



Environmental Planning Commission

Agenda Item Number: 1
Project #: PR-2022-007447
Case #: SI-2022-01468
Hearing Date: September 15, 2022

Staff Report

Agent	Steve House/Triple Solar, LLC
Applicant	Albuquerque Bernalillo County Water Utility Authority
Request	Site Plan- EPC for an Extraordinary Facility
Legal Description	Parcel A & B, Plat of Parcels A & B, Alameda Open Space
Location	Between Alameda Blvd NW and Rio Grande Blvd (1295 Rio Grande Blvd NW)
Size	Approximately 17 acres
Zoning	County A1

Staff Recommendation

APPROVAL of PR-2022-007447, SI-2022-01468, based on the Findings beginning on Page 30 and subject to the Conditions of Approval beginning on Page 35.

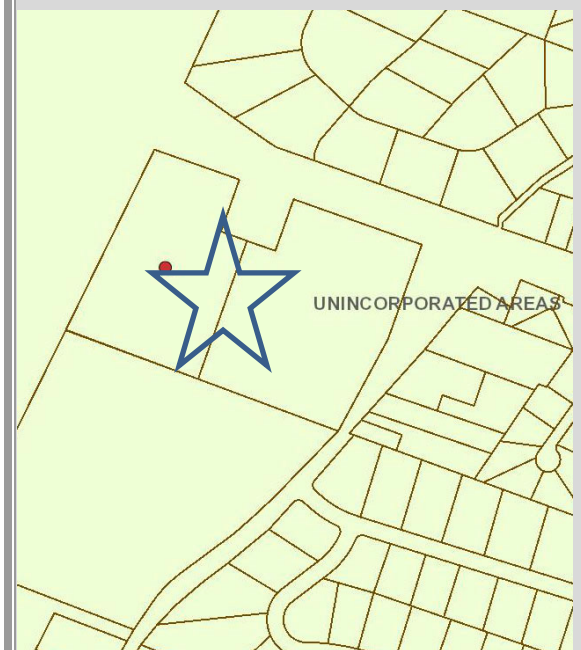
Planner
Silvia Bolivar, PLA, ASLA

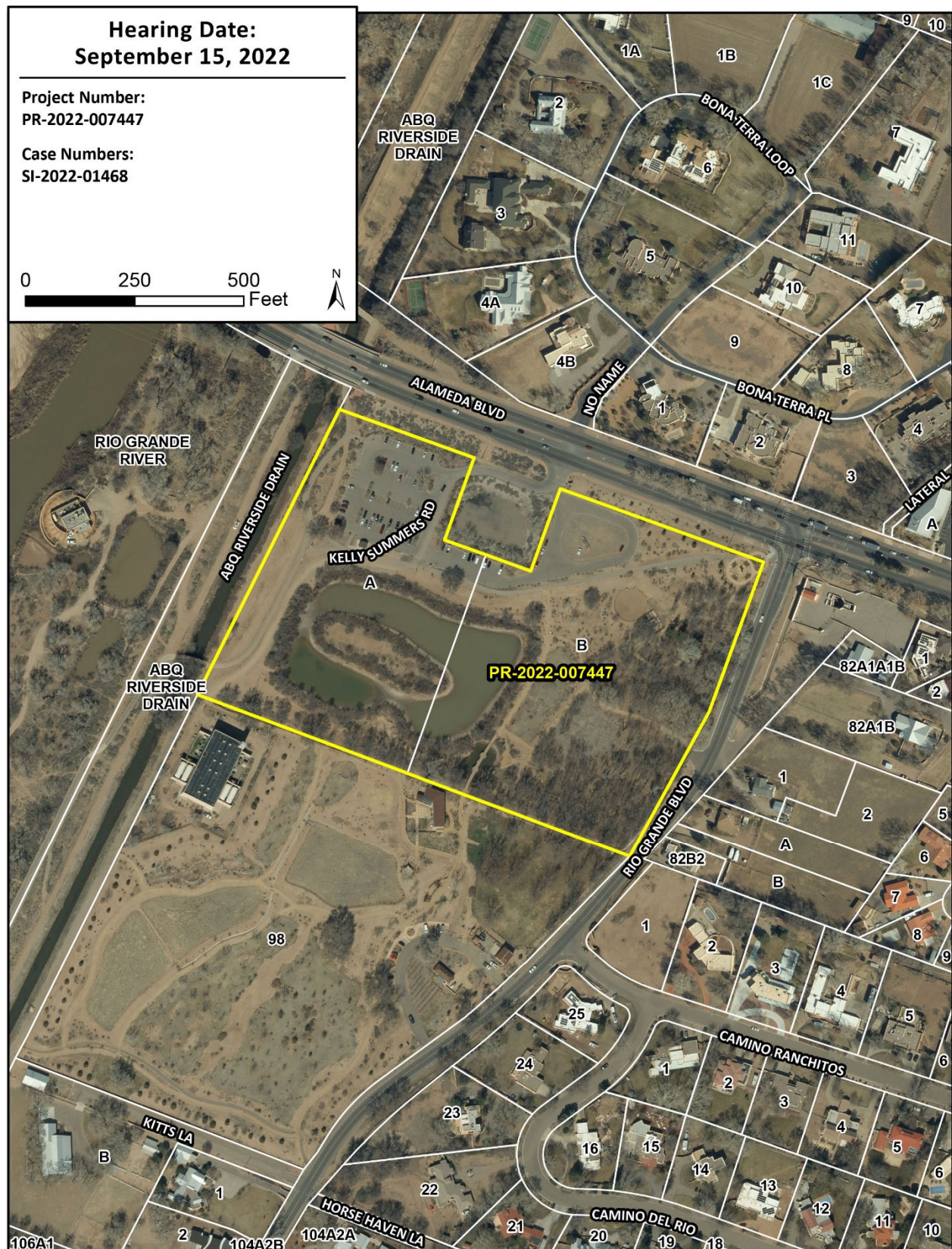
Summary of Analysis

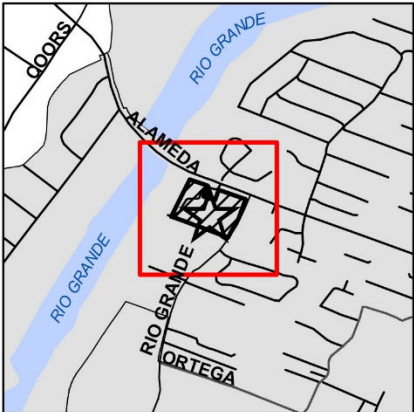
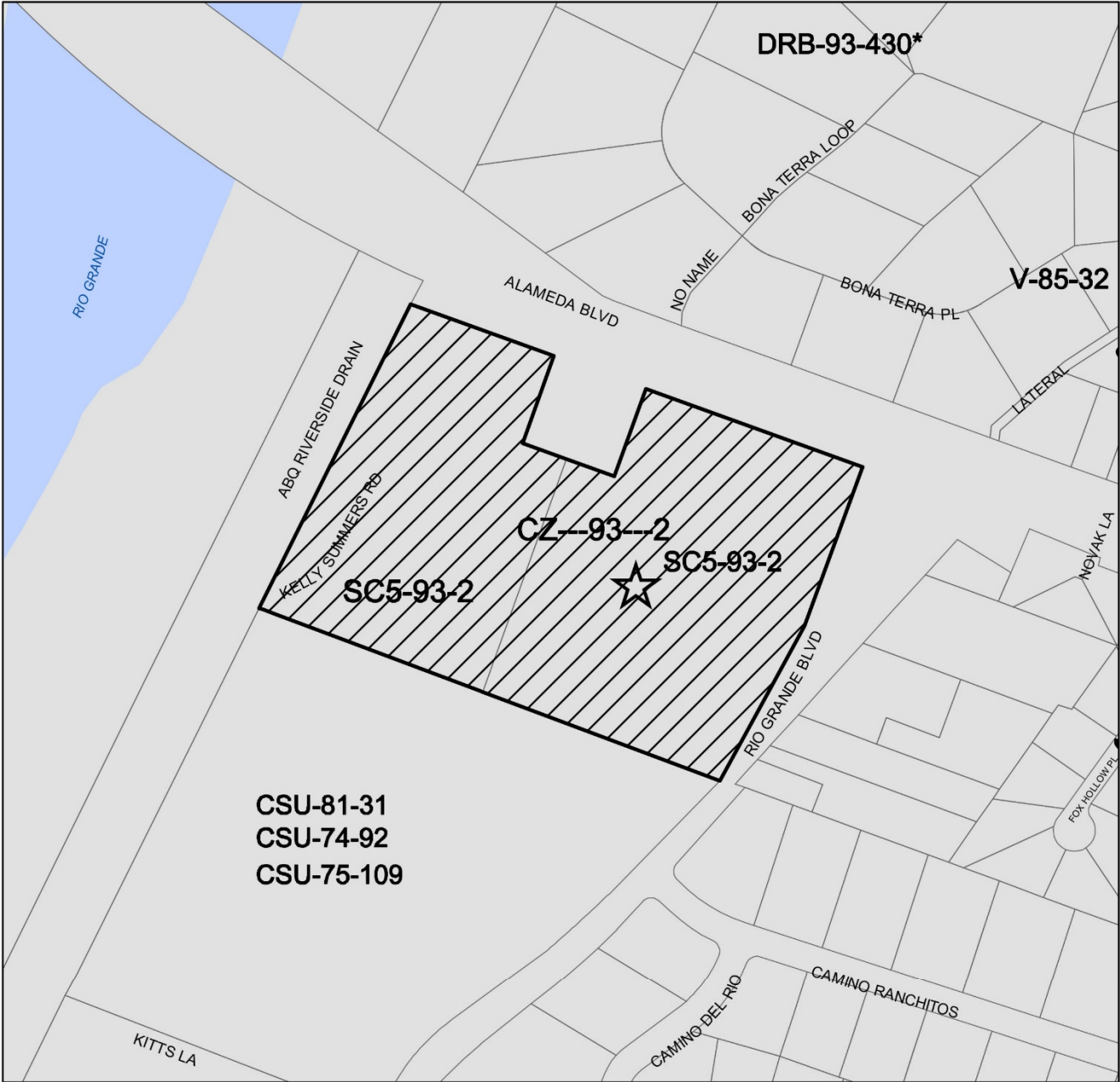
The request is for a Site Plan-EPC for an Extraordinary Facility for the Rio Grande/Alameda Open Space, a 17-acre parcel. The applicant, in collaboration with the City of Albuquerque Open Space Division and Bernalillo County, is proposing covered parking while generating renewable energy using solar panels. The request is being heard because any Extraordinary Facility must be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan – EPC.

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

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







HISTORY MAP

Note: Gray shading
indicates County.

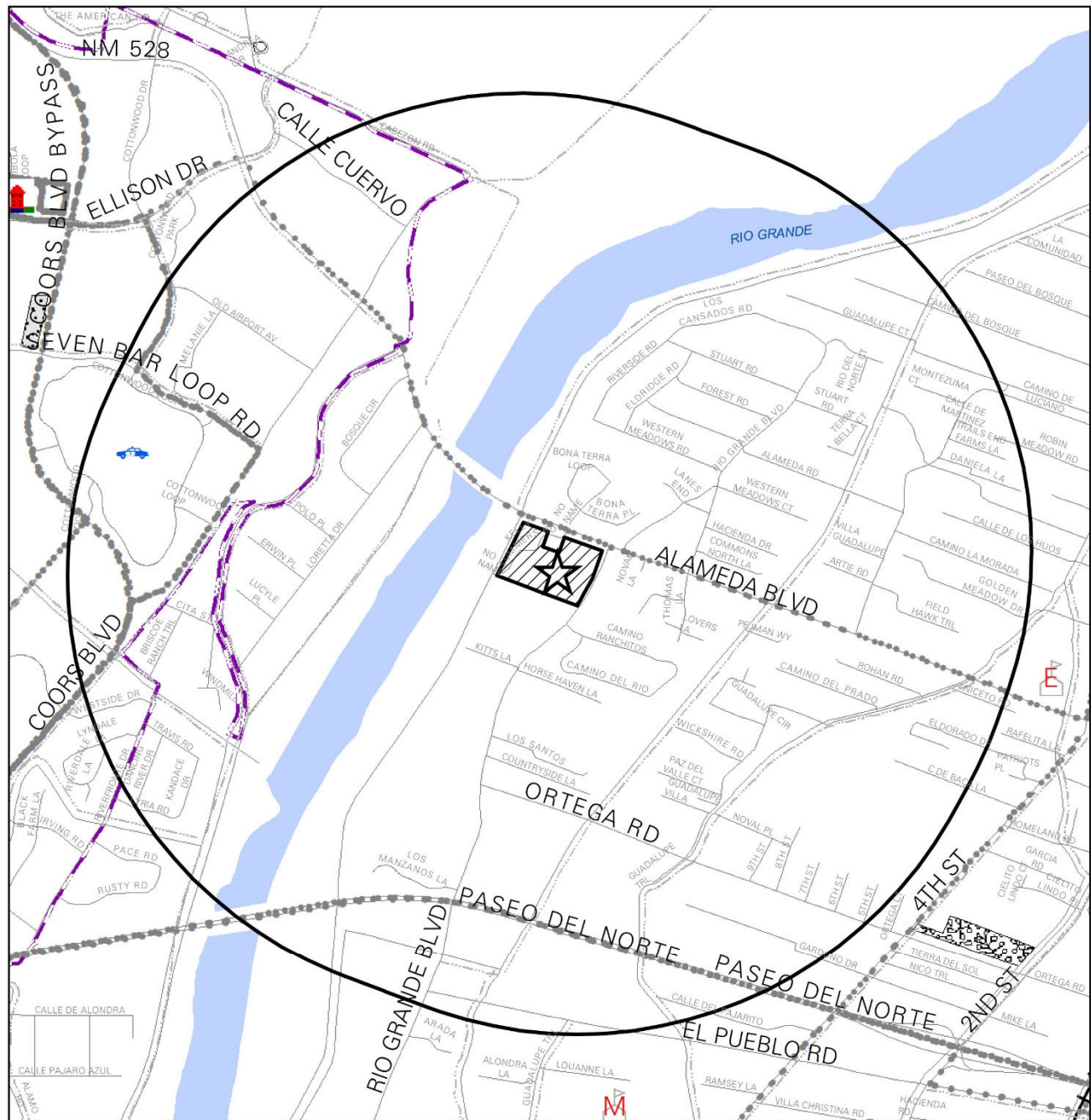


1 inch = 300 feet

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9/15/2022

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Case Numbers:
SI-2022-01468

Zone Atlas Page:
B-14



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 |



Table of Contents

I. Introduction.....	6
II. Analysis of Applicable Ordinances, Plans, and Policies.....	9
III. Site Plan – EPC.....	19
IV. Agency and Neighborhood Concerns.....	27-28
V. Conclusion.....	28
Findings, SI-2022-01468.....	30
Conditions of Approval, SI-2022-01468.....	35
Agency Comments.....	38

Attachments

1-Photographs	42-43
2-Zoning Information	44
3-Applicant Information	45-70
4-Staff Information	71-74
5-Notification Requirements	75-105
6-Pre-Application Meeting	106-121
7-Open Space Advisory Board Minutes	122-126
8-Site Plan Reductions	127-139

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

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

Request

The request is for a Site Plan-EPC for an Extraordinary Facility for the Rio Grande/Alameda Open Space parking lot. The Alameda Open Space is a Major Public Open Space that is owned by the County but managed by the City of Albuquerque Parks & Recreation. The subject site is approximately 17-acres and is legally described as Parcel A (City of Albuquerque) & Parcel B (Bernalillo County), Plat of Parcels A & B, Alameda Open Space (the “subject site”). The request is being heard because any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan – EPC.

The request is a collaborative effort between the City of Albuquerque, Bernalillo County, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). The proposed project will provide covered parking for visitors of the Alameda Open Space and Bosque Trail System while generating renewable solar energy for use at the ABCWUA’s San Juan Chama Pump Station. The covered parking structures will be built over the existing parking lot.

ABCWUA has acquired easements from both the City of Albuquerque and Bernalillo County to facilitate the construction of the covered parking facility. The City of Albuquerque and ABCWUA have signed a Memorandum of Agreement (see attachments). The site is zoned County - A1.

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

EPC Role

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

Pursuant to IDO Section 14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(J). Compliance with IDO Section 5-2, Site Design and Sensitive Lands, is required.

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

Context

The Rio Grande/Alameda Open Space is part of the Rio Grande Bosque. The subject site is located off Alameda Boulevard NW and Rio Grande Boulevard NW and has ample parking that accommodates horse trailers. Access is on the southeast side of the Alameda Boulevard bridge. To the west is the Albuquerque Riverside Drain and the Rio Grande River. To the north, south, and east are residential agricultural lots. The subject site is in unincorporated Bernalillo County.

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

History

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

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

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

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

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

1. Create an inventory of existing conditions within the City of Albuquerque MPOS Network;
2. Encourage and promote citizen participation in determining the direction of the MPOS Program;

3. Identify community needs and desires related to MPOS;
4. Develop a strategy to meet community needs and identify necessary resources to meet those needs;
5. Identify management and maintenance needs based on community needs, existing public uses and resources.

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

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

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways

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

Comprehensive Plan Corridor Designation

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

Overlay Zones

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

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

The DOZ area is divided into four Character Zones.

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

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

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

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

Trails/Bikeways

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

The Alameda Trail is a multi-use trail located within the boundaries of the subject site. To the west is the Paseo del Bosque Trail, a multi-use trail. The Paseo del Norte bike path is near the subject site.

Transit

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

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 4), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

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

Open Space Definitions

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

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

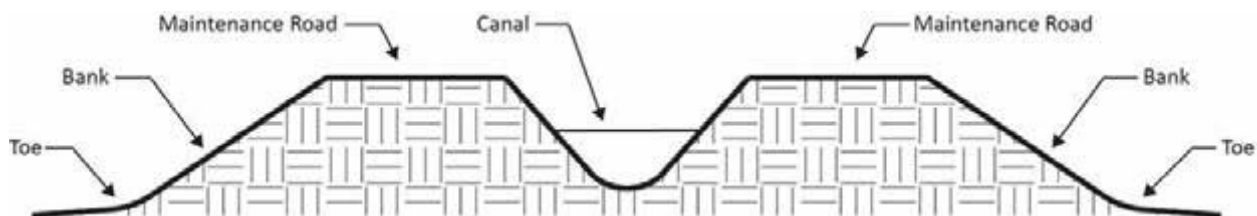
Resource Management Plan: Rank 3 Plans developed by the Open Space Division of the City Parks and Recreation Department to provide policy guidance on how to manage and protect natural, historic, or cultural resources and/or scenic views for individual City-owned or managed Major Public Open Space. Resource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

Sensitive Lands Definitions

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 wasteways, which convey water to irrigators or return unused irrigation water to the Rio Grande. Some facilities may also convey stormwater. The irrigation facility includes the canal that conveys the water, the maintenance road(s) along the bank top, and the sloped banks that tie back to the surrounding land. These facilities may or may not have a formal easement. See also *Acequia*.



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.

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

Zoning

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

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

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

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

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.

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

The Rio Grande/Alameda Open Space is a prime location for preservation and protection due to proximity to the Bosque, which contributes to distinct communities. The area is mostly characterized by a rural character. Development made possible by the request will help protect and preserve the distinct community by building over an existing paved lot. The request is consistent with Goal 4.1 – Character and Policy 4.1.1 – Distinct Communities.

Goal 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The scale and location of the development made possible by the request will help protect the identity of the neighborhoods, which are mostly agricultural residential lots. The request will allow for covered solar parking but will not contribute to a mix of uses or character of building design. The request is partially consistent with Goal 4.1.2 – Identity and Design.

Policy 4.1.3 – Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The future solar covered parking will help protect the Rio Grande/Alameda Open Space which is a special place along the Bosque but will not contribute to a distinct identity or sense of place. The request will facilitate development that will provide shade in the summer and cover during the winter to patrons using the open space. The request is partially consistent with Policy 4.1.3 – Placemaking.

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

The solar covered parking made possible by this request is a means to encourage a natural setting and ecosystem functions. The solar energy generation will promote conservation of natural resources. The request is consistent with Policy 4.1.5 – Natural Resources.

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

The applicant worked with communities to determine concerns and character of the area so the development made possible by the request is consistent with Goal 4.2 – Process.

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 as the applicant had meaningful engagement opportunities with neighborhood associations and interested parties. The resulting site plan is a response to concerns and response to public comments. The request is consistent with Policy 4.2.2 – Community Engagement.

Chapter 5: Land Use

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.

The request is consistent with this Goal because the development of Rural Areas in the County must follow Rural Area development policies which must identify and conserve environmental resources which this request complies with. The development made possible by the request takes into consideration the character and environmental conditions of the site and its surroundings. The request is consistent with Goal 5.5 – County Development Areas

Policy 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 as mapped in Figure 5-3.

The request is consistent with this policy as the request will allow for opportunities for education, recreation and conservation of natural resources. The Memorandum of Agreement stipulates that the Water Authority will provide “Alameda Education/Interpretation Funds” that will support conservation and water-related education and public use of benefits at the Alameda Open Space and in the Bosque. The request is consistent with Policy 5.5.1 – Community Green Space.

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

The area’s established rural atmosphere is reflected by the Rio Grande and Bosque, acequias, canals, recreation trails, and agriculture that is an alternative to urbanization. The development made possible by the request follows Rural Area development policies. The request is consistent with Policy 5.5.3 – Rural Areas.

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 Rio Grande/Alameda Open Space is open to the public but has limited parking which will help use natural resources responsibly while meeting the needs of residents. The request is consistent with Goal 10.1 – Facilities & Access.

Policy 10.1.1- Distribution: Improve the community’s access to recreational opportunities by balancing the City and County’s parks and Open Space system within the built environment.

The development made possible by the request will improve the community’s access to recreational opportunities because the installation of the solar covered parking will help improve the user experience. Providing shade in the summer and cover during the winter months will encourage more residents to use the recreational facilities and will balance the City and County’s parks and Open space system within the built environment. The request is consistent with Policy 10.1.1 – Distribution.

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 is consistent with this Goal because the development will be confined to the existing parking area thereby protecting the region’s natural features and environmental assets. The request is consistent with Goal 10.3 – Open Space.

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

The development made possible by the request will allow for the solar panels to be installed over an existing parking lot so the sensitive lands nearby will be protected. The request is consistent with policy 10.3.2 – Preservation.

Chapter 11: Heritage Conservation

Goal 11.1 – Traditional Rural and Agricultural Heritage: Preserve and enhance farmland, the acequia system, and traditional communities.

This Goal is not consistent with the request. Although the request is to install solar covered parking which will conserve energy, the farmland and acequia systems are not being enhanced. The request is not consistent with Goal 11.1 – Traditional Rural and Agricultural Heritage.

Policy 11.1.2 – Rural Character: Protect the character of rural areas and ensure that development is sensitive to historic and cultural patterns.

The scale and location of the development made possible by the request will help protect the character of the rural area and will ensure that development is sensitive to historic and cultural patterns. The request is consistent with Policy 11.1.2 – Rural Character.

Chapter 13: Resiliency & Sustainability

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

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

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

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

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

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

Other applicable Goals and Policies:

Goal 10.4 – Coordination: Coordinate across disciplines, jurisdictions, and geographies to leverage limited resources, maximize efficiencies, and best serve the public’s need for parks and recreation facilities.

The request is a collaborative effort between the City of Albuquerque, Bernalillo County, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) so the development made possible by the request is maximizing efficiencies while best serving the public’s need for amenities located near parks and recreation facilities. The request is consistent with Goal 10.4 – Coordination.

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

The request is consistent with this policy as the collaborative effort between departments/jurisdictional boundaries will avoid duplication of efforts while promoting clean, pure energy efforts near the Bosque. The request is consistent with Policy 10.4.2 – System Planning.

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

The request will allow for overhead, visible infrastructure that is being installed over an existing parking lot thereby protecting significant natural features. The request is consistent with Policy 12.1.1 – Infrastructure Design.

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

Similar to Goal 10.4 – Coordination, the request is a collaborative effort between the City of Albuquerque, Bernalillo County, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) so the development made possible by the request is consistent between the Comp Plan and ABCWUA policies. The request is consistent with Policy 12.1.2 – Water and wastewater Utility.

