



# **City of Albuquerque Balloon Fiesta Park**



**Master Development Plan  
December, 1998**

**2012 Update  
Approved November 8, 2012**



*The 2012 Master Development Plan Update is dedicated to Sandy Zuschlag, Assistant Director, Parks and Recreation Department, for her professionalism and tireless commitment to Balloon Fiesta Park.*

---

*The Balloon Fiesta Park Master Development Plan is dedicated to the memory of Michial Emery.*



## 2012 UPDATE

The 2012 Update to the Balloon Fiesta Park Master Development Plan consisted of an update of Section 4: Site Plan for Subdivision, Section 6: Design Performance Standards, and Section 7: Infrastructure and Engineering; and an update to the four large format Site Plan for Subdivision and Landscape Master Plan sheets, which are inserted at the end of this document. The remaining sections are unchanged from the 1998 approval and are indicated as such in this document.


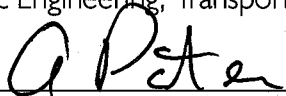

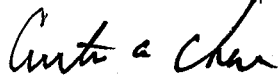
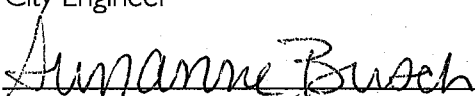
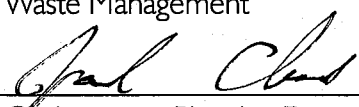
PROJECT NUMBER: 1000363

APPLICATION NUMBER: 13DRB-70459; 12EPC-40070

This Master Development Plan is consistent with the 2012 Master Development Plan Amendment approved by the Environmental Planning Commission on November 8, 2012 and the Findings and Conditions in the Official Notification are satisfied.

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

### DRB SITE DEVELOPMENT PLAN SIGN-OFF APPROVAL:

	03-27-13
Traffic Engineering, Transportation Division	Date
	03/27/13
ABCWUA	Date
	3-27-13
Parks and Recreation Department	Date
	3-27-13
City Engineer	Date
	3-12-2013
*Environmental Health Department (conditional)	Date
N/A	
Solid Waste Management	Date
	3-27-13
DRB Chairperson, Planning Department	Date







# 2012 UPDATE - ACKNOWLEDGMENTS

Richard J. Berry, Mayor

Robert J. Perry, Chief Administrative Officer  
Gilbert Montaño, Deputy Chief Administrative Officer  
John Soladay, Chief Operations Officer

## **City Council**

Trudy Jones, President, District 8  
Debbie O'Malley, Vice-President, District 2  
Ken Sanchez, District 1  
Isaac Benton, District 3  
Brad Winter, District 4  
Dan Lewis, District 5  
Rey Garduño, District 6  
Michael D. Cook, District 7  
Don Harris, District 9

## **Environmental Planning Commission**

Hugh Floyd, Chairman  
Doug Peterson, Vice Chairman  
Ron O. Garcia  
Moises A. Gonzalez  
Peter Nicholls  
Maia Mullen  
James Peck  
Michael Dickson

## **Balloon Fiesta Park Commission**

Bill Nordin, Chairman, Metropolitan Parks and Recreation Advisory Board  
Steve Wentworth, Vice-Chairman, Alameda North Valley Assoc.  
Frank Mezzancello, AIBF  
Dr. Steven Komadina, AIBF  
Rick Treadwell, Wildflower Neighborhood Assoc.  
Gov. Malcolm Montoya, Pueblo of Sandia  
Jeffrey P. Cooper-Smith, Anderson-Abruzzo  
Albuquerque International Balloon Museum  
Elise Rogers, Albuquerque Convention and Visitors Bureau  
Barbara Baca, Director, Parks & Recreation Dept.  
David Downey, AFD Public Safety  
Terry Sullivan, Local Industry Representative  
Justin Garcia, At Large Westside  
Mark S. Johnston, At Large Eastside

## **Albuquerque International Balloon Fiesta Board of Directors and Staff**

Bill Walker, President, Board of Directors  
Mike Rice, Vice President, Board of Directors  
Paul Smith, Executive Director  
Al Tetreault  
Elaine Nelson  
Janie Jordan, Field Manager

## **Project Manager**

Sandy Zuschlag, Assistant Director, Parks & Recreation Dept.

## **City Staff**

Barbara Baca, Director, Parks & Recreation Dept.  
Betty Rivera, Director, Cultural Services Dept.  
Mary Lou Leonard, Director, Environmental Health Dept.  
Michael Riordan, Director, Dept. Municipal Development  
Suzanne G. Lubar, Director, Planning Dept.  
Bruce Rizzieri, Director, ABQ Ride  
Chief Ray Schultz, APD  
Chief James Breen, AFD  
Jill Holbert, Director, Solid Waste  
Dana Feldman, Deputy Director, Cultural Services Dept.  
Billy Gallegos, Manager, Environmental Health Dept.  
Kristy Diaz-Trahan, Recreation Services Manager, Parks & Recreation Dept.

