposition to the request.

CONDITIONS OF APPROVAL:

1. Upon approval by the EPC, the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that the EPC Conditions have been met. A Post-EPC memo will be provided to the DFT by the staff planner.
3. The proposed Site Plan shall comply with all applicable regulations of the MPOS Facility Plan, Facility Plan for Arroyos, the San Antonio Oxbow Biological Management Plan and the IDO.
4. Site Plan Sheet:
 - A. The title of the Site Plan Shall be changes form “Overall Construction Plan” to “Site Plan”
 - B. A note shall be added to the sheet stating that 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 pursuant to IDO 2-5(F)(2).
 - C. The zone district and land use shall be added to the sheet under Site Data.
 - D. A note shall be added to the sheet referencing the enlargement plan sheets and parking table.
 - E. The existing Horno ovens on the Poole Property shall be reflected on the Site plan.
 - F. A note shall be added to the Site Plan stating that the existing Horno ovens on the Poole Property shall be preserved.

5. Elevation Sheet: Colors and materials shall be specified for all structures.
6. Utility Sheet: The irrigation enclosure shall be moved to a detail sheet.
7. Structure & Signage Sheet shall be Titled “structure and signage exhibit.”
8. Enlargement Plan Sheets shall be placed second in the order of drawings, with detail sheets following.
9. Landscape Plan:
 - A. Pursuant to IDO 5-2(I)(4)(b) Disturbed areas shall be reseeded or planted with low-water, low maintenance, native, or naturalized plant materials and maintained for 3 years. This note shall be added to the Landscape Plan.
 - B. Pursuant to 5-2(I)(4)(c) Development shall landscape usable open space along any lot line abutting an arroyo easement or public right-of-way.
 - C. Pursuant To IDO 5-2(I)(4)(e) Landscaping on lots abutting arroyos shall be pursuant to Subsection 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).
10. Conditions from Transportation Development Review Services

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

11. Conditions from ABCWUA:
 - A. An Availability Statement shall be required for proposed site plan to determine conditions of service.
 - B. The applicant shall coordinate with ABCWUA regarding any improvements proposed within the existing sanitary sewer easements.
12. Conditions from AMAFCA:
 - A. The applicant shall coordinate with AMAFCA for required permitting/licensing for the proposed improvements to be allowed in AMAFCA’s easement. No improvements (trails, grading, etc.) will be allowed without prior written approval from AMAFCA.
 - B. The Site Plan shall include the existing AMAFCA easements on the site plan so that AMAFCA can evaluate the proposed improvements in the easements.
 - C. A note shall be added to the plans where improvements are shown in AMAFCA’s easement to state that these improvements are conceptual and will not be finalized without prior approval from AMAFCA.
 - D. The proposed pedestrian bridge structure shall be located a minimum distance away from the outfall structure such that the maximum slope from the edge of the structure is a 10:1 slope back

to the grade at the pedestrian bridge. The proposed pedestrian bridge structure over the Corrales Drain cannot be located so closely to the outfall structure of the San Antonio Arroyo because of grading limitations.

- E. The applicant shall coordinate with AMAFCA for approval of the proposed trail located within the existing AMAFCA water quality facility. It will not be allowed and no modifications to grading will be allowed without approval of AMAFCA.

13. Condition from PNM: Any existing and/or new PNM easements and facilities shall be reflected on the Site Plan and any resulting Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 3, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/MJ

cc: COA Parks & Recreation Department, Open Space Division, almontoya@cabq.gov
Groundwork Studio, amy@groundworkstudionm.com
Rene Horvath aboard111@gmail.com
Larry Alei, Alei_79@yahoo.com
Linda Vrooman, lindavrooman61@gmail.com
Sarah Trask, 4408 Atherton Way, Albuquerque, NM 87120
Taylor Ranch NA, Diana Shea, president@trna.org
Taylor Ranch NA, Rene Horvath, aboard111@gmail.com
Westside Coalition of Neighborhood Associations, Elizabeth Haley elizabethkayhaley@gmail.com

OFFICIAL NOTICE OF DECISION

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Westside Coalition of Neighborhood Associations, Rene Horvath aboard111@gmail.com

Vista Grande NA, Dana Skaar, dana@nationalheat.com

Vista Grande NA, Richard Schaefer, Schaefer@unm.edu

Legal, dking@cabq.gov

EPC File