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

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

Policy A.1.D. MPOS facilities are the primary locations of developed facilities such as parking lots, picnic shelters, restrooms and other structures. The MPOS type shall be protected and conserved while allowing for primary public use, but only where the consistent impacts of use on the environment can be mitigated. Facilities shall be designed for minimal impact on MPOS resources. Some low impact recreational facilities are allowable but only where appropriate, and where urban and rural form is not affected. Unpaved or paved trails can be utilized as links to more sensitive trails and areas. Protection of these areas should include signage, natural barriers, fencing, walls, and patrol by rangers.

The request is consistent with Policy A.1.D as the request will allow for solar covered parking near an MPOS.

Policy C.4. The City shall provide adequate public parking adjacent to Rio Grande Valley State Park.

The request is consistent with Policy C.4 as the request will help improve the user experience by providing adequate public solar covered parking that will be available at the Rio Grande/Alameda Open Space.

Policy D.11. Approved disturbances shall be mitigated by the responsible agency or organization, including a revegetation plan that details species to be used and planting techniques.

The request is consistent with Policy D.11 as the Memorandum of Agreement between ABCWUA and the Open Space Division outlines that the water authority will limit impacts to the MPOS as much as possible and be required to restore the site to its pre-project condition to the extent possible. Furthermore, monies will be provided by the applicant that will go towards “Bosque Restoration Funds” that will support Bosque restoration work near the Alameda Open Space.

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

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

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

The request will allow for the natural resources of the Rio Grande Valley State Park to be protected and enhanced by providing solar covered parking which would be the first in the area.

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

The applicant has submitted all necessary paperwork and appeared before the Open Space Advisory Board on January 26, 2021 where the project was unanimously supported.

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

This request is consistent with this goal because proposal will provide covered parking for visitors of the Alameda Open Space/Bosque Trail System while generating renewable solar energy for use at the ABCWUA San Juan Chama Pump Station.

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

The request is consistent with this policy because the development made possible by the request will be built over an existing paved parking lot (Alameda Open Space) that is appropriate for development.

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

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

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

The request is consistent with this policy because the applicant is working with the Open Space Division to determine the appropriate location for educational opportunities and improvements.

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

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

The request is consistent with this Policy 20 and subpolicy B & E as the Open Space Division staff reviewed the construction plans for the solar energy project and appeared before the Open Space Advisory Board on January 26, 2021 where the project was unanimously supported.

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

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

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

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

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

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

The subject property is within an approved Master Development Plan and the Site Plan meets relevant standards in the Bosque Action Plan (Rio Grande Valley State Park).

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

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

III. SITE PLAN - EPC

Request

The request is for a Site Plan-EPC for an Extraordinary Facility for the Rio Grande/Alameda Open Space.

The proposed project will provide covered parking for visitors of the Alameda Open Space and Bosque Trail System while generating renewable solar energy for use at the ABCWUA's San Juan Chama Pump Station. The covered parking structures will be built over the existing parking lot.

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) has a large pump station located east of the Rio Grande River and 1000 feet south of Alameda Blvd. In order to continue ABCWUA efforts to be good stewards of the environment while conserving natural resources, they have developed a solar energy project at the Alameda Open Space that will provide covered parking while generating renewable energy. The raw water pump station draws water from the Rio Grande to the San Juan-Chama station to be treated and used as drinking water and the request will allow for approximately 36% of raw water pump station electric usage to be offset. The project has been reviewed and approved by the City of Albuquerque Open Space Advisory Board (see attachments).

The project will provide the following benefits to residents of the metropolitan area that include:

1. Provide shade from the hot summer sun and cover from rain and snow.
2. Create a more welcoming parking area.
3. Provide new covered ADA access at the existing handicapped parking area on-site.
4. Provide two electric charging stations.
5. Provide long-term energy cost savings for Bernalillo County & City of Albuquerque residents.

At a later time, the Open Space Division in collaboration with Sites Southwest will submit an application (Phase II) that will include the following at the Alameda Open Space:

1. A gravel drive to the ABCWUA facility.
2. Shaded picnic tables.
3. Improved bike paths.
4. Unpaved pedestrian paths.
5. Entry Plaza and secondary exit (Plazuela).
6. River outlook.
7. Bioswale to intercept runoff.
7. New landscaping.

It has yet to be determined if a "Smart Flower Solar Panel" will be included in Phase II. The Phase II applicant will be the Open Space Division.

Memorandum of Agreement

A Memorandum of Agreement between the Open Space Division of the City Parks and Recreation Department and the Water Authority was included as part of the application. The agreement outlines responsibilities for each entity which include:

1. The Open Space Division staff will review the construction plans for the solar energy project.
2. The Water Authority is to install two (2) publicly-accessible electric vehicle charging stations.
3. The Water Authority is to replace all trees and shrubs removed from the parking lot.
4. The Water Authority will provide “Bosque Restoration Funds” to the City to support Bosque restoration work near the Alameda Open Space.
5. The Water Authority will provide “Alameda Education/Interpretation Funds” to support conservation and water-related education and public use benefits at the Alameda Open Space and in the Bosque.

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

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site. The site plan and landscape plan were submitted as part of the application packet and no revisions were needed.

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

5-2 Site Design and Sensitive Lands

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

5-2(C) Site Design to Avoid Sensitive Lands

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

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

The applicant contracted Sites Southwest to perform the Site Design to Avoid Sensitive Lands Analysis (see attachments).

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

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

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

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

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

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

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

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

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

The solar panel installation at Parcel A will result in removal of the following:

- *1 mature Cottonwood, approximately 18” caliper*
- *2 mature Chinese elms, approximately 24” caliper, multi-trunk*
- *7 mature Desert willow (>6” caliper), 7 immature Desert willow (<6” caliper)*

The solar panel installation at Parcel B will not involve removal of trees or other significant vegetation

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

Nearby Riverside Drain, permanent wetland at Bachechi Open Space.

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

There are no rock outcroppings.

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

There are no known archaeological sites on the subject site. A “Certificate of No Effect” from the City of Albuquerque was issued on July 20, 2022.

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

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

There are no steep slopes/escarpments on the property.

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

Nearby Riverside Drain, permanent wetland at Bachechi Open Space.

5-2(D) Archaeological Sites

The applicant has submitted as part of the application a Certificate of No Effect (Case Number PRT21-229) signed June 20, 2022. It states that The property appears to have been mechanically disturbed since at least 1959 and was surveyed in 1990 and 1995 under NMCRIS 49898 and 61254 with no significant findings on the property.

5-2(J) Major Public Open Space Edges

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

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

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

The proposed solar covered parking will be built upon existing paved parking. No alterations to access and connectivity will be affected for this project.

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

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

A landscaping plan was not submitted as part of the application but as per the Memorandum of Agreement, the Water Authority is to replace all trees and shrubs removed from the parking lot. The Sensitive Sites Analysis notes that there are large stands of mature trees that are limited to invasive Siberian elms.

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

The solar panel installation at Parcel A will result in removal of the following:

1 mature Cottonwood, approximately 18" caliper

2 mature Chinese elms, approximately 24" caliper, multi-trunk

7 mature Desert willow (>6" caliper), 7 immature Desert willow (<6" caliper)

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

No mechanical equipment is proposed for the site.

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

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

Site lighting is not proposed at this time.

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

1. Limit the colors of exterior surface of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with reflective value (LRV) rating between 20 and 50 percent.
2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.
3. Trim materials on facades constituting less than 20 percent of the façade's opaque surface may be any color.

The Open Space Division staff reviewed the construction plans for the solar energy project and the applicant appeared before the Open Space Advisory Board on January 26, 2021 where the project was unanimously supported.

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

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

No electronic signs are proposed as part of this request.

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

No illuminated or motions signs are proposed.

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

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

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space

Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count towards satisfying the requirement of Subsection 14-16-5-6(C)(2) (Minimum Landscaped Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.

The Bosque is on the western edge of the subject site.

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

Not applicable.

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

Not applicable.

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

No off-street parking is proposed.

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

No lighting is proposed at this time.

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

CPTED comments shall be addressed at the time of building permitting.

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

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

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

A grading plan was not submitted.

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

The existing vehicular access, circulation and parking will not be altered.

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

No walls, fences or retaining walls are proposed.

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

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

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

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

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

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

The solar panel installation at Parcel A will result in removal of the following:

- ***1 mature Cottonwood, approximately 18" caliper***
- ***2 mature Chinese elms, approximately 24" caliper, multi-trunk***
- ***7 mature Desert willow (>6" caliper), 7 immature Desert willow (<6" caliper***

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

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

The vehicular access, circulation and existing parking will not be altered. The proposed solar panels will be installed over the existing, paved parking lot.

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

A grading and drainage plan was not submitted.

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

No site lighting is proposed.

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

No walls are proposed.

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

No illuminated or motion signage is proposed.

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

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

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

The site plan is being submitted for review and approval by the EPC at the September 15, 2022 EPC Hearing.

Site Plan Configuration

Pedestrian, Bicycle and Transit Access

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

Vehicular Access, Circulation and Parking

The existing vehicular access, circulation and parking will not be altered. Access to the Alameda Open Space is along Alameda Boulevard. A total of nine (9) solar covered parking structures will be installed.

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

No landscaping is being proposed at this time. However, the Memorandum of Agreement stipulates that *“The Water Authority will replace all trees and shrubs removed from the parking lot by the Solar Energy Project with mature planting stock specified by the Open Space Division at a 4:1 ratio. New plantings may be on the periphery of the Alameda Open Space parking area and wetlands and shall be located by agreement between the Water Authority and PRD Open Space. The new plantings will be maintained by the PRD Open Space Division.”*

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

Walls and Fences

No walls or fences are proposed.

Lighting

Site lighting is not proposed.

Elevations/Architecture

Please refer to drawing G103 (Array Layouts) and G104/105 (Array Renderings).

Signage

No illuminated or motions signs are proposed.

Grading and Drainage Plan

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

Utility Plan

Please refer to Plan PV.1-01.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

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

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

The site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA no adverse comment to solar covered parking. For information purposes only, the site is owned by City of Albuquerque, but it is within the unincorporated county.

CPTED comments received noted the following:

- Ensure adequate lighting throughout the project, to include parking and pedestrian walkways.
- Ensure natural surveillance and clear lines of sight throughout the property. Natural surveillance requires a space free from natural and physical barrier.
- Ensure that landscaping is installed so as not to obstruct lighting.
- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet, and trimming shrubs and bushes down to three feet.
- Consider video surveillance systems to monitor the area to deter and/or detect theft or vandalism of solar units. Utilize surveillance to enhance visibility to areas of reduced natural surveillance.
- Install *No Trespassing* signs.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organization is the Alameda North Valley Association, which was notified as required. Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A pre-submittal neighborhood meeting was held on February 1, 2022 via Zoom to discuss the proposed solar covered parking project. A presentation by the Albuquerque Bernalillo County Water Authority and a representative from Triple H Solar discussed the benefits of the project and showed slides of examples of similar canopies located throughout the Southwest. A transcript was submitted but only lists the comments from ABCWUA, not members in attendance. The applicant has stated that the public input/comments from the meeting were positive and supportive requesting that the equine community be included in the final design discussion (see attachments). Review of the submittal documents indicates that there was email communication with concerns over the proposed project and how it would affect equine activities in the area specifically how horse trailer parking would be affected. No further communication is recorded in the documentation submitted with the application (see attachments).

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

VI. CONCLUSION

The request is for a Site Plan-EPC for an Extraordinary Facility for the Rio Grande/Alameda Open Space. The request is being heard because any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) Site Plan – EPC.

The request is a collaborative effort between the City of Albuquerque, Bernalillo County, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). The proposed project will provide covered parking for visitors of the Alameda Open Space and Bosque Trail System while generating renewable solar energy for use at the ABCWUA's San Juan Chama Pump Station. The covered parking structures will be built over the existing parking lot. ABCWUA has acquired easements from both the City of Albuquerque and Bernalillo County to facilitate the construction of the covered parking facility. The City of Albuquerque and ABCWUA have signed a Memorandum of Agreement (see attachments). The subject site is zoned County A1.

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

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

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

FINDINGS – SI-2022-01468, Site Plan-EPC for an Extraordinary Facility, September 15, 2022.

1. The request is for a Site Plan-EPC for an Extraordinary Facility for the Rio Grande/Alameda Open Space. The subject site is approximately 17-acres and is legally described as Parcel A (City of Albuquerque) & Parcel B (Bernalillo County), Plat of Parcels A & B, Alameda Open Space (the “subject site”).
2. The subject site is zoned County A-1 (Agricultural/Residential).
3. The request is a collaborative effort between the City of Albuquerque, Bernalillo County, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).
4. The EPC is hearing the request because the IDO states that any Extraordinary Facility shall be reviewed and decided upon pursuant to subsection 14-16-6-6(J).

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

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

5. The request requires Site Plan-EPC approval because the subject site is over 5 acres and adjacent to Major Public Open Space (MPOS). Compliance with IDO Section 5-2 Site Design and Sensitive Lands is required.
6. The Bosque Action Plan-Rio Grande Valley State Park is a Rank III Plan developed by the Open Space Division of the City Parks and Recreation Department to provide guidance on how to manage and protect natural, historic, or cultural resources and/or scenic views. The Plan identifies specific environmental and recreational improvements for the RGVSP.
7. Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Facility Plan for Major Public Open Space prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.
8. The Albuquerque/Bernalillo County Comprehensive Plan, the Major Public Open Space Facility Plan, the Bosque Action Plan-Rio Grande Valley State Park, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

9. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity pertaining to character, natural resources and process.

- A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.
- B. Policy 4.1.1 – Distinct Communities: Enhance quality development that is consistent with the distinct character of the communities.

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

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

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

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

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

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

10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use.

- A. 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

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

- B. Policy 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 as mapped in Figure 5-3.

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

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

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

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

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

- B. Policy 10.1.1 – Distribution: Improve the community’s access to recreational opportunities by balancing the City and County’s parks and Open Space system within the built environment.

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

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

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

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

12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 10: Parks & Open Space pertaining to coordination and system planning.

- A. Goal 10.4 – Coordination: Coordinate across disciplines, jurisdictions, and geographies to leverage limited resources, maximize efficiencies, and best serve the public’s needs for parks and recreation facilities.

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

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

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

13. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 11: Heritage Conservation.

- A. Policy 11.1.2 – Rural Character: Protect the character of rural areas and ensure that development is sensitive to historic and cultural patterns.

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

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

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

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

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

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

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

- A. Policy 13.2.2 – Water Conservation: Foster the efficient management and use of water in development and infrastructure.

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

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

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

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

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

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

- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the Site Plan-EPC for an Extraordinary Facility is consistent with the ABC Comp Plan goals and policies especially in an Area of Consistency because the project will protect and enhance the character of the surrounding area located in the Rio Grande Boulevard Character Protection Overlay Zone (CPO-11).
- B. 14-16-6-6(J)(3)(b) The subject site is zoned A-1; therefore, this criterion does not apply.
- C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan would comply with all applicable provisions of the IDO.
- D. 14-16-6-6(J)(3)(d) The City's existing infrastructure has adequate capacity for the proposed development.

- E. 14-16-6-6(J)(3)(e) The future, proposed development would be required to comply with the decisions made by the EPC. The EPCs' conditions of approval would improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas.
 - F. 14-16-6-6(J)(3)(f) The subject property is within an approved Master Development Plan and the Site Plan meets relevant standards in the Bosque Action Plan.
 - G. 14-16-6-6(J)(3)(g) The subject property is not within a Railroad and Spur Area therefore this criterion does not apply.
17. The subject site is adjacent to Major Public Open Space and is therefore subject to all of the regulations in IDO Section 5-2(J)(2), Lots Adjacent to Major Public Open Space.
- Pursuant to IDO Section 5-2(C)(1) both the subdivision and site design process shall begin with an analysis of the constraints related to sensitive lands.
18. There are no known archaeological sites on the subject site. A "Certificate of No Effect" from the City of Albuquerque was issued on June 7, 2022
19. The affected, registered neighborhood organization is the Alameda North Valley Association which was notified as required. Property owners within 100 feet of the subject site were also notified, as required.
20. A pre-submittal neighborhood meeting was held on February 1, 2022 via Zoom to discuss the proposed solar covered parking project. A presentation by the Albuquerque Bernalillo County Water Authority and a representative from Triple H Solar discussed the benefits of the project and showed slides of examples of similar canopies located throughout the Southwest.
21. As of this writing, Staff has not received any comments in support or opposition to the request.

CONDITIONS OF APPROVAL – SI-2022-01468

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

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

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

Please note this clause on the EPC – Site Plan.
 - 3. The MOA between the ABCWUA and the COA PRD OSD requires the ABCWUA to
“restore the site to its pre-project condition to the extent possible within a reasonable time following completion of construction.”

Please note this clause on the EPC – Site Plan.
 - 4. A Temporary Construction Permit (TCP) was issued for the COA property. An Access Easement for maintenance shall be acquired subsequent to this approval.

Silvia Bolivar

**Silvia Bolivar, PLA, ASLA
Planner**

Notice of Decision CC list:

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

Raymond Sandoval, ABCWUA, rsandoval@abcwua.org

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

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

Alameda North Valley Association, Deborah Potter

EPC File

Legal, dking@cabq.gov

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

No comment at this time.

Long Range Planning

No comments were provided.

CITY ENGINEER

Transportation Development Review Services

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

The site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA no adverse comment to solar covered parking. For information purposes only, the site is owned by City of Albuquerque, but it is within the unincorporated county.

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)

No adverse comments to this site plan.

SOLID WASTE MANAGEMENT DEPARTMENT

A site plan will be required to indicate if refuse service is existing at this site.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

There are PNM facilities and/or easements along the western perimeter of the site and along the 528/Alameda Blvd. frontage.

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

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

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

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

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

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

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

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

ABO RIDE

Commuter Route 98 runs east-west on Alameda Boulevard. Scheduled service has been suspended in favor of "on-demand" service. The route runs from the Northwest Transit Center (NWTC) to Kirtland Air Force Base primarily using Alameda and Wyoming No comment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

Parks and Recreation (PRD)

The City of Albuquerque (COA) Parks and Recreation Department (PRD) supports the proposed ABCWUA solar installation project, and its mission to provide renewable solar energy for regional utility operation. The proposed project will be partially located on property owned and managed by the COA PRD OSD (Alameda Open Space property) and property owned and managed by the Bernalillo County (Bachechi Open Space).

As a complementary project, COA PRD OSD intends to submit an application for a Site Plan – EPC for an Extraordinary Facility for EPC review for the November 20, 2022 hearing. The COA PRD OSD project at the Alameda Open Space property will improve trail connections, shade, and interpretive signage. The ABCWUA and COA PRD OSD projects are at the same location, but separate in construction deadlines, design development, and eventual management and operation.

The City of Albuquerque Legal Department represented the Open Space Division in the development of the Memorandum of Agreement (MOA) (in the EPC application). Upon review of the ABCWUA's EPC – Site Plan application, and in keeping with the MOA, COA PRD OSD has the following comments and suggested conditions subject to the EPC review:

5. Clearly delineate the City of Albuquerque Parks and Recreation Department Open Space Division and the Bernalillo County property lines in the Site Plan package on all scaled drawings.
6. The Site Plan application did not include a Landscaping Plan. PRD typically reviews landscaping quantity and plant material. The MOA between the ABCWUA and the COA PRD OSD requires replacement of mature trees (number of trees shown in the Sensitive Lands Analysis) The MOA clause 1. D states:

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

Please note this clause on the EPC – Site Plan.

7. The MOA between the ABCWUA and the COA PRD OSD requires the ABCWUA to *“restore the site to its pre-project condition to the extent possible within a reasonable time following completion of construction.”*

Please note this clause on the EPC – Site Plan.

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

Open Space Division (OSD)

City Forester

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

- Ensure adequate lighting throughout the project, to include parking and pedestrian walkways.
- Ensure natural surveillance and clear lines of sight throughout the property. Natural surveillance requires a space free from natural and physical barrier.
- Ensure that landscaping is installed so as not to obstruct lighting.

- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet, and trimming shrubs and bushes down to three feet.
- Consider video surveillance systems to monitor the area to deter and/or detect theft or vandalism of solar units. Utilize surveillance to enhance visibility to areas of reduced natural surveillance.
- Install *No Trespassing* signs.

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

PLANNING AND DEVELOPMENT SERVICES

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comment to solar covered parking. For information purposes only, the site is owned by City of Albuquerque, but it is within the unincorporated county.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

No comment.



Figure 1: Subject site entrance off of Alameda Blvd.

Figure 2: ABCWUA's San Juan Chama Pump Station.



Figure 3: Existing parking Trees will have to be mitigated.



Figure 4: Paseo del Bosque trail.

Figure 5: Existing parking lot Trees will have to be mitigated.



Figure 6: Subject site.

ZONING

County A-1

Because the subject site is outside of the city limits, there are no IDO or Land Use maps.

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: Albuquerque Bernalillo County Water Utility Authority (Mark Sanchez)		Phone: (505) 842-9287
Address: PO Box 568		Email: msanchez@abcwua.org
City: Albuquerque	State: NM	Zip: 87103-0568
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners:

BRIEF DESCRIPTION OF REQUEST

EPC approval to provide free solar covered parking at the Alameda Open Space parking lot. That parking area is on the east side of the Rio Grande, south side of Alameda Blvd.

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

Lot or Tract No.: Lot A, T11N R3E 8 & Lot B, T11N R3E 9	Block: 0000	UP: PARCEL A & B PLAT OF PARCELS A & B ALAMEDA OPEN SPACECONT
Subdivision/Addition: ALAMEDA OPEN SPACE	MRGCD Map No.: 22	UPC Code: 1-014-065 & 1-015-065
Zone Atlas Page(s): B14 & B15	Existing Zoning: A-1 for both	Proposed Zoning: no change
# of Existing Lots: NA	# of Proposed Lots: NA	Total Area of Site (acres): 16.87 Acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1295 ALAMEDA BLVD NW	Between: Alameda Blvd	and: Rio Grande Blvd
---	-----------------------	----------------------

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

NA

Signature:	Date: 7/22/2022
Printed Name: Mark Sanchez	<input checked="" type="checkbox"/> Applicant or <input 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? NO 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 on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

☒ 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) No new disturbances to site

☒ Signed Traffic Impact Study (TIS) Form No changes to existing traffic volume or patterns

☒ 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.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 

Date: 7/22/2022

Printed Name: Mark Sanchez

☒ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

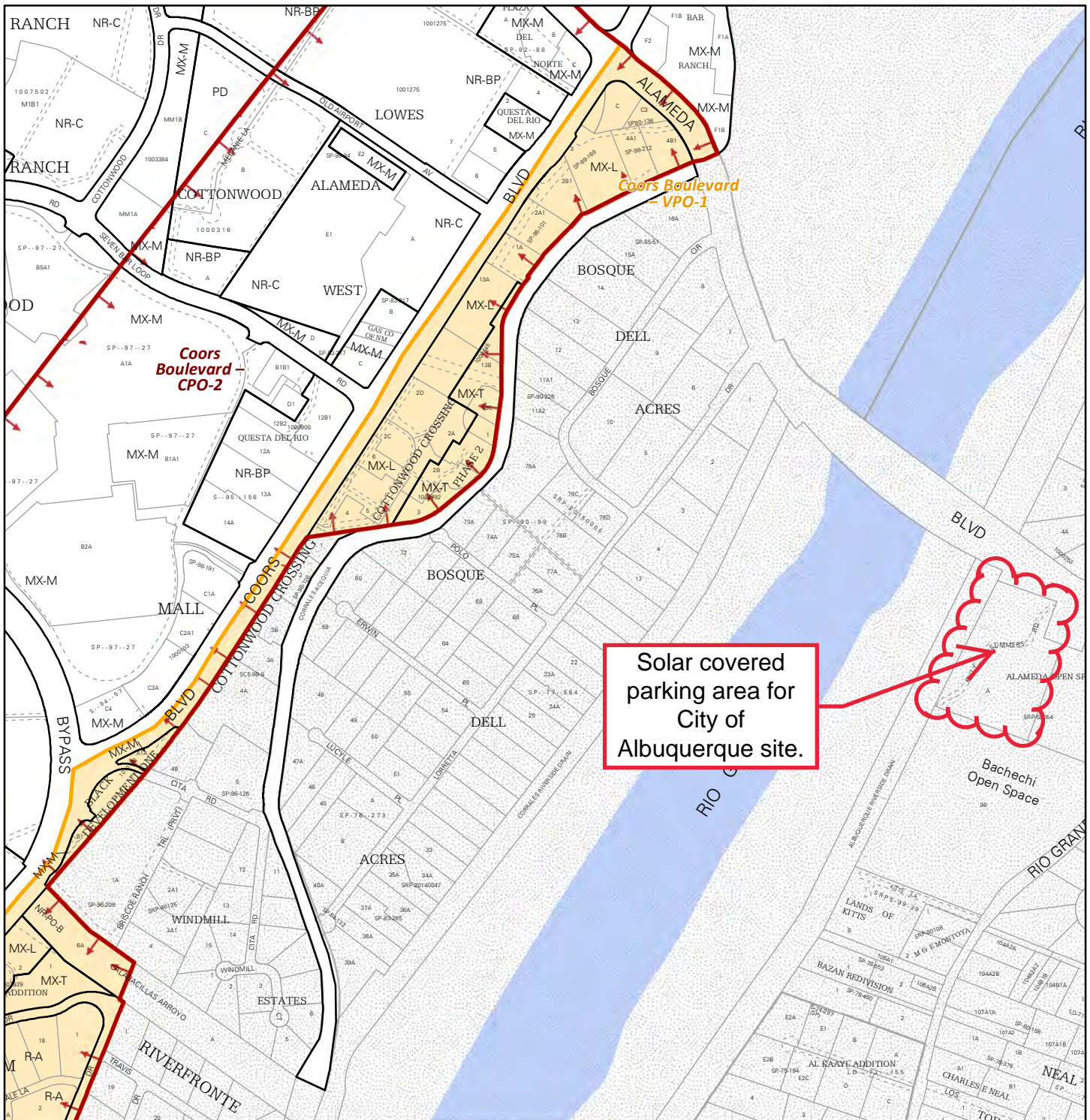
Case Numbers:

Project Number:

Staff Signature:

Date:



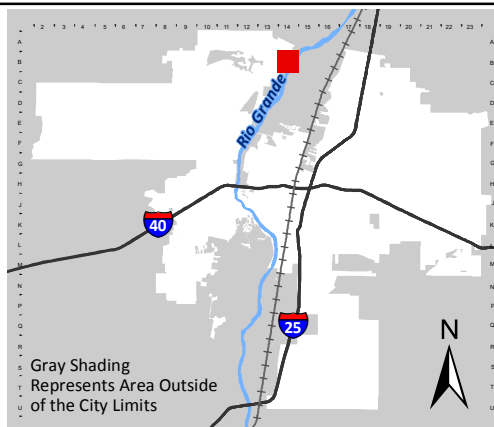


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
B-14-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



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Alameda Open Space Solar Covered Parking

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: B14 & B15 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: PARCEL A PLAT OF PARCELS A & B ALAMEDA OPEN SPACECONT 7.4228 AC and
PARCEL B PLAT OF PARCELS A & B ALAMEDA OPEN SPACECONT 9.4472 AC

Development Street Address: 1295 ALAMEDA BLVD NW, ALBUQUERQUE 87114

Applicant: Albuquerque Bernalillo County Water Utility Authority Contact: Mark Sanchez, Exec. Dir.

Address: 1 Civic Plaza NW, Rm. 5012, Albuquerque, NM 87102 Phone#: (505)842-9287 Fax#: N/A

E-mail: msanchez@abcwua.org

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: A-1/A-1

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

Change of Zoning: ()

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

Describe development and Uses: Existing Public PARKS / RECREATION Parking Area with

New Photovoltaic Solar Panel Covered Parking

Days and Hours of Operation (if known): 7 days per week/ 7am to 9pm

Facility

Building Size (sq. ft.): 0

Number of Residential Units: 0

Number of Commercial Units: 0

Traffic Considerations

ITE Trip Generation Land Use Code: 411, Public Park

Expected Number of Daily Visitors/Patrons (if known):* Unknown Existing/ Zero -New Visitors with Develop.

Expected Number of Employees (if known):* Unknown Existing/ 1-New Employee with Development

Expected Number of Delivery Trucks/Buses per Day (if known):* Unkwn Existing/Zero-New Trucks w/Develop.

Trip Generations during PM/AM Peak Hour (if known):* 1 vehicle max per AM or PM peak hour

Driveway(s) Located on: Alameda Blvd.

CITY OF ALBUQUERQUE



Thursday, July 7, 2022

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87102

Re: Letter of Authorization for Alameda Open Space solar covered parking

To Whom It May Concern:

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is hereby authorized to represent me, the City of Albuquerque Parks and Recreation Department in all matters relating to the Alameda Open Space solar covered parking project. The property is located on the south side of Alameda Blvd east of the Rio Grande River, please see attached Zone Atlas Page B-14-Z for reference. Also attached for reference please find the signed memorandum of agreement between the ABCWUA and the City of Albuquerque for the referenced project.

PO Box 1293

Albuquerque

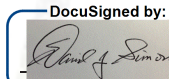
NM 87103

www.cabq.gov

Sincerely,

City of Albuquerque Parks and Recreation Department

By:

DocuSigned by:

3A1B8403E7FE4D0...

7/27/2022 | 4:42 PM PDT

Printed Name:

David Simon

Title:

Director

Adjacent Roadway(s) Posted Speed: Alameda Blvd. Posted Speed 40 mph
Street Name Posted Speed

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Outside of a designated plan center
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: AAWT=35,000 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): ABQ Ride Commuter Bus Nearest Transit Stop(s): 1400-ft west of entrance

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing Paved Trail North Side of Alameda Blvd./ No Proposed Bicycle Infra.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing Sidewalk/Paved Trail North and South side of Alameda

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 [X]

Thresholds Met? Yes [] No [X]

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

Notes:

Typical Solar panels require very little maintenance, 2 to 4 times per year. To be conservative, Affordable Solar has estimated that this system will require 10 maintenance visits per year, consisting of one vehicle for each visit.

 P.E.

TRAFFIC ENGINEER

7/24/2022

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 MEETING NOTES

PA#: 21-229 Notes Provided (date): 6/29/2022

Site Address and/or Location: SE corner of Alameda Blvd. and the Rio Grande

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request add solar panels to the parking lot (City-owned open space land), add free-standing solar feature (flower)
for solar power generation to support water pumping station.

Basic Site Information

Current Use(s): open space parking lot

Size (acreage): approximately 7.5 acres

Zoning: Not listed*

Overlay Zone(s): None

Comprehensive Plan Designations

Development Area: Not listed*

Corridor(s): Commuter Corridor- Alameda Blvd.

Center: None

Near Major Public Open Space (MPOS)?: Yes, it is

MPOS

*shown as unincorporated County land, so no query results in the City's GIS system.

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): MPOS, with new facilities for solar energy generation

Use Specific Standards: IDO 14-16-4-3(E)(10)

Applicable Definition(s): Solar Energy Generation, IDO p. 579

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

Notice

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

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

Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan- EPC. See 14-16-6-6(J)(1)(b)(3)

Specific Procedure(s)*: 14-16-6-6(J)(2). Address Review & Decision criteria in 14-16-6-6(J)(3)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC (after Open Space Advisory Board) Is this a PRT requirement? Yes

Handouts Provided

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input checked="" type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

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



City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

Planning Department

Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: July 19, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PRT21-229, Alameda Open Space Solar Covered Parking
Agent: Steven House, Triple H Solar, LLC
Applicant: Albuquerque Bernalillo County Water Utility Authority
Legal Description: T11N R3E SEC 9 & T11N R3E SEC 8
Zoning: A-1 for both
Acreage: 16.87 Acres
Zone Atlas Page(s): B14 & B15

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historical Aerial Viewer-City of Albuquerque, Historic Google Earth images, NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

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

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

7-20-2020

Date

Douglas H. M. Boggess, MA, RPA
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

Alameda Open Space Solar Covered Parking Project
PROJECT # PR-2022-007447/SI-2022-01468
Site Plan – EPC for an Extraordinary Facility
JUSTIFICATION LETTER



August 11, 2022

From: Albuquerque Bernalillo County Water Utility Authority

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

Attached: Signed memorandum of agreement between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority & Pre application meeting notes

This is a request to the Environmental Planning Commission (EPC) to review a Site Plan – EPC for an Extraordinary Facility for the Alameda Open Space Solar Covered Parking Project, located at the SE corner of Alameda Blvd. and the Rio Grande River.

Project Background

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) provides water and wastewater services for the Albuquerque/Bernalillo County metropolitan area. In doing so we have a large pump station located just east of the Rio Grande River and 1000 feet south of Alameda Blvd. To continue ABCWUA efforts to be good stewards of the environment, conserve our natural resources and be fiscally responsible the ABCWUA has developed a solar energy project at the existing Alameda Open Space parking lot that will provide covered parking and generate renewable energy. This project is being done in collaboration with the City of Albuquerque Open Space Division and Bernalillo County. The project has been reviewed and approved by the City of Albuquerque's Open Space Advisory Board meeting held January 26, 2021. In addition, the City of Albuquerque and ABCWUA have a signed memorandum of agreement for the project (attached).

This collaborative project will provide numerous benefits to residents of the metro area, they are as follows:

1. Provide much needed shade from the hot summer sun and cover from rain and snow
2. Create a more welcoming parking area
3. Provide new covered ADA access at the existing handicapped parking area on-site
4. Add shade area for visitors just west of the ADA access (item 3 above)
 - a. Note no new parking spaces will be developed for that shade structure nor will any of the existing grading and drainage be affected.
5. Provide long-term energy cost savings for Bernalillo County & City of Albuquerque residents

The new covered parking structures will change none of the existing parking area features:

- Number of parking spaces will remain the same
- Parking area striping and parking area surface will remain the same
- Grading and drainage will not change from existing conditions
 - Please note that existing grading and drainage plans do not exist and therefore not available for this parking area.
- There will be no impact to Sensitive Lands (IDO Part 14-16-5 Development Standards / 5-



JUSTIFICATION LETTER

2(C): Site Design and Sensitive Lands): The structures, except for item 4 above, for this project will be constructed within the parking lot boundaries and there will be no earth disturbance of that previously distributed area so there will be no impact to sensitive lands. The shade canopy mentioned in item 4 above will also not impact sensitive lands as that area has been previously disturbed and will not change the existing grading and drainage in that area.

- Traffic flow or volume will not change
- Accessibility will not change

Through this EPC application, the ABCWUA requests to develop solar energy covered parking structures that will meet and exceed the goals and policies of the ABC Comp plan.

Below please find answers to the Integrated Development Ordinance Section(s) 14-16-6-6(J)(3) and through for Site Plan – EPC as well as discussion on and answers to appropriate chapters 4 through 13 of the ABC Comp Plan for goals/policies within those chapters.

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

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

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

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

Applicant Response: The proposed site plan adheres to and complies with the City of Albuquerque and Bernalillo County Alameda Blvd DOZ requirements for the site area.

POLICY 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response: The proposed site plan adheres to and complies with the City of Albuquerque and Bernalillo County Alameda Blvd DOZ requirements for the site area.

POLICY 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Applicant response: This proposed site design will enhance the quality of time spent in the parking area and make the area a more desirable place to congregate.

POLICY 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Applicant response: This proposed site plan will encourage residents to frequent the parking area more enhancing resident's want and ability to exercise and enjoy the open space more so than now.



JUSTIFICATION LETTER

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

Applicant Response: The proposed Site Plan incorporates solar energy generation which is the core of and promotes the conservation of our natural resources.

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

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

Applicant Response: The Albuquerque Bernalillo County Water Utility held a virtual public meeting to review the project on Tuesday, February 1, 2022 at 6:30 p.m. Property owners and Neighborhood Associations received notice of the latter meeting as required by the IDO in preparation for this EPC hearing. ABCWUA presented several conceptual designs and surveyed public comments; and the subject Site Plan reflects this community engagement. There was no negative feedback on the project.

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

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

Applicant Response: The proposed Site Plan allows for preservation of existing Open Space lands and enhance the existing area and natural habitat within the existing built environment of the North Valley neighborhood.

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

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

Applicant Response: The proposed Site Plan enhances existing recreation opportunities and facilities for people of all age groups and physical abilities by providing and improving on existing accessible pathways.

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

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

A) Manage public access to best protect natural resources.



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

Applicant Response: The proposed Site Plan has no impact on any of the sensitive lands in the area. The project will be constructed within the confines of the existing parking area.

GOAL 11.1 Traditional, Rural and Agricultural Heritage.

POLICY 11.1.2 Rural Character: Protect the character of rural areas and ensure that development is sensitive to historic and cultural patterns.

Applicant Response: The Site Plan incorporates and will adhere to the Alameda Blvd DOZ requirements which ensures that the development will preserve the rural character of area as well as conform to the existing local zoning requirements.

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

POLICY 13.4.3 Energy Resources: Conserve energy and capitalize on renewable energy resources that are plentiful in our region, especially solar and wind energy.

Applicant Response: The Site plan will conserve energy and capitalize on the abundant renewable solar energy available at the site.

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

Applicant Response: The subject site plan will not change or alter any applicable terms and conditions in any previously approved NR-SU or PD zoning. The project site plan also conforms to any and all Bernalillo County zoning requirements applicable to the area (Alameda Blvd DOZ requirements).

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

Applicant Response: The subject site is within an Area of Consistency designated by the ABC Comprehensive Plan. The subject site is zoned A-1. The subject site is governed by the Alameda Blvd DOZ requirements. The Site Plan complies with the ABC Comp Plan and 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 maximum extent practicable.

Alameda Open Space Solar Covered Parking Project
PROJECT # PR-2022-007447/SI-2022-01468
Site Plan – EPC for an Extraordinary Facility
JUSTIFICATION LETTER



Applicant Response: Additional vehicle and/or foot traffic is not expected above existing usage. The proposed parking lot is for approximately 44 automobiles including paved accessible spaces.

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

Applicant Response: The Site Plan application mitigates adverse impacts to the project site and surrounding area.

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

Applicant Response: The subject property/site plan is not within any approved master development plan that we are aware of. It is located within the Alameda Blvd DOZ requirements and complies with the ABC Comp plan and IDO.

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

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

The Albuquerque Bernalillo County Water Utility Authority respectfully requests approval for this public, collaboratively developed Alameda Open Space Solar Covered Parking Project.

Sincerely,
Albuquerque Bernalillo County Water Utility Authority

I want to...

Bernalillo County Parcels

2 of 3

Bernalillo County Parcels

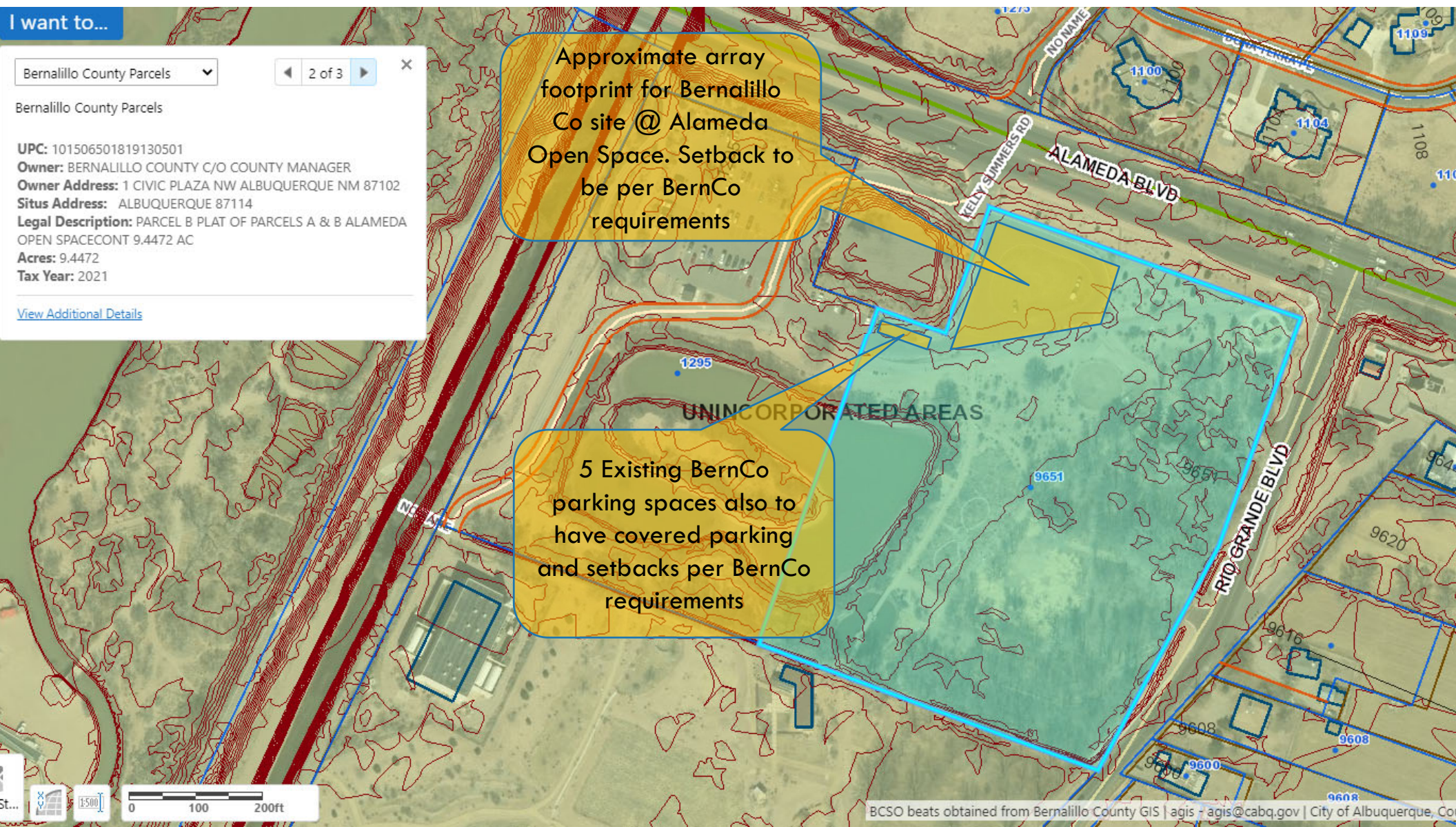
UPC: 101506501819130501
Owner: BERNALILLO COUNTY C/O COUNTY MANAGER
Owner Address: 1 CIVIC PLAZA NW ALBUQUERQUE NM 87102
Situs Address: ALBUQUERQUE 87114
Legal Description: PARCEL B PLAT OF PARCELS A & B ALAMEDA OPEN SPACECONT 9.4472 AC
Acres: 9.4472
Tax Year: 2021

[View Additional Details](#)

Approximate array footprint for Bernalillo Co site @ Alameda Open Space. Setback to be per BernCo requirements

5 Existing BernCo parking spaces also to have covered parking and setbacks per BernCo requirements

UNINCORPORATED AREAS



City of Albuquerque and Bernalillo County parking area property line close up



MEMORANDUM OF AGREEMENT

THIS BINDING, INTERGOVERNMENTAL MEMORANDUM OF AGREEMENT ("Agreement") is made and entered by and between the Albuquerque Bernalillo County Water Utility Authority ("Water Authority"), One Civic Plaza NW, Room 5027, Albuquerque, NM 87102, and the City of Albuquerque, Parks and Recreation Department ("City").

RECITALS

WHEREAS, the Water Authority is a political subdivision of the State of New Mexico and primary responsibilities are consistent with those outlined in Senate Bill 887, (NMSA 1978 § 72-1-10); and

WHEREAS, the Water Authority mission includes supporting a healthy, environmentally-sustainable, and economically-viable community, and the Water Authority has historically worked with the City on a number of projects and joint initiatives to support that mission, including facilitating water conservation efforts, urban tree canopies, and tree care throughout the City; and

WHEREAS, the Open Space Division ("OSD") of the City Parks and Recreation Department (PRD) is responsible for managing "Major Public Open Space," as defined in the Albuquerque/Bernalillo County Comprehensive Plan as an integrated system of lands and waters that have been acquired, developed, used and maintained to retain their natural character to benefit people throughout the greater metropolitan area by conserving resources related to the natural environment, providing opportunities for outdoor education and recreation, and defining the boundaries of the urban environment; and

WHEREAS, it is in the City of Albuquerque's and Water Authority's collective interest to work together to help fulfill the mission of both entities to serve the public at large for clean, accessible drinking water and to support a healthy environment along important, riparian and aquifer recharge areas including the Tijeras Arroyo and the Middle Rio Grande riparian woodland ("Bosque") managed by the PRD Open Space Division; and

WHEREAS, the Water Authority and the PRD have a strong and positive working relationship and have collaborated on many projects and programs, and wish to continue and strengthen their collaboration and partnership; and

WHEREAS, the Water Authority has two proposed projects (a solar energy generation facility at the Alameda Open Space and the 8E Transmission Pipeline in the Tijeras Arroyo/Four Hills area) that would require "Extraordinary Facilities" (as defined at §14-13-3-2(A)(5)(b), R.O.A. 1994) on Major Public Open Space; and

WHEREAS, Extraordinary Facilities associated with these two projects on PRD Open Space land must be reviewed by City PRD Open Space Division staff and the Open Space Advisory Board, and approved by the Environmental Planning Commission (“EPC”) [§2-6-16 (B)(2)(e), R.O.A.1994]; and

WHEREAS, the PRD Open Space Division has completed a preliminary assessment of both projects and recognizes the potential for significant benefits to the community as a result of these projects, which benefits are anticipated to far outweigh any potential for less favorable impacts; and

WHEREAS, PRD Open Space Division therefore supports both projects and will work cooperatively with the Water Authority to implement the projects, provided the projects are approved by the Environmental Planning Commission; and

WHEREAS, the Water Authority recognizes the potential impacts from these two projects on Major Public Open Space lands and wishes to mitigate some of the impacts of the Extraordinary Facilities; and

WHEREAS, the Water Authority and the City also desire to work together to take advantage of public education and environmental restoration opportunities associated with these projects.

NOW THEREFORE, the parties agree as follows.

1. Solar Energy Project at the Alameda Open Space

- A. The PRD Open Space Division staff will review the construction plans for the solar energy project at the Alameda Open Space proposed by the Water Authority (“Solar Energy Project”), OSD staff support for which shall not be unreasonably withheld. The Water Authority’s plan will limit impacts to the Major Public Open Space as much as possible and will include a requirement that Water Authority restore the site to its pre-project condition to the extent possible within a reasonable time following completion of construction, unless otherwise agreed to in writing between the City and the Water Authority. The Water Authority with the Open Space Division will complete an inventory of the vegetation and other facilities.
- B. The Water Authority shall install or cause to be installed two (2) publicly-accessible electric vehicle charging stations (“Chargers”) in the Alameda Open Space parking lot as part of the Solar Energy Project. The Chargers shall be owned, operated and maintained by the Water Authority or its contractor. If the operation of the chargers is disrupted due to vandalism, accidents or for other reasons outside of the Water Authority’s or Open Space’s control, then they may be removed by mutual agreement of the parties.

- C. The Water Authority shall ensure that with regard to the construction of the Solar Energy Project, including but not limited to the installation of the Chargers and the solar array panels and associated fixtures, that (i) all work is performed by properly licensed, skilled and insured workers; (ii) all applicable permits, licenses and other governmental or administrative approvals have been secured; and (iii) if applicable, any and all forms, agreements, licenses, or other documentation deemed required and necessary for such interconnection by the interconnecting utility have been fully and properly executed and completed.
- D. The Water Authority will replace all trees and shrubs removed from the parking lot by the Solar Energy Project with mature planting stock specified by the Open Space Division at a 4:1 ratio. New plantings may be on the periphery of the Alameda Open Space parking area and wetlands and shall be located by agreement between the Water Authority and PRD Open Space. The new plantings will be maintained by the PRD Open Space Division.
- E. The Water Authority will provide \$100,000 (“Bosque Restoration Funds”) to the City within twelve (12) months of approval by the EPC of the Solar Energy Project to support Bosque restoration work near the Alameda Open Space, west of the levee. Such restoration projects may include but not be limited to removing jetty jacks, formalizing trails, removing invasive plants, constructing swales and planting native and non-invasive plants and trees. Instead of performing the Bosque restoration work itself, the City may choose to have the Water Authority expend all or part of these Bosque Restoration Funds on behalf of the City and at the direction of the PRD Open Space Division. The Water Authority’s financial obligation set forth in this subparagraph E shall not become binding unless and until the EPC approves the plan for the Solar Energy Project. City hereby agrees that upon receipt of payment from Water Authority pursuant to this subparagraph, it shall put the funds to use as described within five (5) years or such other time period as may be mutually agreed upon between the parties. The Bosque Restoration Funds may be adjusted by mutual agreement of the parties based upon requirements imposed by the EPC, if any.
- F. The Water Authority will provide \$75,000 (“Alameda Education/Interpretation Funds”) to the City within twelve (12) months of approval of the Solar Energy Project to support conservation and water-related education and public use benefits at the Alameda Open Space and in the Bosque nearby. These projects may include interpretive signage and education materials; facilities and equipment such as benches, tables and shade structures, and other amenities. This funding may support a contract to write, design, and fabricate interpretive signage in consultation with PRD Open Space and Water Authority staff. The Water Authority and PRD Open Space shall consult and agree on interpretive signage and education materials that may pertain to the Solar Energy Project and the Water Authority’s work and programs. Instead of performing the Alameda Open Space education/interpretation work itself, the City may choose to have the Water Authority

expend all or part of these Alameda Education/Interpretation Funds on behalf of the City and at the direction of the PRD Open Space Division. The Water Authority's financial obligation set forth in this subparagraph F shall not become binding unless and until the EPC approves the plan for the Solar Energy Project. City hereby agrees that upon receipt of payment from Water Authority pursuant to this subparagraph, it shall put the funds to use as described within five (5) years or such other time period as may be mutually agreed upon between the parties.

- G. Water Authority's failure to fulfill any of its financial obligations as set forth above in subparagraphs E and F of this Section 1, where Water Authority does not cure such failure within ninety (90) days of receipt of written notice thereof from City, shall constitute a material breach of this Agreement and an automatic event of default, and in such case City shall be entitled to pursue available remedies at law or equity, including but not limited to actions for breach of contract and specific performance. In such a case of material breach and default, City shall be relieved of its obligations hereunder with regard to the Solar Energy Project.
- H. The Extraordinary Facilities including but not limited to the Chargers and the solar array panels constructed at the Alameda Open Space shall be the responsibility of the Water Authority until at such time it is deemed in the City's best interest that the City own and manage the facility. During such time, the Water Authority shall at all times maintain self-insurance coverage in appropriate amounts providing for coverage for property damage and bodily injury arising out of or relating to this facility and shall provide City with a letter certifying such coverage within ten (10) days of execution of this MOA confirming such coverage.

2. **8E Transmission Pipeline in the Tijeras Arroyo/Four Hills Area.**

- A. The PRD Open Space Division staff will review the construction plans proposed by the Water Authority for the 8E Water Transmission Pipeline ("Transmission Facility Project") through Major Public Open Space located in the Tijeras Arroyo and Four Hills Area, OSD staff support for which shall not be unreasonably withheld. The Water Authority's plan will limit impacts to the Major Public Open Space as much as possible and will include a requirement that Water Authority restore the site to its pre-project condition to the extent possible within a reasonable time following completion of construction, unless otherwise agreed to in writing between the City and the Water Authority.
- B. The Water Authority will provide \$100,000 ("Tijeras BioZone Restoration Funds") to the City within twelve (12) months of approval of the Transmission Facility Project for use for restoration work on the Major Public Open Space within the Tijeras Biological Zone (as identified by the Tijeras BioZone Plan). Such restoration work may include but not be limited to: removing invasive plant species, planting native riparian plants and seed mixes, stabilizing the streambank and other areas of erosion, and installing

swales and wildlife structures. Instead of performing such Tijeras BioZone restoration work itself, the City may choose to have the Water Authority expend all or part of these Tijeras Restoration Funds on behalf of the City and at the direction of the PRD Open Space Division. The Water Authority's financial obligation set forth in this subparagraph B shall not become binding unless and until the EPC approves the plan for the Transmission Facility Project. City hereby agrees that upon receipt of payment from Water Authority, it shall put the funds to use as described in this subparagraph within five (5) years or such other time period as may be mutually agreed upon between the parties. The Tijeras BioZone Restoration Funds may be adjusted by mutual agreement of the parties based upon requirements imposed by the EPC, if any.

- C. The Water Authority will provide \$100,000 ("Route 66 Open Space Improvement Funds") to the City within twelve (12) months of approval of the Transmission Facility Project to support public access benefits at the Route 66/Tijeras BioZone Open Space and to facilitate recreation and education. Funding may be used to grade and surface parking areas; install fencing, gates, parking bumpers, signage, and other amenities; construct and maintain trail systems. Instead of performing the Route 66 Open Space improvement work itself, the City may choose to have the Water Authority expend all or part of these Route 66 Open Space Improvement Funds on behalf of the City and at the direction of the PRD Open Space Division. The Water Authority's financial obligation set forth in this subparagraph C shall not become binding unless and until the EPC approves the plan for the Transmission Facility Project. City hereby agrees that upon receipt of payment from Water Authority, it shall put the funds to use as described in this subparagraph within five (5) years or such other time period as may be mutually agreed upon between the parties.
- D. The Water Authority will provide \$100,000 ("Education/Interpretation Funds") to the City within twelve (12) months of approval of the Solar Energy Project for educational efforts and interpretive signage in the Tijeras BioZone. Interpretive signs shall present information about the Tijeras Arroyo, Albuquerque drinking water and water use issues, and other appropriate topics that the Water Authority and PRD Open Space Division staff agree upon. Funding may support a contract to write, design, and fabricate interpretive signs in consultation with PRD Open Space Division and Water Authority staff. Instead of performing the education and interpretation work itself, the City may choose to have the Water Authority expend all or part of these Education/Interpretation Funds on behalf of the City and at the direction of the PRD Open Space Division. The Water Authority's financial obligation set forth in this subparagraph D shall not become binding unless and until the EPC approves the plan for the Transmission Facility Project. City hereby agrees that upon receipt of payment from Water Authority, it shall put the funds to use as described in this subparagraph within five (5) years or such other time period as may be mutually agreed upon between the parties.

- E. Water Authority's failure to fulfill any of its financial obligations as set forth above in subparagraphs B, C and D of this Section 1, where Water Authority does not cure such failure within ninety (90) days of receipt of written notice thereof from City, shall constitute a material breach of this Agreement and an automatic event of default, and in such case City shall be entitled to pursue available remedies at law or equity, including but not limited to actions for breach of contract and specific performance. In such a case of material breach and default, City shall be relieved of its obligations hereunder with regard to the Transmission Facility Project.
 - F. The Water Authority shall be responsible for maintaining the 8E Transmission Pipeline and the maintenance road that provides access to the pipeline and water tank. All maintenance shall be coordinated in advance with the City.
 - G. The Water Authority shall ensure that with regard to the Transmission Facility Project, (i) all work is performed by properly licensed, skilled, and insured workers; and (ii) all applicable permits, licenses and other governmental or administrative approvals have been secured.
 - H. The Water Authority shall at all times maintain self-insurance coverage in appropriate amounts providing for coverage for property damage and bodily injury arising out of or relating to this facility and shall provide City with a letter certifying such coverage within ten (10) days of execution of this MOA confirming such coverage
3. **Additional Contingencies.** The Water Authority's rights and City's obligations as set forth in this Agreement are subject to and contingent upon the following additional contingencies and requirements:
- A. For both projects, Water Authority shall acquire or cause to be acquired all easements, rights of way, temporary construction permits, and/or access agreements necessary for the Solar Energy Project and the Transmission Facility Project; and
 - B. For both projects, Water Authority shall cause contractors performing work on the Major Public Open Space property to execute reasonable liability, insurance, and indemnification agreements with City in a form acceptable to City; and
 - C. Water Authority shall secure all necessary approvals from the New Mexico Public Regulations Commission for both projects.
4. **Collaboration on Restoration, Improvement and Education Projects.** The City shall coordinate plans for the restoration, improvement, and education projects identified in Section 1 and Section 2 with the Water Authority and shall seek the Water Authority's input on the projects. Temporary and/or permanent signage that may be erected in association with the projects shall give credit to the Water Authority as a partner and funder, as appropriate.
5. **Other Programmatic Collaboration.** The Water Authority and the City shall continue to

partner on and explore opportunities for other programs, projects, and initiatives, in areas of shared interest, such as Bosque restoration, water use, water, conservation, water quality improvement, and education. The parties agree to maintain good communication and to meet regularly to discuss these topics and others of mutual interest. These collaborative efforts may include joint funding opportunities. Nothing in this MOA shall be construed to negate or alter prior agreements between the parties or any other work by the parties currently being conducted. Additional collaborative projects and programs on City-owned property may be agreed to in writing from time-to-time between the City and Water Authority.

6. **Term.** This Agreement shall be for a term of ten (10) years commencing upon execution of this Agreement and may be amended and/or extended by written agreement of the parties.
7. **Liability.** Neither City nor the Water Authority shall be responsible for liability incurred as a result of the other's acts or omissions in connection with this Agreement. Any liability incurred in connection with this Agreement by either party is subject to the immunities and limitations of the New Mexico Tort Claims Act, § 41-2-1 et seq., NMSA 1978, as amended.
8. **Reports and Information.** At such times and in such forms as the City may require, there shall be furnished to the City such statements, records, reports, data and information, as the City may request pertaining to matters covered by this Agreement. The Water Authority may also require such statements, records, reports, data and information pertaining to matters covered by this Agreement.
9. **Audit Act.** The Water Authority understands and will comply with the City's Accountability in Government Ordinance, et seq. R.O.A. 1994, and Inspector General Ordinance, §2-17-1 et seq. R.O.A. 1994.
10. **Establishment and Maintenance of Records.** Records shall be maintained by the City in accordance with applicable law.
11. **Compliance With Laws.** City and the Water Authority shall comply with all applicable laws, ordinances, codes, rules and regulations of the Federal, State and local governments.
12. **Amendment.** The parties may amend this Agreement by mutual written agreement. Changes that are mutually agreed upon by and between the Water Authority and the City shall be incorporated in written amendments to this Agreement.
13. **Assignability.** Neither party shall assign any interest in this Agreement and shall not transfer any interest in this Agreement (whether by assignment or novation), without

the prior written consent of the other party.

14. **Termination for Cause.** If, through any cause, either party shall fail to fulfill in a timely and proper manner its obligations under this Agreement or if either party shall violate any of the covenants, agreements, or stipulations of this Agreement, the non-defaulting party shall thereupon have the right to terminate this Agreement by giving written notice to the defaulting party of such termination and specifying the effective date thereof at least five (5) days before.
15. **Termination.** Either party may terminate this Agreement at any time by giving at least ninety (90) days' notice in writing to the other party.
16. **Binding Agreement; Construction and Severability.** It is the intention of the parties that this Memorandum of Agreement and all provisions herein be binding and fully enforceable. Notwithstanding the foregoing, if any part of this Agreement is invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Agreement so long as the remainder of the Agreement is reasonably capable of completion.
17. **Entire Agreement.** This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
18. **Severability.** If any Section, paragraph, sentence, clause, word, or phrase of this Agreement is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Agreement. The parties hereby declare that they would have entered into this Agreement and each section, paragraph, sentence, clause, word, or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.
19. **No Third-Party Beneficiary.** By entering into this Agreement, the parties do not intend to create any right, title, or interest in or for the benefit of any person or entity other than the parties to this Agreement. No person or entity other than the parties signing this Agreement below shall claim any right, title, or interest under this or seek to enforce this Agreement as a third-party beneficiary of this Agreement.
20. **Applicable Law.** This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of New Mexico.
21. **The Effective Date; Approval Required.** This Agreement shall become effective and binding once signed by both parties and all required signatures are affixed to the Agreement.

22. **Electronic Signatures.** Authenticated electronic signatures are legally acceptable pursuant to Section 14-16-7 NMSA 1978. The parties agree that this Agreement may be electronically signed and that the electronic signatures appearing on the Agreement are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

IN WITNESS WHEREOF, the Water Authority and the City have executed this Agreement.

Approved by:

Albuquerque Bernalillo County Water Utility Authority

DocuSigned by:

1ABF4A2901974D5...
Mark
Executive Director
1/27/2021 | 3:14 PM MST
Date

City of Albuquerque

DS
EAJ
DocuSigned by:

27FC78F4A4E944D...
Sarita
Chief Administrative Officer
1/29/2021 | 12:25 PM MST
Date

Recommended by:

DS
ml
DocuSigned by:

ABC3B3B5469A460...
David J. Simon
Director, Parks and Recreation Department
1/28/2021 | 10:08 AM MST
Date

STAFF INFORMATION

August 10, 2022

TO: Steven M. House, P.E.
Triple Solar, LLC
shouse@triplehsolar.com

Raymond Sandoval
Albuquerque Bernalillo County Water Utility Authority
rsandoval@abcwua.org

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

RE: PROJECT #PR-2022-007447/SI-2022-01468
Site Plan – EPC for an Extraordinary Facility

I have completed the initial review of the application, including the justification letter for the proposed Site Plan-EPC approval for the Alameda Open Space. Although the application was accepted as complete, there are several items that are missing for a Site Plan-EPC of which I will discuss each below.

I will need a revised justification letter (one copy) by the end of the day on Monday, August 22, 2022 along with several items that need to be resubmitted.

1. Introduction

- A. This is what I have for the legal description: Parcels A & B, Plat of parcels A & B, Alameda Open Space, located at 1295 Alameda Blvd NW, between Alameda Boulevard and Rio Grande Boulevard, approximately 17 acres.

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, September 15, 2022. Final Staff Reports will be available on Friday, September 9, 2022.
- C. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

3. Notification & Neighborhood Issues

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

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

4. Posted Sign Agreement

Have you received the sign requests that need to be posted on the property (yellow signs)? If not, please let me know and I will have the first floor make arrangements for someone from your office to pick them up. At least three signs will have to be posted for this request. The signs must be posted from August 31, 2022 to September 30, 2022.

Once the signs are posted, please have someone photograph that they have been posted and email me the picture so that I may include it in my application packet and notification packet.

5. Site Plan-EPC - Justification and Policy Analysis

The justification letter that was submitted with the application was not complete. Please refer to IDO Subsection 14-16-6-6(J) Site Plan -EPC for general instructions. The application must include the Site Plan-EPC Review and Decision Criteria 6-6(J)(3) which at this point has not been included (page 483 of the IDO). The justification letter must also cite and respond to policies of the Comprehensive Plan.

I emailed Mr. House a PDF of a justification letter that was submitted for another project. Perhaps Sites Southwest could help with the justification letter if they are involved with this project.

6. Pursuant to IDO Section 5-2(C) the site design process shall begin with an analysis of site constraints related to sensitive lands (*IDO, page 231*). Sites Southwest, the landscape consultant should be able to complete this analysis or they might have already completed this as they are working in an area nearby. This process was outlined in the PRT notes that were provided by City staff.
7. For sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A). This was submitted as part of the application.

8. Pursuant to IDO Section 5-2(J), standards apply to development within 330 feet in any direction of Major Public Open Space (MPOS) in order to enhance and protect MPOS.
9. An approved grading and drainage plan needs to be submitted with the application or an existing grading and drainage plan. If the grading is not to be altered, please mention in the justification letter that the grading will not be altered as the solar panels/shade structures will be placed over the existing parking area.
10. A Utility Plan – the Collection, Distribution and Interconnection Diagram was submitted with the application.
11. A Landscaping Plan need to be submitted if landscaping is being proposed. Sites Southwest should be able to provide you with a copy of this. If no landscaping is being proposed, mention in the justification letter that no landscaping is being proposed.
12. Triple Solar has provided information as to the technical approach but there are two options listed. As per my telephone conversation with Mr. House, Option 1 has been selected therefore the handout should only list the information for Option 1.
13. When the justification letter is re-submitted, please include the site plan, elevations, grading, interconnection diagram, and landscape plan (if landscaping is proposed) as the submittal will be an addendum to the previously submitted application.
14. The rendering by Sites Southwest will not be used for this request as this is apparently for Phase II.

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

Thank you.

NOTIFICATION

Patti Watson

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, July 19, 2022 9:50 AM
To: Patti Watson
Subject: Existing parking lots at Alameda and Rio Grande Open Space Public Notice Inquiry Sheet Submission
Attachments: Inkedx___xO4RaMLUKZyURM49QfuHiqA...x_ags_b4668f8c-74c5-11ec-825a-22000a88478d_LI map marked up.jpg

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Phone
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE	Albuquerque	NM	87113	505897305
Alameda North Valley Association	Deborah	Potter		1019 Guadalupe Court NW	Albuquerque	NM	87114	505897862

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application.
<https://www.cabq.gov/planning/urban-design-development/public-notice>.

- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

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

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

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

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

Thank you.



Dalaina L. Carmona

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

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Monday, July 18, 2022 3:52 PM
To: Office of Neighborhood Coordination <pattiw@cwastrategic.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:pattiw@cwastrategic.com) and delete if an email causes any concern.

Public Notice Inquiry For:

Environmental Planning Commission

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

Install solar covered parking in existing parking lot at Alameda & Rio Grande Open Space (Rio Grande Valley State Park)

Contact Name

Patti Watson

Telephone Number

5052699691

Email Address

pattiw@cwastrategic.com

Company Name

CWA Strategic Communications

Company Address

10400 Academy Road NE, Suite 340

City

ALBUQUERQUE

State

NM

ZIP

87111

Legal description of the subject site for this project:

Existing parking lots at Alameda and Rio Grande Open Space

Physical address of subject site:

Alameda Blvd. NW, Rio Grande Blvd. NW, Albuquerque, NM 87104

Subject site cross streets:

Alameda Blvd. NW, Second St. NW

Other subject site identifiers:

This site is located on the following zone atlas page:

The site is located on pages B-14 and B-15

Captcha

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: _____

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

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: _____

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
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)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

5. This type of application will be decided by^{*}: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{*4}:

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

1. Zone Atlas Page(s)^{*5} _____
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 will be requested for this project^{*}:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☐ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

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.*
- ☐ 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:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] _____
- b. IDO Zone District _____
- c. Overlay Zone(s) [if applicable] _____
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] _____

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

**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	
Decision-making Body: Environmental Planning Commission	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application: 1295 Alameda Blvd. NW	
Name of property owner: City of Albuquerque	
Name of applicant: Albuquerque Bernalillo County Water Utility Authority	
Date, time, and place of public meeting or hearing, if applicable: TBD based on neighborhood response.	
Address, phone number, or website for additional information: www.abqopensolar.com	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> 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.

Patti R. Wilson

(Applicant signature)

7-27-22

(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.

General Notes:
A: No changes to parking layout, vehicular or pedestrian circulation, off-street loading, etc.
B: No changes to the public streets or circulation.

Array Info - Module - BVM/612L-540-H					
Array Name	Tilt*	Azimuth	Module Count	Area	Size (kW)
CARPOT 1	5	270	84	2,394 SF	45,360
CARPOT 2	5	270	240	6,840 SF	129,600
CARPOT 3	5	180	184	5,244 SF	99,360
CARPOT 4	5	180	228	6,498 SF	123,120
CARPOT 5	5	180	240	6,840 SF	129,600
CARPOT 6	5	180	240	6,840 SF	129,600
CARPOT 7	5	180	180	5,130 SF	97,200
CARPOT 8	5	180	33	941 SF	17,820
CARPOT 9	1	180	693	19,751 SF	374,220
			2122	60,477 SF	1,145,880

Confidentiality Statement:
This drawing is the property of Affordable Solar.
This information is confidential and is to be used
only in connection with work described by
Affordable Solar. No part is to be disclosed to
others without written permission from
Affordable Solar

Affordable Solar
LIC # NM - 365954
(GB98/EE98/ES03)

Water Authority PV System

9521 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114

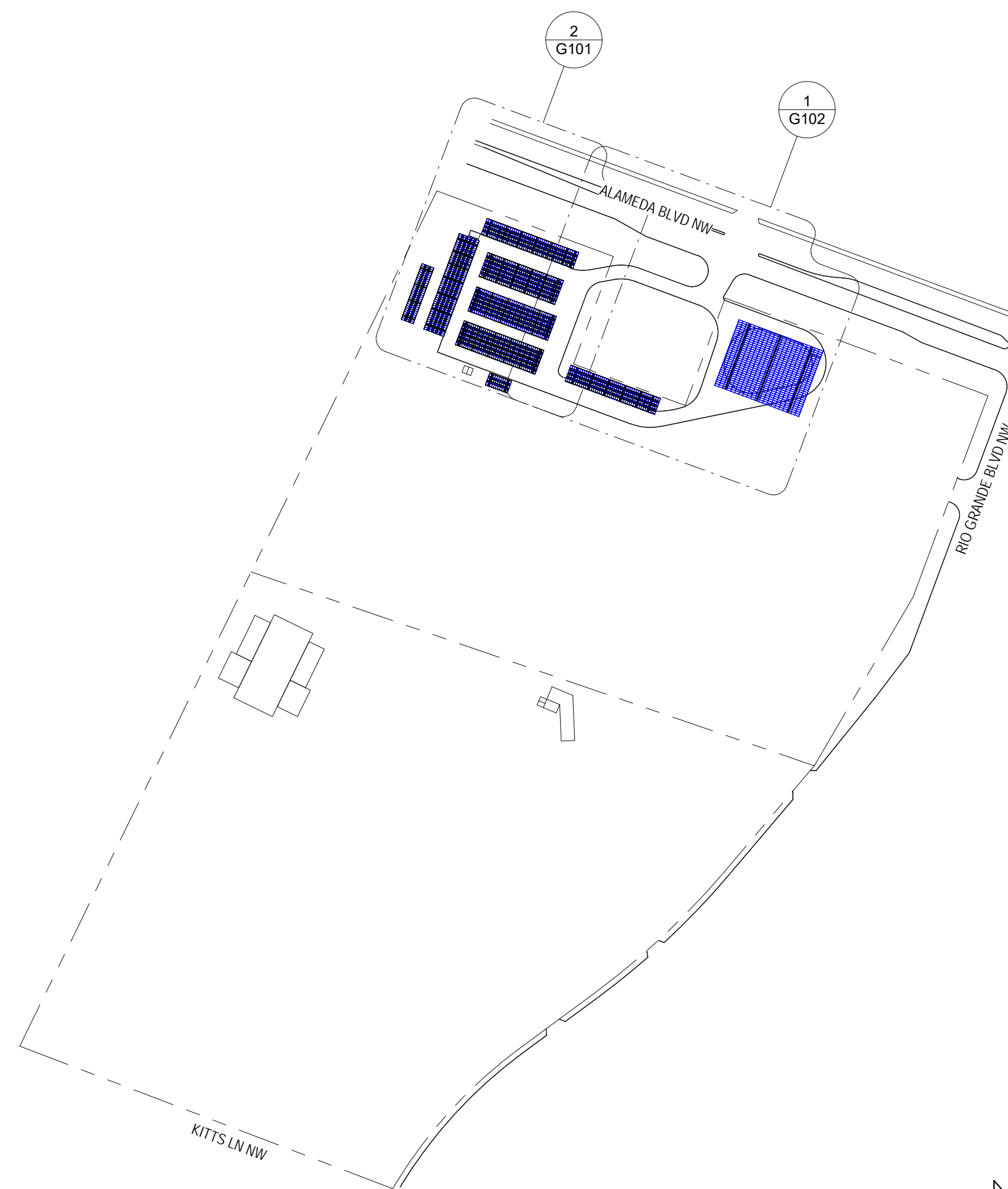
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Affordable Solar

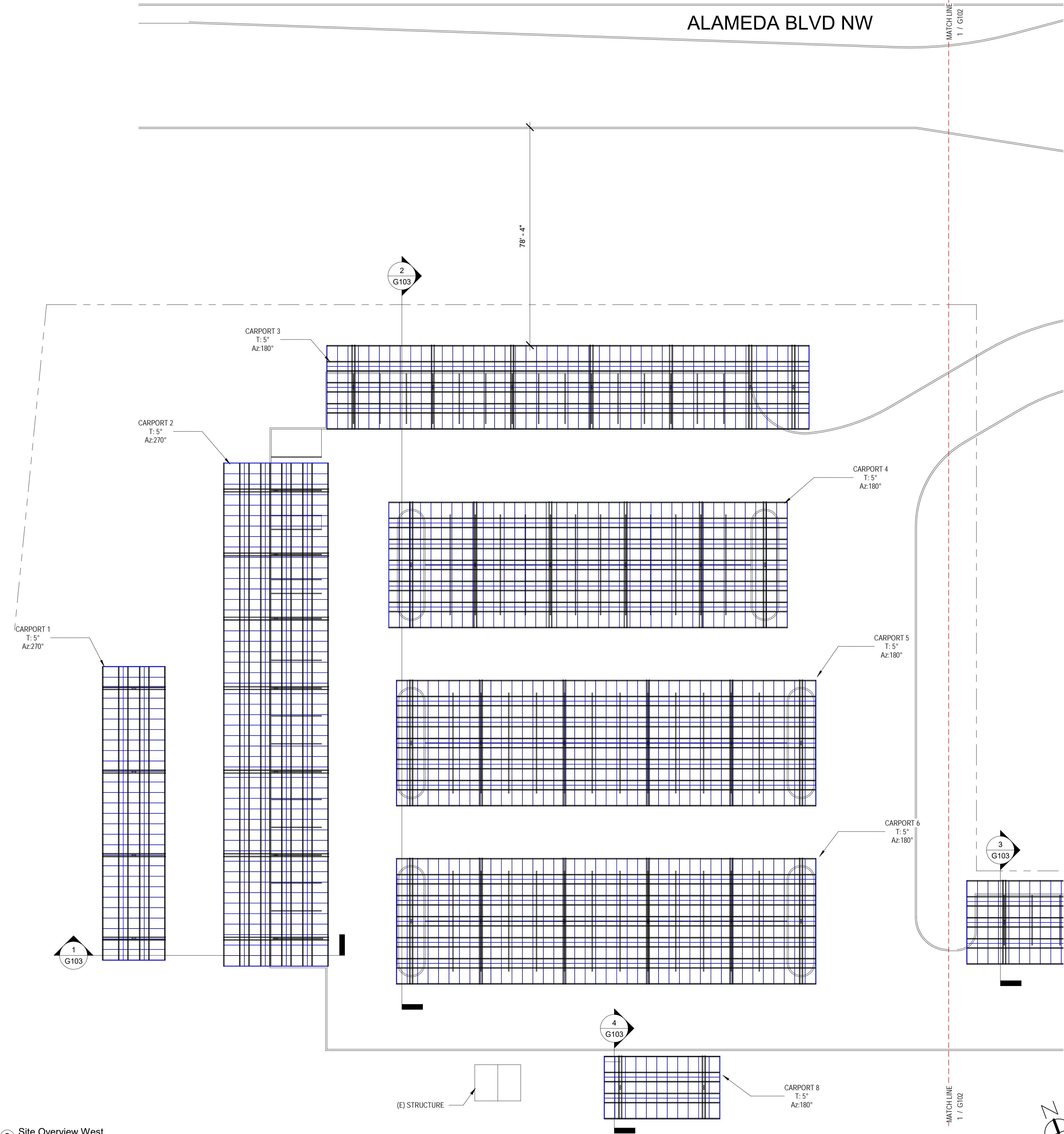
Site Plan

G101

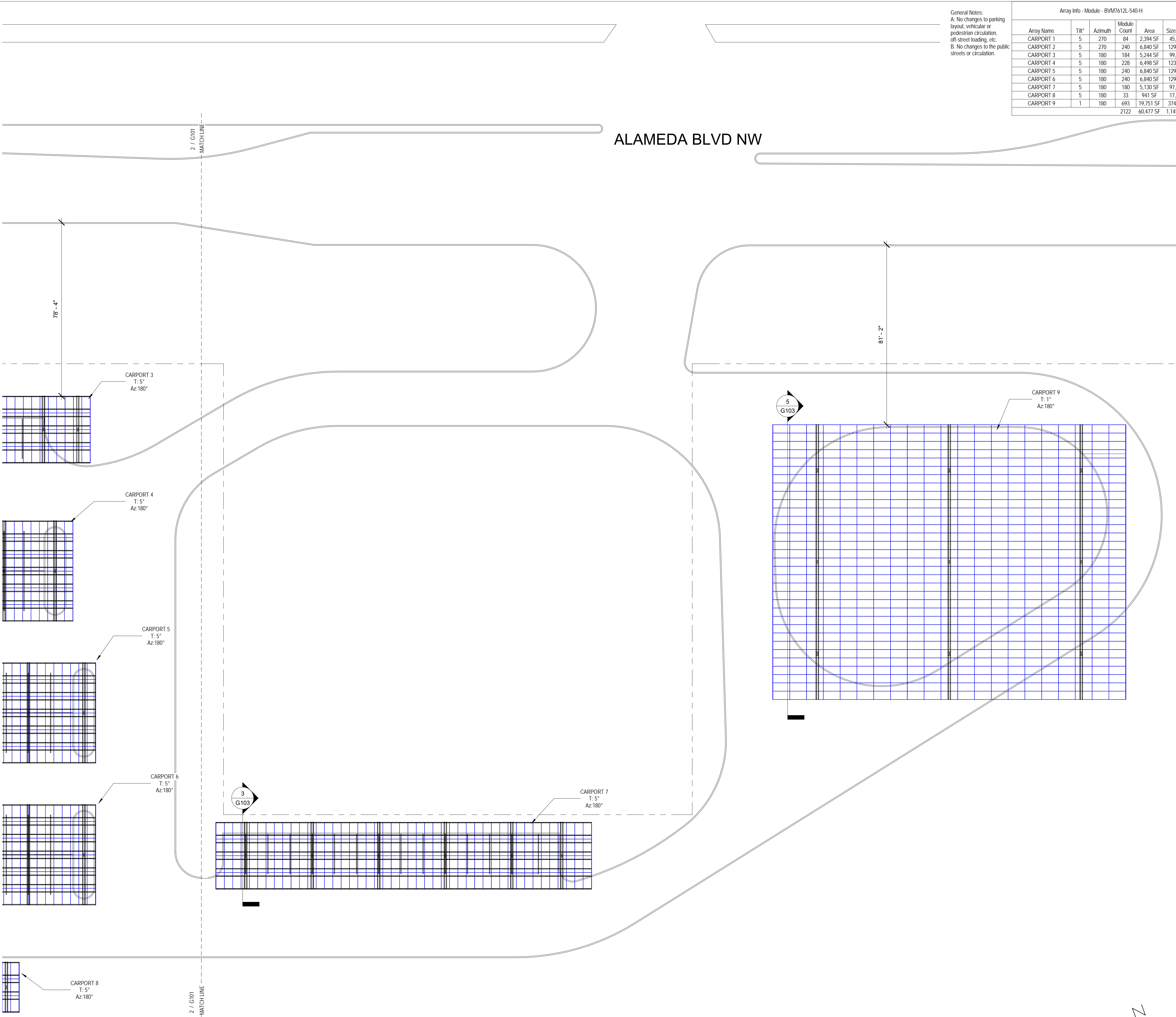
7/21/2022 9:09:20 AM
To scale on 24x36 paper



① Scaled Vicinity Map
1" = 200'-0"



② Site Overview West
1" = 20'-0"



① Site Overview East
1" = 20'-0"

General Notes:
A. No changes to parking layout, vehicular or pedestrian circulation, off-street loading, etc.
B. No changes to the public streets or circulation.

Array Info - Module - BVM7612L-540-H					
Array Name	Tilt°	Azimuth	Module Count	Area	Size (kW)
CARPORT 1	5	270	84	2,394 SF	45.360
CARPORT 2	5	270	240	6,840 SF	129.600
CARPORT 3	5	180	184	5,244 SF	99.360
CARPORT 4	5	180	228	6,498 SF	123.120
CARPORT 5	5	180	240	6,840 SF	129.600
CARPORT 6	5	180	240	6,840 SF	129.600
CARPORT 7	5	180	180	5,130 SF	97.200
CARPORT 8	5	180	33	941 SF	17.820
CARPORT 9	1	180	693	19,751 SF	374.220
			2122	60,477 SF	1,145.880



Affordable Solar
4840 Pan American East Fwy NE,
Albuquerque, NM 87109
www.Affordable-Solar.com
(505) 244-1154

Confidentiality Statement:
This drawing is the property of Affordable Solar. This information is confidential and is to be used only in connection with work described by Affordable Solar. No part is to be disclosed to others without written permission from Affordable Solar.

Affordable Solar
LIC # NM - 365954
(GB98/EE98/ES03)

X

Water Authority PV System

9521 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114

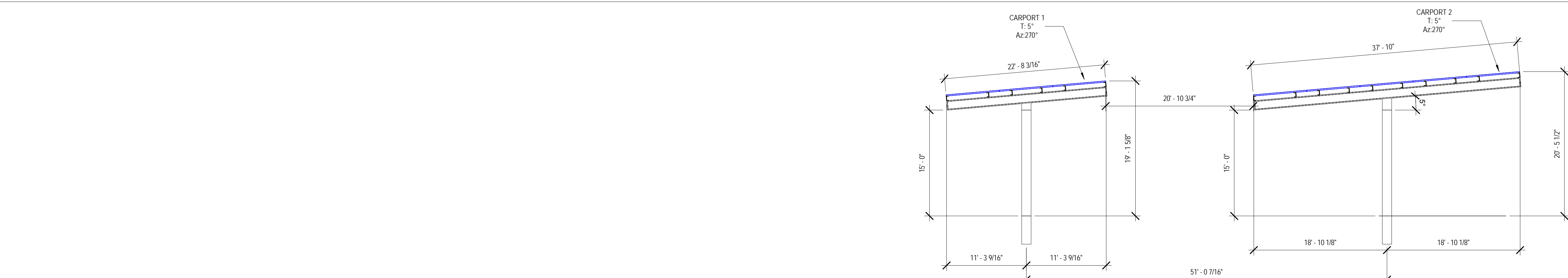
No.	Description	Date
1	EPC Planning Review	7/21/22

Affordable Solar

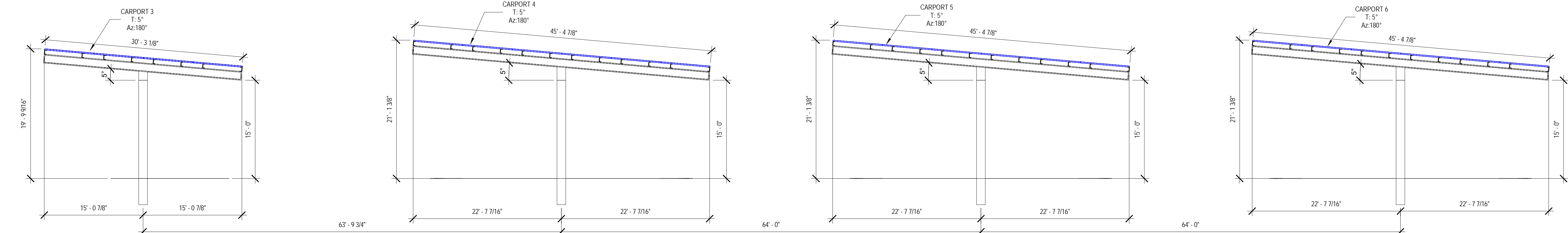
Site Plan

G102

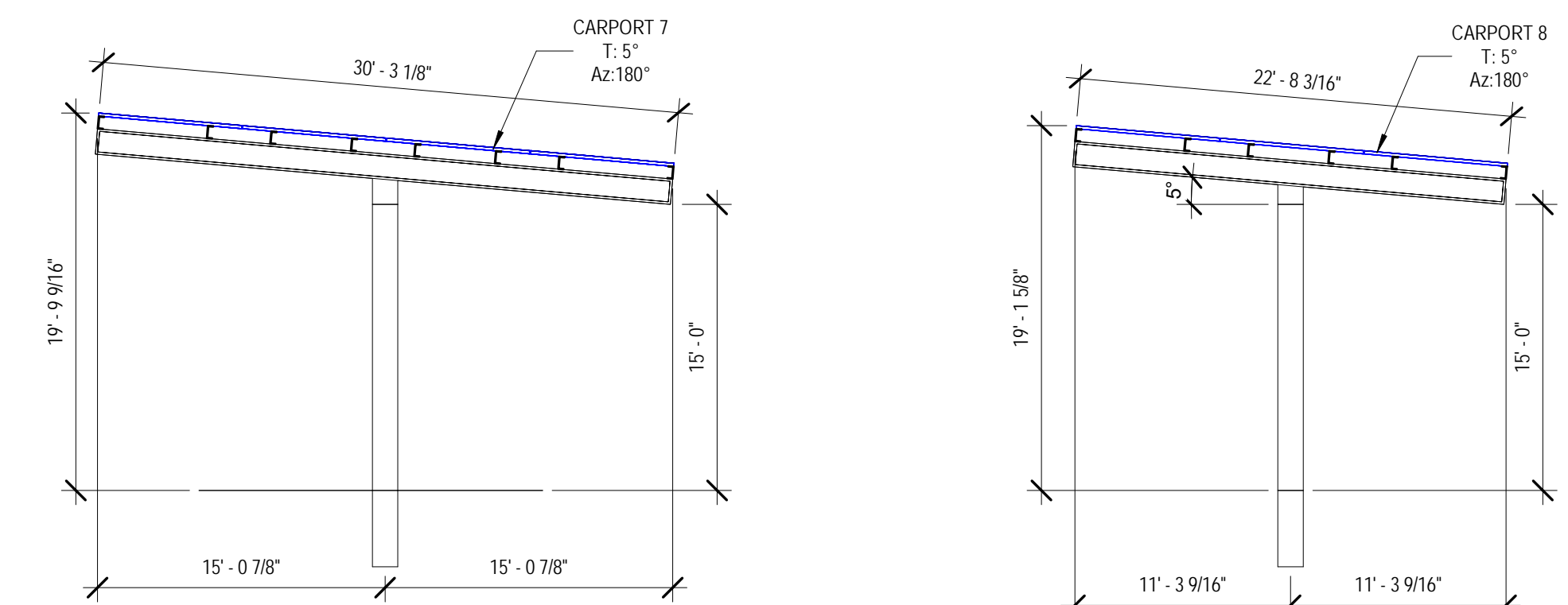
7/21/2022 9:09:21 AM
To scale on 24x36 paper



① - Array 1 & 2
1/8" = 1'-0"

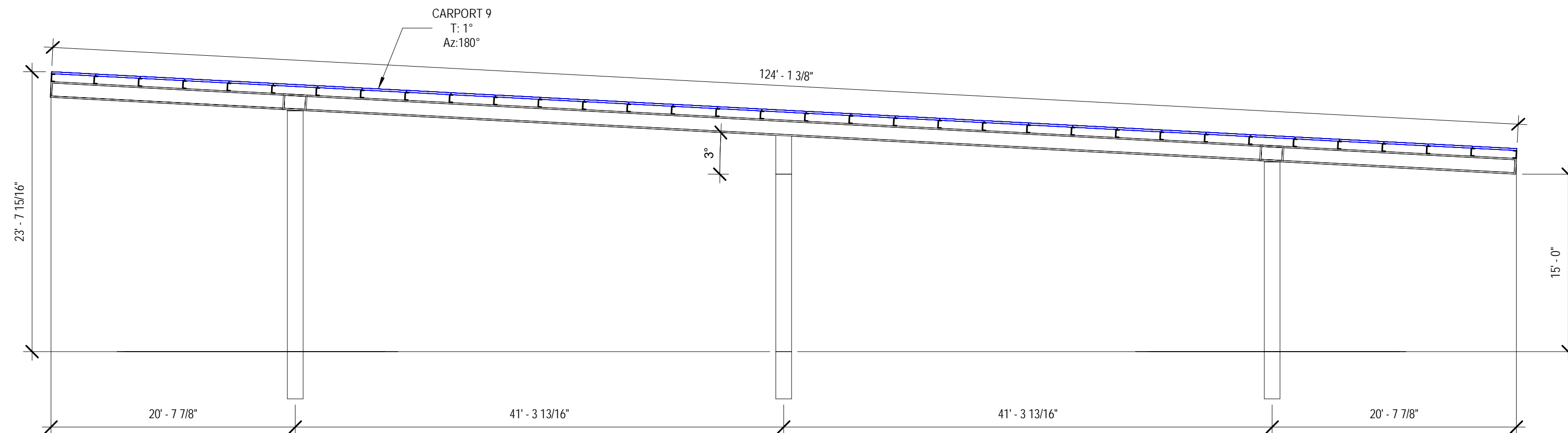


② - Array 3 thru 6
1/8" = 1'-0"



③ - Array 7
1/8" = 1'-0"

④ Section - Array 8
1/8" = 1'-0"



⑤ - Array 9
1/8" = 1'-0"

Array Info - Module - BVM7612L-540-H					
Array Name	Tilt	Azimuth	Module Count	Area	Size (kW)
CARPORT 1	5	270	84	2,394 SF	45.34 kW
CARPORT 2	5	270	240	6,840 SF	127.68 kW
CARPORT 3	5	180	184	5,244 SF	99.36 kW
CARPORT 4	5	180	228	6,498 SF	123.42 kW
CARPORT 5	5	180	240	6,840 SF	129.60 kW
CARPORT 6	5	180	240	6,840 SF	129.60 kW
CARPORT 7	5	180	180	5,130 SF	97.20 kW
CARPORT 8	5	180	33	941 SF	17.82 kW
CARPORT 9	1	180	693	19,751 SF	374.22 kW
			2122	60,477 SF	1,145.88 kW

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Affordable Solar
LIC # NM - 365954
(GB98/EE98/ES03)

Water Authority PV System
9521 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114

No.	Description	Date
1	EPC Planning Review	7/21/22



Confidentiality Statement:
This drawing is the property of -. This information is confidential and is to be used only in connection with work described by -. No part is to be disclosed to others without written permission from -.

LIC # -
EXP: -

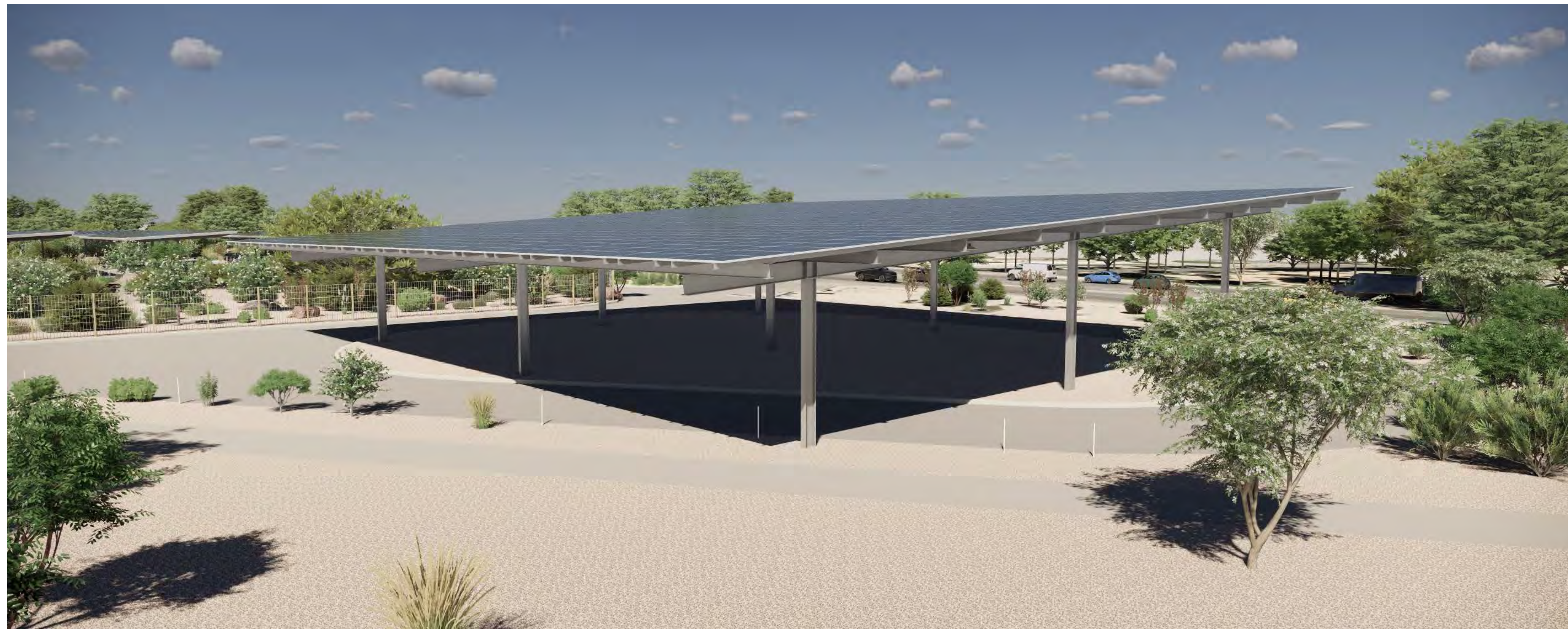
Water Authority PV System

3521 RIO GRANDE BLVD
NW ALBUQUERQUE NM
87114

Ray Renderings

G104

7/20/2022 12:42:21 AM
To scale on 24x36 paper



Confidentiality Statement:
This drawing is the property of -. This information is confidential and is to be used only in connection with work described by -. No part is to be disclosed to others without written permission from -.

LIC # -
EXP: -

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Water Authority PV System

9521 RIO GRANDE BLVD
NW ALBUQUERQUE NM
87114

[illegible]

Array Renderings

G106

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To scale on 24x36 paper

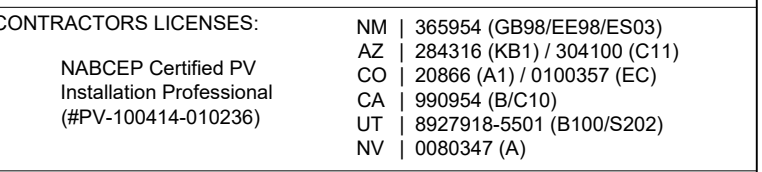
ENGINEER:

CONCEPTUAL - NOT FOR CONSTRUCTION

MAIN FEATURES:	
Nominal AC Power:	890.000 kWac
Peak DC Power:	1,145.880 kWp
Module Technology:	Mono-Crystalline
Inverter Topology:	3Ø String-UL1741

PV MODULES:	
Manufacturer:	Boviet Solar
Model:	BVM7612L-540-H
Peak Power:	540 Wp (Ea)
Quantity:	2,122 Modules

INVERTER CONFIGURATION:	
Manufacturer:	Yaskawa/Solectria
Models:	36/50/60TL-US
Quantities:	(18) Inverters
Inv. Output Voltage:	480V (3Ø/3W)
Array Combiner:	Integrated/Fused
DC Disconnect	Integral/Lockable (Off)
AC Disconnect:	Integral/Lockable (Off)



FACILITY NAME/LOCATION: ABCWUA - OPEN SPACE PARKING CANOPIES
AT RAW WATER PUMP STATION

ABCWUA RFP RESPONSE 2022
OVERALL SITE PLAN - OPTION #1



CONCEPTUAL - NOT FOR CONSTRUCTION

MAIN FEATURES:	
Nominal AC Power:	890.000 kWac
Peak DC Power:	1,145.880 kWp
Module Technology:	Mono-Crystalline
Inverter Topology:	3Ø String-UL1741

MAIN FEATURES:	
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Model:	BVM7612L-540-H
Peak Power:	540 Wp (Ea)
Quantity:	2,122 Modules

Modules per string:	Varies (18 Nom.)
Max DC Voltage:	1000 V (UL)

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Array Combiner:	Integrated/Fused
DC Disconnect	Integral/Lockable (Off)
AC Disconnect:	Integral/Lockable (Off)



PROJECT NO.	CONCEPTUAL/PROPOSAL
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UNINCORPORATED AREAS

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

JOHN R & CONNIE L GUTIERREZ
5501 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-5528

ANDREW MOSSMAN
CONTRACTOR INC
7410 MONTGOMERY BLVD NE STE 200
ALBUQUERQUE, NM 87109-1593

PETE & BELLINA MARQUEZ
1112 BONA TERRA PL NW
ALBUQUERQUE NM 87114-2340

EMILE G GONZALES
9436 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114-1813

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

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

MACKIE P & SHIRLEY A KITTS
9441 RIO GRANDE BLVD. NW
ALBUQUERQUE NM 87114

BARSTOW PROPERTIES LLC
PO BOX 10837
ALBUQUERQUE NM 87184-0837

ROBERT & CHARLOTTE GARDNER
9430 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114

RAY T & MARY ELLEN BAZAN
9423 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114

BERNALILLO COUNTY C/O COUNTY
MANAGER
415 SILVER AVE SW
ALBUQUERQUE NM 87102-3225

JOSEPH E & ANDREA PATRICIA GARCIA
8519 RAVEN RIDGE DR NE
ALBUQUERQUE, NM 87113-2148

KENNETH A HUNT TRUSTEE
GEORGE C BURNACINI IRREV TRUST
PO BOX 6363
ALBUQUERQUE NM 87197-6363

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

JUANITA GARCIA
9419 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114-1812

ROBERTA S BATLEY & WILLIAM J
STEVENS JR
1104 BONA TERRA PL NW
ALBUQUERQUE NM 87107-2340

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

JIMY & JESSICA BYRD
1275 BOND TERRA LP NW
ALBUQUERQUE NM 87114-1984

KEVIN AND SILVA LEIFHEIT & JUANITA
CONSUELO
1101 CAMINO RANCHITOS NW
ALBUQUERQUE, NM 87144-1819

BRUCE F MALOTT
9521 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114-1812

DALE & GAIL ARMSTRONG
5000 EDITH BLVD. NE
ALBUQUERQUE NM 87107-4125

PATRICK MATTHEW & LAUREN NELL
LOTT
1109 BONA TERRA PL NW
ALBUQUERQUE NM 87114-1754

NELSON & MARIE FRANSE
PO BOX 1888
ALBUQUERQUE NM 87103

JACOB L & KIMBERLY S HOISINGTON
1104 CAMINO RANCHITOS NW
ALBUQUERQUE NM 87114-1818

ABEL B & SENaida B GURULE
9644 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114

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

BRIAN T & AUTUMN N MCCARTHY
1266 BONA TERRA LP NW
ALBUQUERQUE NM 87114-1983

ROBERT M. ORTIZ
1263 BONA TERRA LOOP NW
ALBUQUERQUE NM 87114

CECILIA TERESA ORTIZ & GERALD
VINCENT
1004 NOVAK LN NW
ALBUQUERQUE NM 87114-8831

DAVID & JENNIFER OCHOTORENA
OCHOTORENA FAMILY TRUST
1100 BONA TERRA PL NW
ALBUQUERQUE NM 87114-2340

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

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

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

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

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

FRANK DAVID PITCHFORD
9423 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114

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

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

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

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

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

TERRENCE A DOYLE
1113 CAMINO DEL RIO NW
ALBUQUERQUE NM 87114-1837

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

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

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

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

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

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

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

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

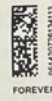
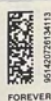
DEBORAH POTTER
ALAMEDA NORTH VALLEY ASSOC.
1019 GUADALUPE COURT NW
ALBUQUERQUE NM 87114

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



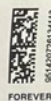
BRIAN T & AUTUMN N MCCARTHY
1266 BONA TERRA LP NW
ALBUQUERQUE NM 87114-1983

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



ANDREW MOSSMAN
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7410 MONTGOMERY BLVD NE STE 200
ALBUQUERQUE, NM 87109-1593

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



DAVID & JENNIFER OCHOTORENA
OCHOTORENA FAMILY TRUST
1100 BONA TERRA PL NW
ALBUQUERQUE NM 87114-2340

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



MACKIE P & SHIRLEY A KITTS
9441 RIO GRANDE BLVD. NW
ALBUQUERQUE NM 87114

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



PATRICK MATTHEW & LAUREN NELL
LOTT
1109 BONA TERRA PL NW
ALBUQUERQUE NM 87114-1754

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



BRUCE F MALOTT
9521 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114-1812

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



PETE & BELLINA MARQUEZ
1112 BONA TERRA PL NW
ALBUQUERQUE NM 87114-2340

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



ROBERTA S BATLEY & WILLIAM J
STEVENS JR
1104 BONA TERRA PL NW
ALBUQUERQUE NM 87107-2340

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



EMILE G GONZALES
9436 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114-1813

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10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



ABEL B & SENaida B GURULE
9644 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114

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ALBUQUERQUE NM 87111



JOHN R & CONNIE L GUTIERREZ
5501 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-5528

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MANUEL D & CRISTINA T HERRERA
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ALBUQUERQUE NM 87114-1809

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ALBUQUERQUE NM 87111



KENNETH A HUNT TRUSTEE
GEORGE C BURNACINI IRREV TRUST
PO BOX 6363
ALBUQUERQUE NM 87197-6363

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



KEVIN AND SILVA LEIFHEIT & JUANITA
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ALBUQUERQUE, NM 87144-1819

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ALBUQUERQUE NM 87111



TERRENCE A DOYLE
1113 CAMINO DEL RIO NW
ALBUQUERQUE NM 87114-1837

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



NELSON & MARIE FRANSE
PO BOX 1888
ALBUQUERQUE NM 87103

CWA STRATEGIC COMMUNICATIONS
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ALBUQUERQUE NM 87111



JOSEPH E & ANDREA PATRICIA GARCIA
8519 RAVEN RIDGE DR NE
ALBUQUERQUE, NM 87113-2148

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



JUANITA GARCIA
9419 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114-1812

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



ROBERT & CHARLOTTE GARDNER
9430 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



BERNALILLO COUNTY C/O COUNTY
MANAGER
415 SILVER AVE SW
ALBUQUERQUE NM 87102-3225

CWA STRATEGIC COMMUNICATIONS
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ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
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ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
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ALBUQUERQUE NM 87111



JIMY & JESSICA BYRD
1275 BOND TERRA LP NW
ALBUQUERQUE NM 87114-1984

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



DALE & GAIL ARMSTRONG
5000 EDITH BLVD. NE
ALBUQUERQUE NM 87107-4125

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ALBUQUERQUE NM 87111



RAY T & MARY ELLEN BAZAN
9423 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114

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ALBUQUERQUE NM 87111



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

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STEVE WENTWORTH
ALAMEDA NORTH VALLEY ASSOC.
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DEBORAH POTTER
ALAMEDA NORTH VALLEY ASSOC.
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PAUL F & SYLVIA WORTZMAN
CO-TRUSTEES, WORTZMAN TRUST
3013 SAN PATRICIA PL NW
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STEVEN C YARBROUGH & SUSAN C
TALLMAN-YARBROUGH
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ROBERT M. ORTIZ
1263 BONA TERRA LOOP NW
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CECILIA TERESA ORTIZ & GERALD
VINCENT
1004 NOVAK LN NW
ALBUQUERQUE NM 87114-8831

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ALBUQUERQUE NM 87111



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

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FRANK DAVID PITCHFORD
9423 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87114

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10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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

CWA STRATEGIC COMMUNICATIONS
10400 ACADEMY RD NE, STE 340
ALBUQUERQUE NM 87111



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



STEVE SCHIFF
9719 CANDELARIA RD NE
ALBUQUERQUE, NM 87111-9998
(800)275-8777

07/26/2022

01:43 PM

Product	Qty	Unit Price	Price
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Forever® Postage Stamp	30	\$0.60	\$18.00
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Forever® Postage Stamp	30	\$0.60	\$18.00
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Forever® Postage Stamp	20	\$0.60	\$12.00
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Forever® Postage Stamp	20	\$0.60	\$12.00
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Grand Total:			\$60.00
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Credit Card Remitted			\$60.00
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Card Name: MasterCard
Account #: XXXXXXXXXX4430

Approval #: 02168G

Transaction #: 907

Receipt #: 000907

AID: A0000000041010

AL: MASTERCARD

PIN: Not Required

Chip

Every household in the U.S. is now
eligible to receive a third set
of 8 free test kits.

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Preview your Mail
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UFN: 340144-9554
Receipt #: 840-18520524-1-4489296-1
Clerk: 00

PRE-SUBMITTAL MEETING



Notice of Intent to Submit Application for Site Permit to City of Albuquerque Environmental Planning Commission

The Albuquerque Bernalillo County Water Utility Authority (Water Authority) intends to submit an application for a site permit to the City of Albuquerque Environmental Planning Commission (EPC) for its proposed solar covered parking project at the Alameda Open Space. The EPC will consider the application at a virtual (as of right now) public hearing scheduled for:

8:30 a.m.

Thursday, March 17, 2022

More information about the City of Albuquerque Environmental Planning Commission can be found at:

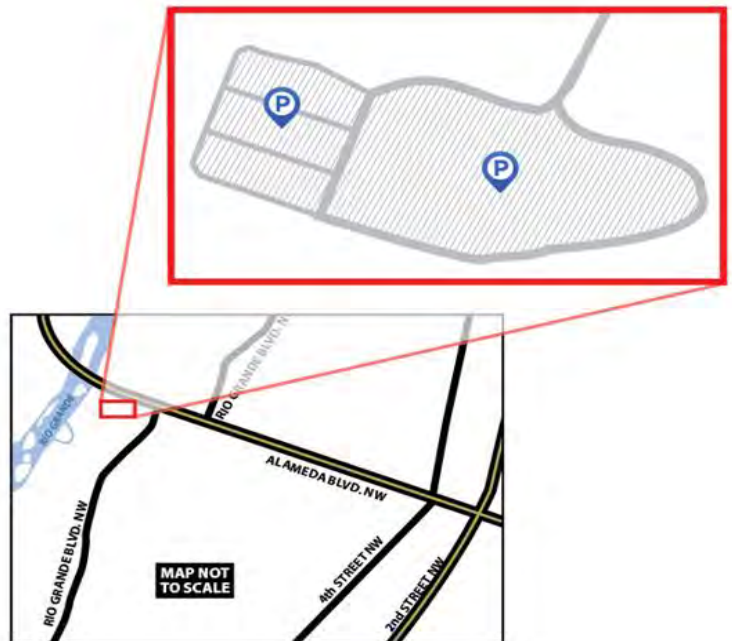
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

More information about the Water Authority's preliminary plans for this project can be found at:
www.abqopensolar.com

The EPC will post its agenda and staff reports to the City of Albuquerque website by Thursday, March 10, 2022 at 3:00 p.m. A notice of their decision(s) at the March 17 hearing is scheduled to be posted on the City of Albuquerque website by March 18.

Please note that plans have not been finalized for this project. The Water Authority will be seeking input on its design prior to finalizing the plans for design and construction.

For more information: Please contact **Patti Watson** at **505-245-3134** (office), **505-269-9691** (cell) or pattiw@cwastrategic.com.





Alameda Blvd NW

Rio Grande

B14

Alameda/Rio Grande

Kelly Summers Pl NW

Paseo del Bosque Trl

Bachechi Open Space

Bona Terra Pl NW

Bona Terra Pl NW

528

Alameda Blvd NW

B15

194



You're invited to a Virtual Public Meeting On a Proposed Project to Add Solar Covered Parking To the Alameda Open Space

**Tuesday, February 1, 2022
6:30 p.m.**

This meeting is virtual because of health concerns due to COVID-19.

Via Zoom: Join Zoom Meeting

<https://us02web.zoom.us/j/88217650391>

Meeting ID: 882 1765 0391

One tap mobile

+13462487799,,88217650391# US (Houston)

+16699006833,,88217650391# US (San Jose)

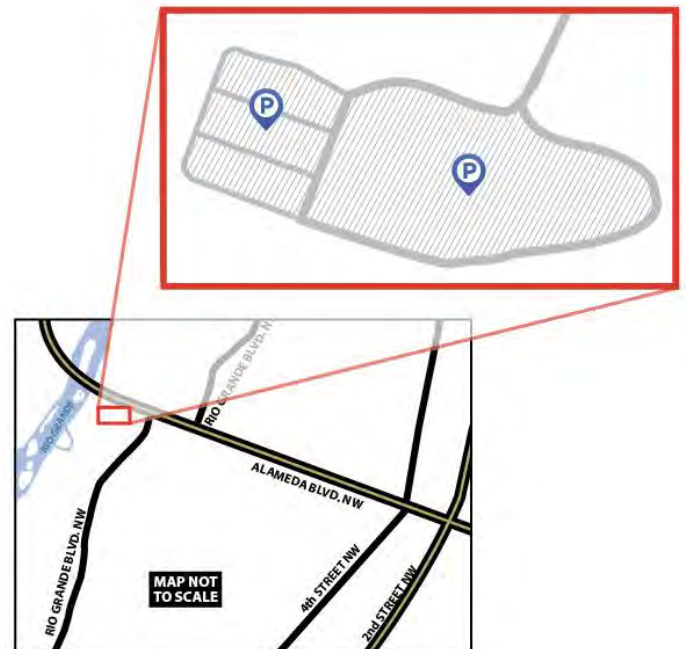


Artist's concept of what solar parking could look like.

Background: The Albuquerque Bernalillo County Water Utility Authority is seeking a site permit from the City of Albuquerque Environmental Planning Commission for a proposed project to provide solar covered parking at the Alameda Open Space (see map).

Purpose for Meeting: At this meeting, the Water Authority's project team will share a brief PowerPoint presentation that outlines the benefits of the project, concepts for how it would be constructed, and anticipated construction impacts.

They will also answer your questions and solicit your feedback and suggestions.



For more information: Please contact **Patti Watson** at **505.245-3134** (office), **505.269-9691** (cell) or pattiw@cwastrategic.com.

From: [Patti Watson](#)
To: newmexmba@aol.com
Cc: [Lucas Baca](#)
Subject: You're Invited to a Virtual Public Meeting on Tuesday, Feb. 1
Attachments: [image001.png](#)
[Inkedx_xO4RaMI UK7yURM49OfuHigA_x_x.ags_b4668f8c-74c5-11ec-825a-....jpg](#)
[Meeting Invitation.docx](#)

Hi, Mr. Kimbrough:

Your name was supplied to us as one of two official contacts for the North Valley Coalition. We are working with the Albuquerque Bernalillo County Water Utility Authority on a proposed project to add covered solar parking to the existing parking at the Alameda Open Space (please see attached map from the IDO atlas) as well as a formal meeting invitation that you can distribute to your members.

As the attached invitation explains, the Water Authority is applying for a site permit for this project from the City of Albuquerque Environmental Planning Commission. At this meeting, which is virtual because of health concerns due to COVID-19, we'll discuss the purpose for the project, benefits of the project, and concepts for how it would be constructed. We will also answer questions and solicit your feedback and suggestions.

Please feel free to contact me if you have questions or would like to discuss anything in advance of this meeting. You can email me, call me at my direct office number, 505-245-3134, or on my cell, 505-269-9691. We hope you'll be able to participate in the meeting and look forward to seeing you (virtually) on Tuesday, Feb. 1.

We'll be sending out a reminder invitation about the meeting next week and the following week. Please feel free to let me know if there are any email addresses you would like for us to add to the list for reminders.

Thank you,
Patti Watson

We've moved!

cid:8bca1b2f-cc73-4296-b1dc-1e4da613ba7b



From: [Chris Morgan](#)
To: [Patti Watson](#); [Patty Carroll](#)
Subject: Re: [NMHorseCouncil] Contact - new submission
Date: Wednesday, January 19, 2022 9:25:20 AM

Good morning,

I am Chris Morgan, President of the NMHC and chairman of legislative issues. This is something that by far would affect equine activities in that area, depending on how the installation was done and how much of the parking area they choose to cover. My fear would be that they would do the entire lot to include the horse trailer parking, which would make pulling rigs in there even more difficult. (I have been scolded for parking my gooseneck not straight enough for some cars that were parked there as overflow!) I have included our Treasurer, Patty Carroll, in this email as she is familiar with the trails and issues in that area. Please let us help you as much as we can with this issue to protect equestrian access to the Alameda Trailhead.

v/r

On Mon, Jan 17, 2022 at 4:06 PM Patti Watson <reply-to+798caca95aea@crm.wix.com> wrote:

Patti Watson just submitted your form: Contact
on [NMHorseCouncil](#)

Message Details:

First Name: Patti

Last Name: Watson

Email: pattiw@cwastategic.com

Phone: 5052453134

Message: Hello - I'm handling communications for a proposed project to install solar covered parking at the existing Alameda Open Space parking lot and we would like to stay in touch with someone from your group. Could you please supply me with a name and email address?

Thank you.

To edit your email settings, go to your Inbox on desktop.



--
v/r

Chris A. Morgan

"You've got to go out on a limb sometimes because that's where the fruit is."
-Will Rogers

Transcript from Public Meeting on Proposed Alameda Open Space Solar Covered Parking
February 1, 2022

Attendees: Giselle Alvarez, Policy Analyst, District 5, City of Albuquerque
Lucas Baca, CWA Strategic Communications
Patty Carroll, New Mexico Horse Council & Corrales Equestrian Advisory Committee
Dustin Chavez-Davis, Bernalillo County Open Space
Colleen Langen-McRoberts, City of Albuquerque Open Space
David Laughlin, Albuquerque Bernalillo County Water Utility Authority
Val Cole, New Mexico Horse Council
Jon Ertsgaard, Albuquerque Bernalillo County Water Utility Authority
Laurie Firor, City of Albuquerque Parks & Recreation Department
Steve House, Triple H Solar
Bob Oberdorfer, Sites Southwest
Raymond Sandoval, Albuquerque Bernalillo County Water Utility Authority
Mari B. Simbana, Bernalillo County Open Space
Rachel Stone, Albuquerque Bernalillo County Water Utility Authority
Patti Watson, CWA Strategic Communications

Patti: Thanks for coming. We really appreciate it. So that we hear each other clearly, please mute your microphones if you're not speaking if you haven't done so already. So that we can get a good idea of who is attending the meeting and send out project updates, I'd really appreciate if you type in your name, your organization you're representing, if it's relevant, and your email address in the chat. That way, we'll have your information. We can send you out tonight's Power Point presentation as well as keep you updated on the project. We'll be answering any questions we receive after we complete the Power Point presentation. You can either type your questions into the chat as you think of them or you can raise your hand via the video feed or by using Zoom and selecting reactions on the bottom of your navigation bar, selecting raise hand, and your hand will stay raised until you click the same selection again to lower it. You can also raise or lower your virtual hand by holding Y and clicking alt on your keyboard for those of you who like to do that. We'll make sure all questions get answered after we've completed the presentation. Just so everyone knows, we are in the process of creating a new website. It's called abq-open-solar -- all one word -- dot-com. We just got the bare bones of it up today but we hope to have it fully populated by the end of the week. It will be a reference for people to see what's going on, then sign up for updates. So that will be in the presentation. And then if you think of any questions after the meeting, at the very end it has all my information. You can always call me or email me. I'll get it out to the team and we'll respond. Again, thanks for the time and we'll get started.

Our project team for this project is Steve House, who's a solar energy consultant with Triple H Solar. We have Raymond Sandoval, who's the project manager for the Albuquerque Bernalillo County Water Utility Authority, Rachel Stone, who's the communications specialist with the Water Authority and me. I'm a communications contractor. I've worked with the Water Authority for a long time and other government entities on construction. We also have a couple of other folks from the Water Authority. We have David Laughlin, who's the chief engineer of the planning engineering group and I believe we have Jon Ertsgaard.

I'm going to turn this over to Steve House and Raymond, who will be making the presentation.

Raymond: Thank you Patti. So to get started, this project is going to be rather collaborative between the City of Albuquerque, Bernalillo County and the Water Authority. This is to help improve parking at the Alameda Open Space, which is quite the trailhead to a number of different trails along the Bosque. This will help save energy, preserve our natural resources, and provide educational opportunities.

Some project benefits are going to be that this will help provide some shade for cars and people on hot summer days, along with cover from rain and snow. In addition, this will improve some safety with secure lighted parking at night underneath the solar canopies. This will help save energy long-term and lower the costs for the Water Authority. This will be saving energy long-term by offsetting about 36 percent of the raw water pump station electric usage. Not only that, but with all of this solar development that we are putting forth this can help provide opportunities for education. It will preserve natural resources. And this will provide two electric vehicle charging stations. These will be available for use by the public with no charge. And now I'll turn this over to Steve House, our solar project development consultant.

Steve: Thanks a bunch, Raymond. So the slide you are looking at here is a general site plan of what we are proposing. The composite of all the solar canopies that we are going to install is going to generate approximately 1,300 kilowatt hours. To give you a sense of what that means for your home, that's enough energy to power 233 average American homes for a year. The portion you see on the left of the screen is the City of Albuquerque property. The rectangles you see in the highlighted cloud will be where the covered parking is. On the far right of the screen is the Bernalillo County portion. It's going to be a little different. Actually the shade structure will be quite a bit different than on the City of Albuquerque side. The reason it will be is today, as many

of you know, lots of people with horse trailers park in there, RVs, busses. So once we get a contractor on board and we start a final design we are going to be reaching out to the horse community and those involved in parking there to get their input on that structure. The minimum clearance, I know that's a concern for a lot of people. The minimum vertical clearance for all the structures is going to be 15 feet. So that will be more than adequate for anything that should be out on our highways. The last portion that I didn't mention is the portion in the center on the bottom of the photograph. That's City of Albuquerque and Bernalillo [County] property. The only difference is there's a property line right there at the bottom of that rectangle.

The original main reason for this project was to help supply or offset the energy consumption for the Raw Water Pump Station. So you will notice in that larger photograph on the right of the slide, you know the top is the parking area that we've been discussing. Down towards the bottom left-hand corner where you see that red arrow is the raw water pump station. If you've been to that location, walked south from the parking lot or rode your bike, you might have noticed that. It looks kind of like a church. On the smaller photograph that's kind of in the center of the slide, if a ground view of what the pump station looks like.

Another facility that we are going to install on-site for energy generation as well as education is what's called a smart flower. This is a picture of one that's installed at another location in the United States. The SmartFlower is going to be used for many things. Its main function is going to be for education, although it is going to generate a significant amount of energy. A couple of really cool things about the SmartFlower and we'll have some signage out there to educate people that are on site viewing it. It's what we call a dual access tracker, so at night it will retract itself down and put itself in its own little box. In the morning, it will know when the sun comes up. It will come out of that little box and it will deploy its petals and it will start generating solar energy. It will track the sun, not only from east to west as it goes through the sky. It will track it north to south so it's "face" of all its petals will always be perpendicular to the sun. That helps generate between 30 and 40 percent more energy than flat, static solar panels, like what you might see around town on [at] other covered parking facilities. It's smart enough to know that if there are wind gusts in the area, anything over 40 miles an hour, it will fold itself up and go back in its box. It's also smart enough to know that there's a big hail storm coming, it will fold itself up and go back in its box so it's not damaged. It, in conjunction with the signage that is going to go in the area, will be a great way to help educate students and adults who visit the area.

The next several slides are examples of canopies around the Southwest. They are what we anticipate building on this site. This particular photograph shows both single parking solar canopies and double, what we call "T" canopies, with an open drive lane configuration so it doesn't feel like you are covered and you still have a view of the sky. It doesn't feel like you are covered everywhere.

These two photographs are ground view examples of what "T" and cantilever canopies might look like. The photograph on the left shows "T" canopies covering two rows of parking. The photograph on the right shows the closest canopy to us is what we call a single car lane cantilever canopy and the one behind it is what we call a "T" type of covered canopy.

These are two more examples. Single-row cantilever solar canopies. Just so you get a feel of what we're intending to build out there.

So part of the project is also going to include electrical vehicle charging stations. There will be two of them and they'll be dual-port electric vehicle charging stations. So the two charging stations will be able to charge four cars. Like Raymond mentioned, they will be free to the public to use and the parking spaces are going to be designated as electrical-vehicle-only charging spaces.

So I will turn the next couple of slides over to Raymond.

Raymond: Thank you Steve. So to go on to the current construction plans and timeline, we're hoping to be having construction during the fall and wintertime to minimize impacts to the Alameda Open Space visitors. We know that this is more of a lower traffic timeframe, and we're planning on closing both parking lots while the construction is ongoing and not having this area – specific lots – open to the public. However we will not be impeding usage of the walking, bike and equestrian trails. Those are to remain open during the entire project.

To continue, the parking will be open in a designated area on the north side of Alameda Boulevard on the west side of the river. That is currently there and used as overflow parking. As I was mentioning, we're trying to close off this entire parking area, and that is to help increase efficiency of construction so that we can hit a four-to-six-month construction timeframe. Speaking with multiple people in the solar industry, they thought this would be best and allow

them to work much quicker than having to also take into consideration or further consideration of cars coming and going during construction.

Steve: All right, so these are the next steps for the project as we see it going forward. Our next step is to submit our application into the City of Albuquerque Environmental Planning Commission, which we will do here in the next couple of days. Once that application is reviewed and approved by the City, then we will issue a request for proposals for the project. We'll then select a contractor to help us design and build this, the project. It will be at that point, when we get to the design phase, where we'll be looking for input for the canopies. Specifically, on the east side of the facility. Once we know who's going to be building it for us we can get it scheduled. Once we have that timeframe, we will notify everybody via signage near the Open Space on Alameda Boulevard. We will have regular construction updates via email, and we'll have a lot of publicity. We will also post regular updates on the website that Patti mentioned, which is that abqopensolar-dot-com. And then once the project is completed, we as residents will be able to enjoy shaded parking and the Water Authority will be able to purchase cheap, clean energy from the facility.

Patti: Does anyone have any questions?

Patty Carroll: Will there be a chance for input on parking prior to final design?

Patti: Yes. We will be reaching out to your group, Patty, and we'll talk about what kind of width and height restrictions you need for the horse trailers and also what kind of access you need to get into and out of Open Space.

Lucas, would you take us to the new website? Which is under development but at least you guys can see it. This way, we'll be able to collect all sort of information, and again if you just joined us and did not put your information in the chat, if you would do that or sign up for updates at the website, that way we can make sure you're on the list for updates as the project moves forward. It's called abqopensolar.com. You can click there to sign up for updates. There's also a comment form. So if you have specific comments or questions you can leave those. We will be building out the website with more information going forward. Again this is part of the process to apply for the permit with EPC, but as Steve House indicated, going forward we will be reaching out to everyone to get input as we finalize the plans.

Are there any questions? A couple of things we can tell you. As we said, the design hasn't been finalized so you will have input. And we'll have all the pictures up on the website. One thing I can tell you is that the Water Authority has other solar covered parking. I think they have it at their new Mission Facility, and it's been working well. And you may have seen it around town. I know that Bohannon Huston, I think, has solar covered parking at their corporate offices. Steve it's pretty common now, isn't it? Or it's becoming more common?

Steve: Yeah it is. If you get a chance to drive down Mission you can see their brand new solar covered parking at their new facility.

Raymond: I'd like to also add that the Albuquerque Aquarium and Biopark also have some nice covered parking as well.

Steve: Yeah the zoo has solar covered parking.

Patti: We have another question. What is your experience with other projects and public reaction when you change the visual aspect of the site? Steve you're probably the best qualified to answer that because you've worked on numerous projects. Have we done anything similar in an open area that people use for recreation?

Steve: No, actually. The projects we have done, not that this isn't a parking-specific area, but in as open space parking as this one, but I will say I've never had opposition from a solar project anywhere.

Patti: Okay. Obviously we're confining everything to the parking area. We won't be impeding on any of the trails, or any of the Open Space area other than parking, correct?

Steve: Yes, that is correct.

Patti: So I guess that's a good question and we don't really have an answer. Anyone else have a question?

Rachel: Patti, can I comment on it? About solar covered parking? Especially at our new customer service and operations center there on Mission Boulevard? There's a lot of solar parking there, which was mentioned earlier. Some of the feedback I've received from the technicians and folks who use it to park every day, especially in the summer, it provides a massive cooling effect. People really love it. As far as snow goes, it also really keeps the snow off the vehicles. Not that that's so much of an issue here, but really the feedback I've heard is that in the summertime it has a massive cooling effect. So I think folks will really appreciate when they do visit the Bosque in the summer, that when they get back to their vehicle it's not going to be blazing hot like it would be otherwise.

Steve: That will, if I can just add on a little bit, be the same situation on the east side where the horse trailers and busses will be. It will be a hundred percent shade there so people with horses will get back from a ride and they won't have to put their horses into a 120-degree trailer.

Patti: Anybody else have questions? Okay. Thank you very much for attending tonight. Anybody whose name and contact information is in the chat or on our list will get the Power Point. If any of the neighborhood associations want more specific outreach or they have questions, we're happy to present to them. Also, we will be consulting with the New Mexico Horse Council and the Corrales group and we will reach out to the new trails and recreation committee and the bicycling group. We want to make sure everyone is heard. If you do have questions I'm putting in my name and phone numbers in the chat and you can call me or email me and we'll be glad to respond. We want to make this project the best it can be.

Bolivar, Silvia A.

From: Steve House <shouse@triplehsolar.com>
Sent: Tuesday, September 6, 2022 7:08 AM
To: Bolivar, Silvia A.; Somerfeldt, Cheryl
Cc: Raymond Sandoval (rsandoval@abcwua.org); Patti Watson (pattiw@cwastrategic.com)
Subject: FW: Update on Proposed Solar Covered Parking at Alameda Open Space
Attachments: ABCWUA RWPS - Solar Canopy Project - Site Documents 07.22.22.pdf

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

Good morning!

Wanted to share this correspondence with the NM Horse Council. They have been supportive of the project and have asked to be included in the design review process when appropriate.

Steve

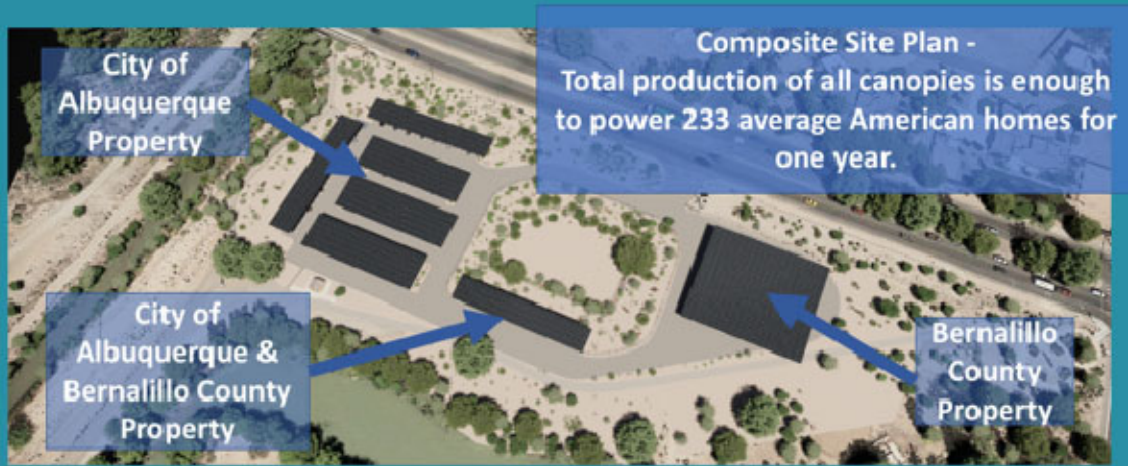
From: Patti Watson <pattiw@cwastrategic.com>
Sent: Friday, September 2, 2022 4:55 PM
To: plcarroll50@gmail.com; nmhc@swcp.com; hawkeye.morgan@gmail.com; Valerie Cole <valcole@flash.net>
Cc: Steve House <shouse@triplehsolar.com>; Raymond Sandoval <rsandoval@abcwua.org>
Subject: Update on Proposed Solar Covered Parking at Alameda Open Space

Hello everyone:

I hope you've had a wonderful summer and are enjoying the beginning of September. I wanted to let you know that the proposed solar covered parking project at the Alameda Open Space has applied for a site permit from the City of Albuquerque Environmental Planning Commission and will be making a presentation at the EPC hearing scheduled on Sept. 15, 2022. I have attached the preliminary site plan for the project.

The graphic below summarizes the project layout. The team did take your input into account when working on the preliminary site plan to make sure that the covers are high enough, long enough and wide enough to accommodate trucks hauling horse trailers (as well as school busses) and allow adequate room to maneuver around the parking lot. That said, we would be happy to answer questions or meet with your organization at your convenience. We very much appreciate your interest and want to create a project that will benefit everyone in the community.

Thank you!
Patti Watson



We've moved!

PATTI R. WATSON PRESIDENT



▶ pattlw@cwastategic.com

▶ 505.245.3134 DIRECT

▶ 505.269.9691 CELL

TANON OFFICE PLAZA | 10400 ACADEMY RD. NE, STE 340 | ALBUQUERQUE, NM 87111
 505.293.2000 GENERAL OFFICE | 800.687.3417 TOLL FREE | 505.293.2121 FAX

OPEN SPACE ADVISORY BOARD

MEETING MINUTES

OPEN SPACE ADVISORY BOARD MEETING MINUTES

December 9, 2020
1:30pm
Zoom Meeting

Members Present

Twyla McComb, Michael Scisco, Tasia Young, Barbara Taylor, Don Meaders, Taylor Bui, Scott Forrester

Members Absent

None

Staff Members Present

Colleen McRoberts (Superintendent, Open Space Division), Amanda Romero (Sr. Administrative Assistant, Open Space Division), James Lewis (Assistant Superintendent, Open Space Division), Tricia Keffer (Planner, Open Space Division), Jim Sattler (Assistant Superintendent, Open Space Division), Dave Simon (Director, Parks & Recreation Dept.)

Visitors Present

Shanna Shultz (COA City Council), John Doller (ABCWUA), Steve House (ABCWUA), Victoria Dery (ABQWUA), David Laughlin (ABQWUA), Liz Anderson (ABCWUA), John Stomp (ABCWUA)

1. Call to Order and Introductions

Chair Twyla McComb called the meeting to order at 1:32pm.

2. Action: Approval of Agenda

Tasia Young moved approval of agenda, second by Michael Scisco.

Motion carried unanimously, 6-0

3. Action: Approval October 27, 2020 Minutes

Amendment: Michael Scisco corrected item #13 to read: “before the field trip to the Calabacillas Pueblo II”

Motion: Barbara Taylor moved the approval of the amended September 22, 2020 Minutes; second by Don Meaders.

Motion carried unanimously, 6-0.

4. Public Comment

No comments

5. Announcements and Correspondence

Superintendent Colleen Langan-McRoberts updated the board on ongoing projects throughout the Open Space.

6. Solar Energy Generation Facility proposed project at Tijeras Arroyo BioZone

John Stomp and Steve House with the ABCWUA presented to the Board a project they would like to proceed with a Solar Energy project at the Alameda Open Space.

Motion: Barbara Taylor moved to support of the Solar Energy Generation Facility proposed project at Alameda Open Space and to be included on the January OSAB agenda for action by the full board; second by Don Meaders.

Motion carried unanimously, 7-0.

7. 8E Transmission Pipeline proposed project at Tijeras Arroyo BioZone

John Stomp and Dave Laughlin with the ABCWUA presented to the Board a project they would like to proceed with a 8E Transmission Pipeline project at the Tijeras Arroyo BioZone.

Motion: Barbara Taylor moved to support of the 8E Transmission Pipeline proposed project and be included on the January OSAB agenda for action by the full board; second by Don Meaders.

Motion carried unanimously, 7-0.

8. Update on Matrix Changes

Superintendent Colleen Langan-McRoberts and Board Member Michael Scisco updated the board on the Matrix changes. This will be added to next meeting or a subsequent meeting.

9. Status of the Open Space Trust Fund

Chair Twyla McComb and board discussed the status of the Open Space Trust Fund.

10. Action: Letter of Recommendation to City Council regarding Open Space Trust Fund

Motion: Taylor Bui moved pending action to a subsequent meeting; second by Don Meaders

Motion carried unanimously, 6-0.

11. Adjournment

Motion: Tasia Young moved to adjourn the meeting; second by Don Meaders. ***Motion carried unanimously, 6-0.*** Meeting adjourned at 4:36pm.

OPEN SPACE ADVISORY BOARD MEETING MINUTES

January 26, 2021
1:30pm
Zoom Meeting

Members Present

Twyla McComb, Michael Scisco, Tasia Young, Barbara Taylor, Don Meaders, Scott Forrester

Members Absent

Taylor Bui

Staff Members Present

Colleen McRoberts (Superintendent, Open Space Division), Amanda Romero (Sr. Administrative Assistant, Open Space Division), James Lewis (Assistant Superintendent, Open Space Division), Tricia Keffer (Planner, Open Space Division), Adryana Montoya (Associate Planner, Open Space Division), Dave Simon (Director, Parks & Recreation Dept.), Jessica Campbell (PIO, Parks & Recreation Dept.)

Visitors Present

Mayor Tim Keller (COA Mayor's Office), Lawrence Rael (COA Mayor's Office), Shanna Shultz (COA City Council), Lan Sena (COA City Councilor), John Doller (ABCWUA), Steve House (ABCWUA), Victoria Dery (ABQWUA), David Laughlin (ABQWUA), Jim Strozier (ABCWUA), Chris Green (citizen), Rene Horvath (citizen), Phil Parkins (citizen), Cori & Steve Ewing (citizen), Ken Churchill (citizen), Rachel Swanteson-Franz (citizen), Dr. Joe Valles (citizen), CK Scott (citizen), Nick Harrison (citizen), Alan Varela (citizen), David Siebert (citizen), Dr. Susan Chaudoir (citizen)

1. Call to Order and Introductions

Chair Twyla McComb called the meeting to order at 1:32pm.

Mayor Tim Keller spoke to the board and members of the public in support of the Poole Property acquisition by the City.

2. Action: Approval of Agenda

Don Meaders moved approval of agenda, second by Michael Scisco.

Motion carried unanimously, 6-0

3. Action: Approval December 9, 2020 Minutes

***Motion:* Barbara Taylor moved the approval of the December 9, 2020 Minutes; second by Don Meaders.**

Motion carried unanimously, 6-0.

4. Public Comment

Councilor Lan Sena, Dr. Susan Chaudoir, Steve Ewing and Dr. Joe Valles discussed their support and concerns within Open Space.

5. Action: Proposal for the Poole property to be included on the City's priority list for MPOS acquisition

***Motion:* Barbara Taylor moved to go into a closed session to discuss Poole Property; second by Tasia Young.**

***Motion carried, 5-1. Roll Call Vote:* Barbara Taylor, Don Meaders, Michael Scisco, Tasia Young, and Twyla McComb. Scott Forrester abstained.**

Motion: Michael Scisco moved the approval to add the Poole Property to the Open Space property acquisition list; second by Tasia Young.

Motion carried unanimously, 6-0 Roll Call Vote: Don Meaders, Michael Scisco, Barbara Taylor, Tasia Young and Twyla McComb.

Motion: Barbara Taylor moved to request that the City of Albuquerque negotiate with the seller for a phased payment option that will give the City and the Open Space Advisory Board time to consider all funding sources; second by Tasia Young.

Motion carried unanimously 6-0. Roll Call Vote: Michael Scisco, Scott Forrester, Don Meaders, Barbara Taylor, Tasia Young and Twyla McComb.

6. Action: Support of Solar Energy Generation Facility proposed project at Alameda Open Space

Motion: Barbara Taylor moved the support of the Solar Energy Generation Facility proposed project at Alameda Open Space; second by Tasia Young.

Motion carried unanimously, 6-0 Roll Call Vote: Michael Scisco, Scott Forrester, Don Meaders, Barbara Taylor, Tasia Young and Twyla McComb.

7. Action: Support of 8E Transmission Pipeline proposed project at Tijeras Bio Zone

Motion: Barbara Taylor moved the support of 8E Transmission Pipeline proposed project at Tijeras Bio Zone; second by Don Meaders.

Motion carried unanimously, 6-0 Roll Call Vote: Michael Scisco, Scott Forrester, Don Meaders, Barbara Taylor, Tasia Young and Twyla McComb.

8. CNP EPC Hearing results

Superintendent Colleen Langan-McRoberts updated the board on the results of the CNP EPC Hearing.

9. Neighborhood Open Space Update

Superintendent Colleen Langan-McRoberts updated the board on the Neighborhood Open Space. This will be on February's agenda with a presentation.

10. Update from Open Space Staff

Superintendent Colleen Langan-McRoberts updated the board on upcoming projects and changes within Open Space.

11. Schedule for subcommittee meetings Feb

Madam Chair Twyla McComb discussed with the board on the scheduling of the subcommittee meetings. Special Meeting will be held on February 18, 2021, from 9:00 am – 11:00 am.

12. Adjournment

Motion: Tasia Young moved to adjourn the meeting; second by Barbara Taylor. ***Motion carried unanimously, 6-0.*** Meeting adjourned at 4:19pm.

SITE PLAN REDUCTIONS

Site Plan	G101 & G102
Array Layouts	G103
Array Renderings	G104, G105, G106
Overall Site Plan	PV-1.01
One Line Diagrams	PV-2.01
Sensitive Lands Analysis	

General Notes:
A: No changes to parking layout, vehicular or pedestrian circulation, off-street loading, etc.
B: No changes to the public streets or circulation.

Array Info - Module - BVM1/62L-540-H					
Array Name	Tilt*	Azimuth	Module Count	Area	Size (kW)
CARPOT 1	5	270	84	2,394 SF	45,360
CARPOT 2	5	270	240	6,840 SF	129,600
CARPOT 3	5	180	184	5,244 SF	99,360
CARPOT 4	5	180	228	6,498 SF	123,120
CARPOT 5	5	180	240	6,840 SF	129,600
CARPOT 6	5	180	240	6,840 SF	129,600
CARPOT 7	5	180	180	5,130 SF	97,200
CARPOT 8	5	180	33	941 SF	17,820
CARPOT 9	1	180	693	19,751 SF	374,220
			2122	60,477 SF	1,145,880

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Affordable Solar
LIC # NM - 365954
(GB98/EE98/ES03)

Water Authority PV System

9521 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114

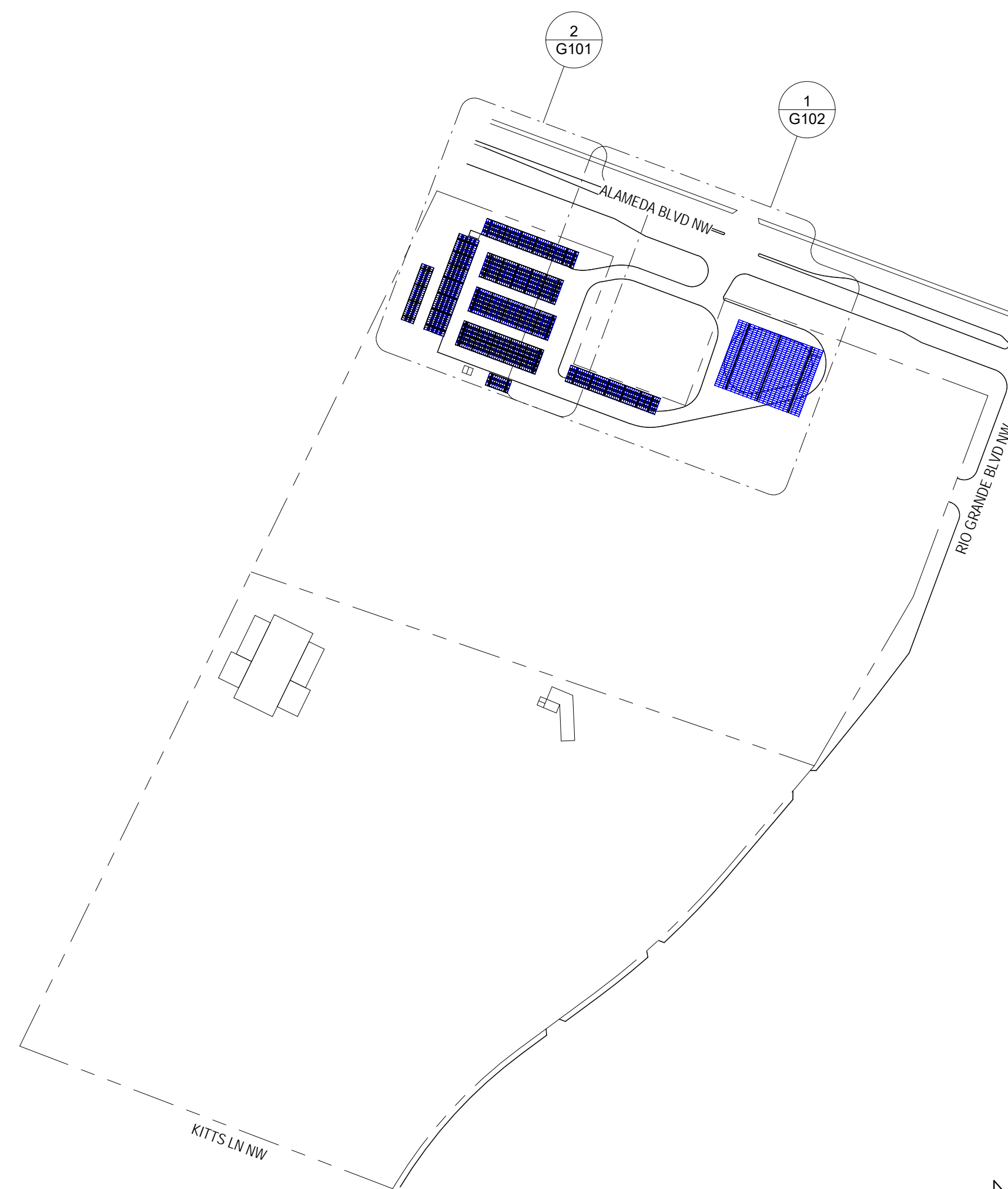
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Affordable Solar

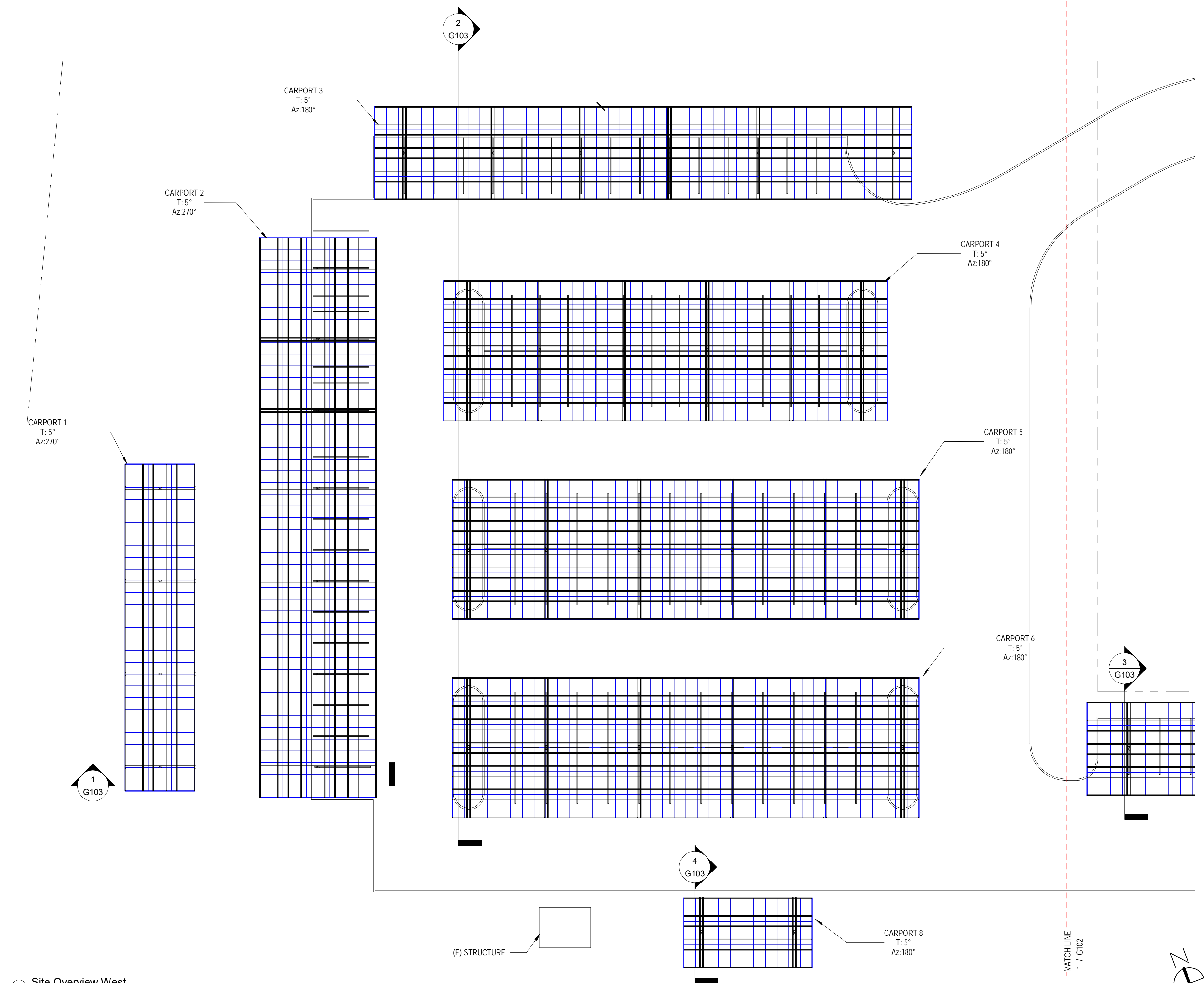
Site Plan

G101

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To scale on 24x36 paper

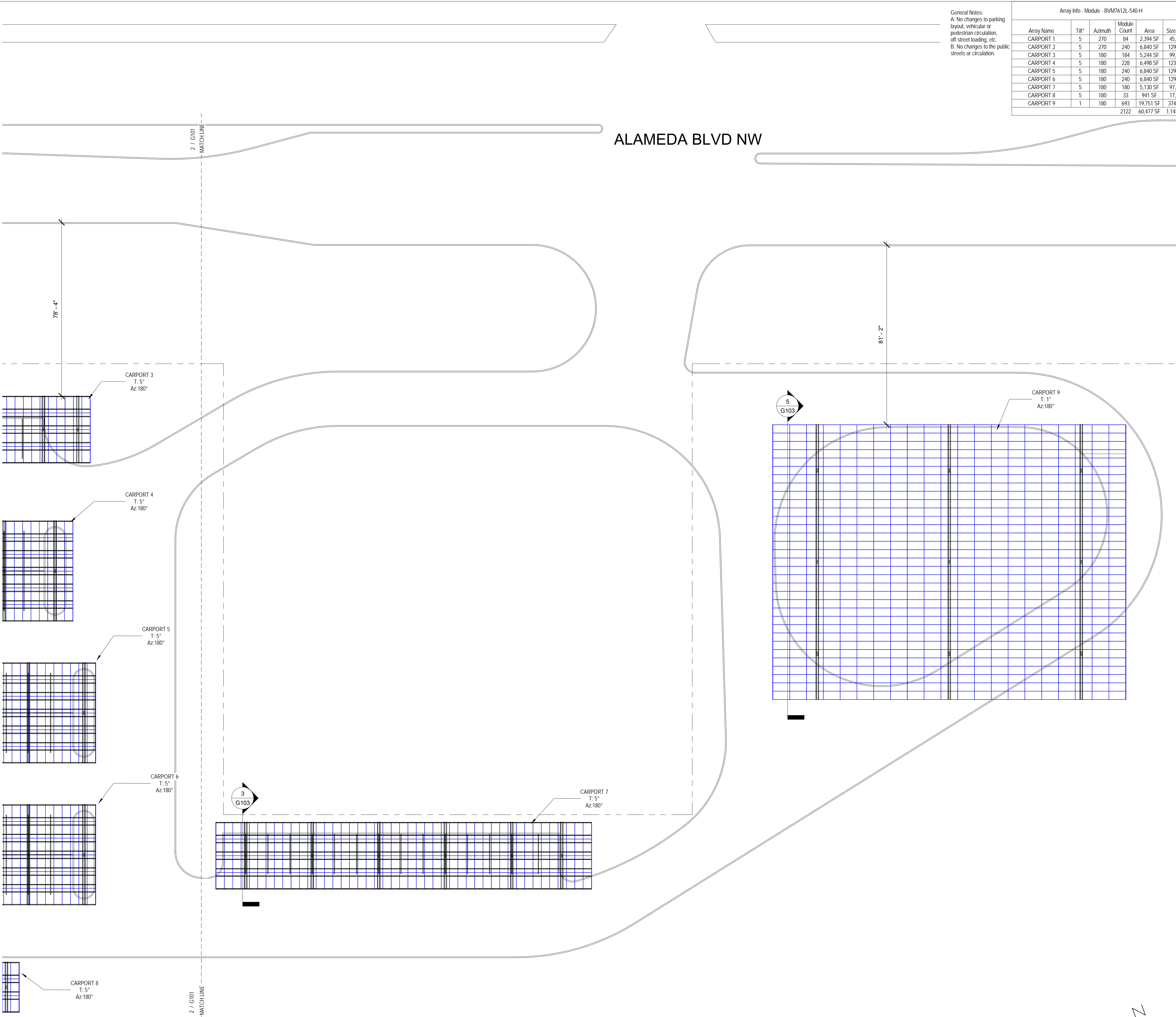


① Scaled Vicinity Map
1" = 200'-0"



2 Site Overview West
1" = 20'-0"





General Notes:
A. No changes to parking layout, vehicular or pedestrian circulation, off-street loading, etc.
B. No changes to the public streets or circulation.

Array Info - Module - BVM7612L-540-H					
Array Name	Tilt°	Azimuth	Module Count	Area	Size (kW)
CARPORT 1	5	270	84	2,394 SF	45.360
CARPORT 2	5	270	240	6,840 SF	129.600
CARPORT 3	5	180	184	5,244 SF	99.360
CARPORT 4	5	180	228	6,498 SF	123.120
CARPORT 5	5	180	240	6,840 SF	129.600
CARPORT 6	5	180	240	6,840 SF	129.600
CARPORT 7	5	180	180	5,130 SF	97.200
CARPORT 8	5	180	33	941 SF	17.820
CARPORT 9	1	180	693	19,751 SF	374.220
			2122	60,477 SF	1,145.880



Affordable Solar
4840 Pan American East Fwy NE,
Albuquerque, NM 87109
www.Affordable-Solar.com
(505) 244-1154

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(GB98/EE98/ES03)

X

Water Authority PV System
9521 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114

No.	Description	Date
1	EPC Planning Review	7/21/22

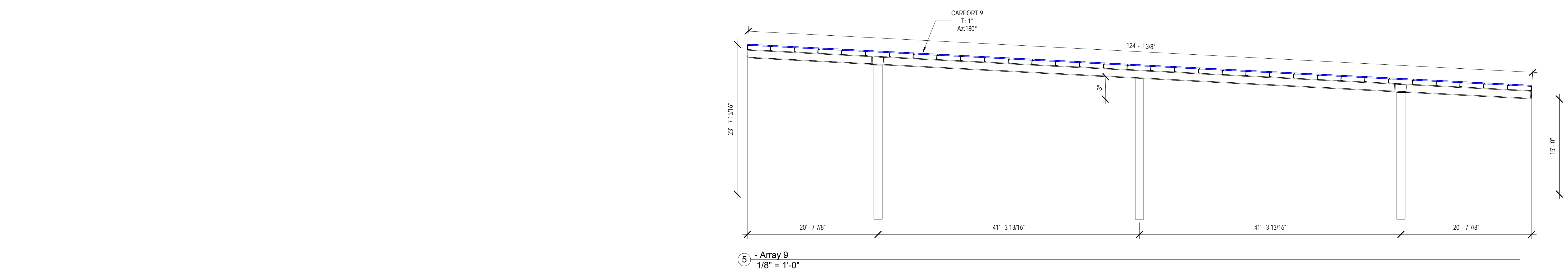
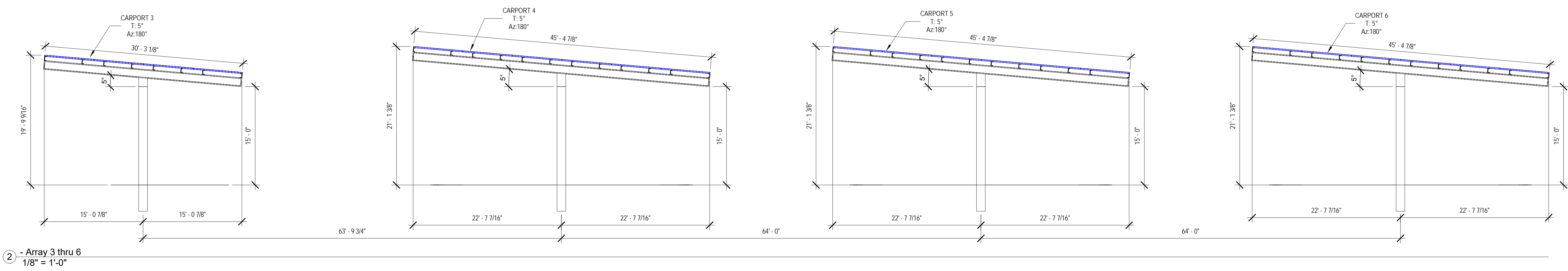
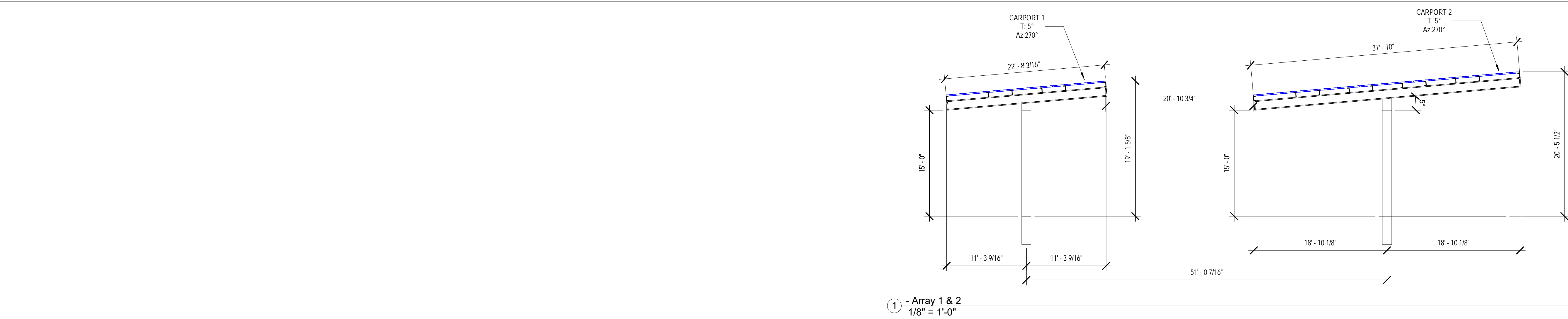
Affordable Solar

Site Plan

G102

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To scale on 24x36 paper

1 Site Overview East
1" = 20'-0"



Array Info - Module - BVM7612L-540-H					
Array Name	Tilt°	Azimuth	Module Count	Area	Size (kW)
CARPORT 1	5	270	84	2,394 SF	45.34 kW
CARPORT 2	5	270	240	6,840 SF	127.68 kW
CARPORT 3	5	180	184	5,244 SF	99.36 kW
CARPORT 4	5	180	228	6,498 SF	123.42 kW
CARPORT 5	5	180	240	6,840 SF	129.60 kW
CARPORT 6	5	180	240	6,840 SF	129.60 kW
CARPORT 7	5	180	180	5,130 SF	97.20 kW
CARPORT 8	5	180	33	941 SF	17.82 kW
CARPORT 9	1	180	693	19,751 SF	374.22 kW
			2122	60,477 SF	1,145.88 kW

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Affordable Solar
LIC # NM - 365954
(GB98/EE98/ES03)

Water Authority PV System
9521 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87114

No.	Description	Date
1	EPC Planning Review	7/21/22



Confidentiality Statement:
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C# -
P: -

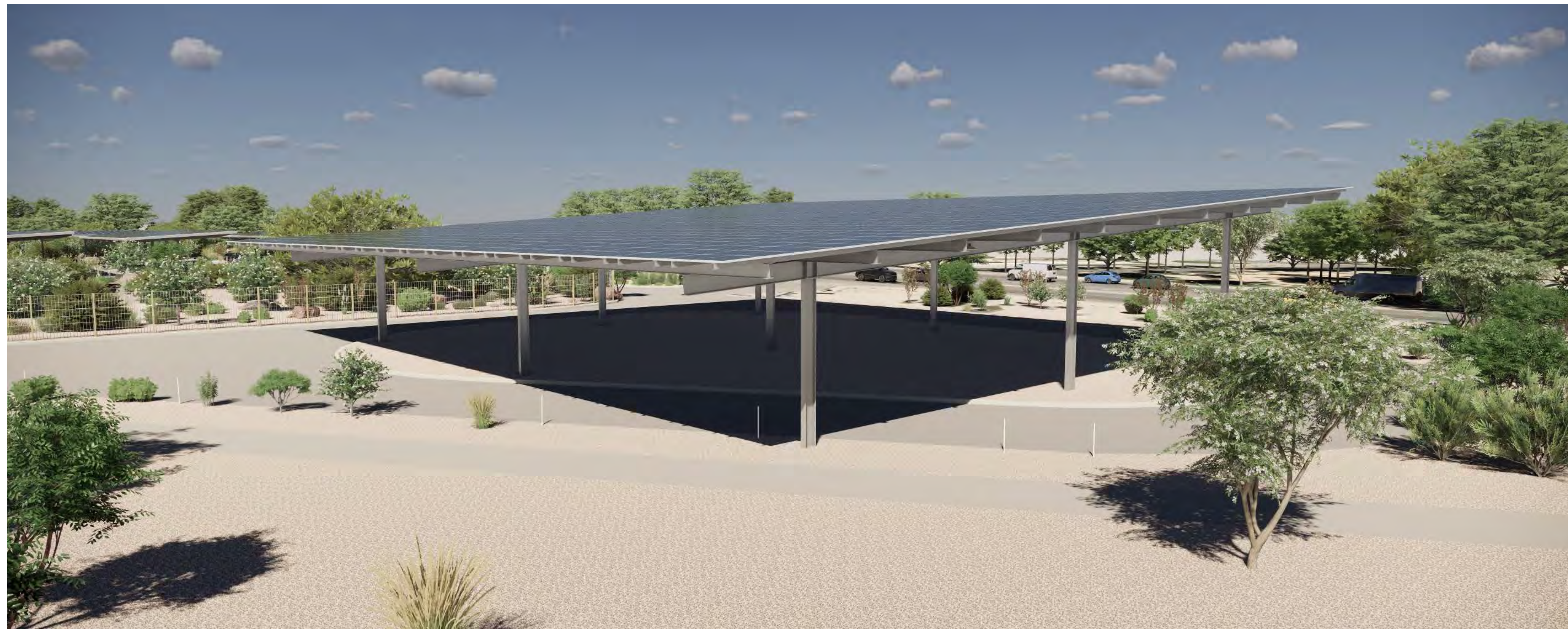
Water Authority PV System

3521 RIO GRANDE BLVD
NW ALBUQUERQUE NM
87114

Ray Renderings

G104

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to scale on 24x36 paper



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LIC # -
EXP: -

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Water Authority PV System

9521 RIO GRANDE BLVD
NW ALBUQUERQUE NM
87114

[illegible]

Array Renderings

G106

7/20/2022 12:42:21 AM
To scale on 24x36 paper

ENGINEER:

CONCEPTUAL - NOT FOR CONSTRUCTION

SYSTEM SUMMARY:

MAIN FEATURES:	
Nominal AC Power:	890.000 kWac
Peak DC Power:	1,145.880 kWp
Module Technology:	Mono-Crystalline
Inverter Topology:	3Ø String-UL1741

PV MODULES:	
Manufacturer:	Boviet Solar
Model:	BVM7612L-540-H
Peak Power:	540 Wp (Ea)
Quantity:	2,122 Modules

ELECTRICAL CONFIGURATION:	
Modules per string:	Varies (18 Nom.)
Max DC Voltage:	1000 V (UL)

INVERTER CONFIGURATION:	
Manufacturer:	Yaskawa/Solectria
Models:	36/50/60TL-US
Quantities:	(18) Inverters
Inv. Output Voltage:	480V (3Ø/3W)
Array Combiner:	Integrated/Fused
DC Disconnect	Integral/Lockable (Off)
AC Disconnect:	Integral/Lockable (Off)

1	07/12/22	PROPOSAL COMMENTS	DN	DC	WS	
0	06/01/22	RFP RESPONSE	DN	DC		
REV	DATE	DESCRIPTION	BY	CHK	APR	APR
REVISIONS						



4840 Pan American East Fwy NE
Albuquerque, New Mexico 87109-2220
(505) 244-1154 - www.affordable-solar.com

CONTRACTORS LICENSES:	NM	365954 (GB98/EE98/ES03)
	AZ	284316 (KB1) / 304100 (C11)
NABCEP Certified PV	CO	20866 (A1) / 0100357 (EC)
Installation Professional	CA	990954 (B/C10)
(#PV-100414-010236)	UT	8927918-5501 (B100/S202)
	NV	0080347 (A)

- CONFIDENTIAL -

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FACILITY NAME/LOCATION: ABCWUA - OPEN SPACE PARKING CANOPIES
AT RAW WATER PUMP STATION

PROJECT NO.	CONCEPTUAL/PROPOSAL
-------------	---------------------

ABCWUA RFP RESPONSE 2022
OVERALL SITE PLAN - OPTION #1

SIZE	DRAWING NO.	
D	PV-1.01	1
FILENAME:	SCALE: AS INDICATED	



OPTION
SCALE: 1" = 40'-0"

OPTION #1 - OVERALL SITE PLAN AND GENERAL ARRANGEMENT

SCALE: 1" = 40'-0"

CONCEPTUAL - NOT FOR CONSTRUCTION

MAIN FEATURES:

MAIN FEATURES:	
Nominal AC Power:	890.000 kWac
Peak DC Power:	1,145.880 kWp
Module Technology:	Mono-Crystalline
Inverter Topology:	3Ø String-UL174

PV MODULES

Manufacturer:	Boviet Solar
Model:	BVM7612L-540-H
Peak Power:	540 Wp (Ea)
Quantity:	2,122 Modules

ELECTRICAL CONFIGURATION:

Modules per string:	Varies (18 Nom.)
Max DC Voltage:	1000 V (UL)

INVERTER CONFIGURATION:

Manufacturer:	Yaskawa/Solectria
Models:	36/50/60TL-US
Quantities:	(18) Inverters
Inv. Output Voltage:	480V (3Ø/3W)
Array Combiner:	Integrated/Fused
DC Disconnect	Integral/Lockable (Off)
AC Disconnect:	Integral/Lockable (Off)



SCALE: NONE



SCALE: NONE

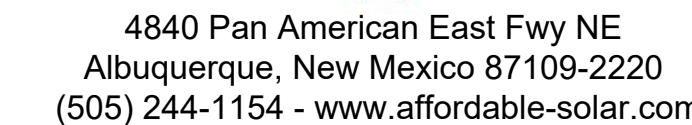


SCALE: NONE



SCALE: NONE

REVISIONS



CONTRACTORS LICENSES:	NM	365954 (GB98/EE98/ES03)
	AZ	284316 (KB1) / 304100 (C11)
NABCEP Certified PV	CO	20866 (A1) / 0100357 (EC)
Installation Professional	CA	990954 (B/C10)
(#PV-100414-010236)	UT	8927918-5501 (B100/S202)
	NV	0080347 (A)

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FACILITY NAME/LOCATION: ABCWUA - OPEN SPACE PARKING CANOPIES
AT RAW WATER PUMP STATION

PROJECT NO.	CONCEPTUAL/PROPOSAL
-------------	---------------------

ABCWUA RFP RESPONSE 2022
ONE-LINE DIAGRAMS - OPTION #1

SIZE	DRAWING NO.	REV.
------	-------------	------

D	PV-2 01	
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FILENAME:	SCALE: AS INDICATED
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DATE: August 29, 2022

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

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

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

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

Anticipated Effects of Development

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

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

Trailhead improvements will result in removal of the following:

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

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

Planned Remediation

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

Prepared by: Robert M. Oberdorfer, PLA
Senior Landscape Architect

SITES SOUTHWEST

1700-B Central SW Albuquerque, NM 87104 – phone 505 822 8200 – sites-sw.com

TREE ASSESSMENT



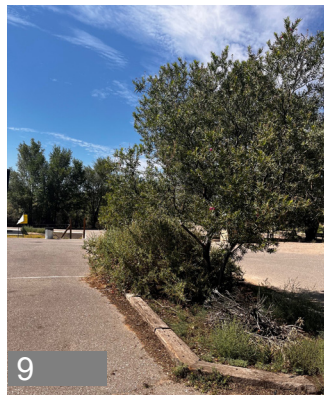
See next page for corresponding numbered images

SENSITIVE LANDS ANALYSIS



SITES
SOUTHWEST

TREES TO BE REMOVED



SENSITIVE LANDS ANALYSIS

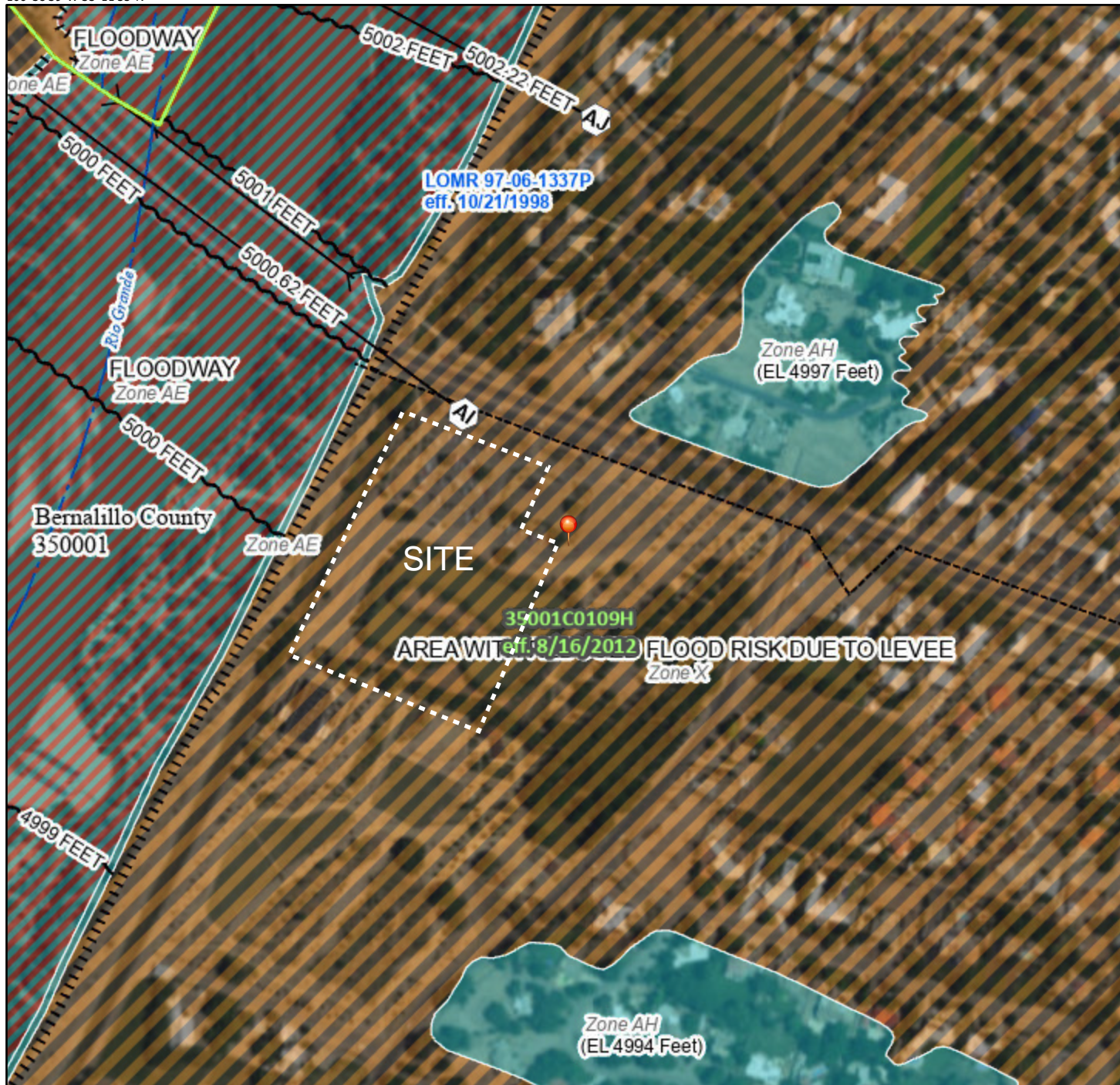


SITES
SOUTHWEST

National Flood Hazard Layer FIRMette



106°38'39"W 35°11'55"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

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

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

0 250 500 1,000 1,500 2,000 Feet 1:6,000

106°38'2"W 35°11'26"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020