## **AMAFCA Board and Staff**

Tim Eichenberg, Chairman, District 3  
Danny Hernandez, Vice Chairman, District 1  
Daniel F. Lyon, District 2  
Ronald D. Brown, District 4  
Bruce M. Thomson, District 5  
Jerry Lovato, Executive Engineer  
Bradley Bingham, Drainage Engineer

## **Consultant Team**

Lee Gamelsky Architects, PC  
Lee Gamelsky, AIA, LEED AP  
Jared Winchester

Consensus Planning, Inc.  
Jacqueline Fishman, AICP  
Laurie Firor, PLA, ASLA

Bohannon-Huston, Inc.  
Gerald Parker, PE  
Jim Flint, PE



# 2012 UPDATE - ADDITIONAL ACKNOWLEDGMENTS

---

## **Environmental Planning Commission Review Team**

Carmen Marrone, Planning Dept.  
Suzanne Busch, Environmental Health Dept.  
Andrew De Garmo, ABQ Ride  
Chris Hyer, Planning Dept.  
Shannon Beaucaire, Legal Dept.  
Anita Miller, Legal Dept.  
Christina Sandoval, Parks & Recreation Dept.  
Maggie Gould, Planning Dept.  
John G. Rivera, Metropolitan Redevelopment  
Agency  
Juanita Garcia, Code Enforcement  
Stephani Winklepleck, Neighborhood Coordination  
Nilo Salgado-Fernandez, Transportation Development  
Kristal Metro, Transportation Development  
Curtis Cherne, Hydrology  
Jonathan Turner, Code Enforcement  
Allan Porter, ABCWUA  
Steve Sink, APD  
Richard C. Suazo, AFD  
Lee Whistle, Solid Waste Management Dept.  
Debbie Bauman, Transportation Planning  
Lawrence Kline, Transit Dept.  
Lynn Mazur, AMAFCA  
Tony Abbo, NM Dept of Transportation  
Elizabeth Culpepper, PNM

## **Parks & Recreation Department Staff**

Jim Dunn, Park Management Division Manager  
Eric Gurule, Park Management  
Richard Loftstrom, Park Management  
Pete Saiz, Park Management  
Pilar Dave Giron, Golf Training Center, Recreation  
Services  
Robert Friedrichs, Recreation Services  
Susan Rice, Recreation Services  
Fred Hultberg, Recreation Services  
Daphnay Martin, Recreation Services  
Chuck Malagodi, Recreation Services  
Suzannah Abbey, Recreation Services  
Paul Hyso, Strategic Support  
David Flores, Strategic Planning & Design  
Judith Wong, Strategic Planning & Design  
Carol Dumont, Strategic Planning & Design  
James Lewis, Strategic Planning & Design  
Andres Garcia, Fiscal  
Dorrie Zamora, Fiscal  
Tammie Griego, Fiscal

## **City Staff**

Kelly Sanchez, City Council Services  
Annette Paez, ABQ Ride  
Wilfred Gallegos, Deputy Director, Dept. of Mun. Dev.  
Melissa Lozoya, Transportation  
Charles Thompson, Transportation  
Rolland Pentilla, Storm Drainage  
Peter Hackett, APD  
Jeremy McRae, APD  
Bill Westmoreland, Environmental Health Dept.  
Lorie Stollie, Environmental Health Dept.  
Suzanne Busch, Environmental Health Dept.  
Salatore Baragiola, Office of Emergency Preparedness  
Anthony Medley, Code Enforcement  
Mark Shepherd, Security  
Brent Ricks, Legal Dept.  
Natalie Howard, Solid Waste Dept.

## **Balloon Museum, Foundation and Others**

Sandy Cohen, Director, Anderson Abruzzo International  
Balloon Museum Foundation  
Gerald Landgraf, Anderson Abruzzo International Balloon  
Museum Foundation (Museum Foundation)  
Jennifer Taylor, Museum Foundation  
Craig Rivera, Special Events  
Linda Hubley  
Nancy Abruzzo

## **Other Interested Parties**

Larry T. Caudill, Wildflower Area N.A.  
Chris Cartlidge, Duke City Soccer League  
Ken Pompa, Transcore  
Jeff Stuve, Cauwels & Stuve Realty  
Denise Suttle, Albuquerque Convention & Visitors Bureau  
Mike Kashinski, Eastdale Little League  
Tom Beller, Eastdale Little League  
Kim Trinosky, Honeywell  
Michael Wosick, Honeywell

# 1998 - ACKNOWLEDGMENTS

---

Jim Baca, Mayor  
Lawrence Rael, Chief Administrative Officer  
Theresa Trujeque, Deputy Chief Administrative Officer  
Vickie Fischer, Deputy Chief Administrative Officer

## **City Council**

Alan Armijo, President, District 1  
Tim Cummins, Vice-President, District 8  
Vincent Griego, District 2  
Adele Hundley, District 3  
Sam Bregman, District 4  
Tim Kline, District 5  
Ruth Adams, District 6  
Mike McEntee, District 7  
Michael Brasher, District 9

## **Environmental Planning Commission**

Joe Chavez, Chairman  
Robert Heiser, Vice Chairman  
Elizabeth Begay  
Tim Eichenberg  
Charles Gara  
Sandy Henderson  
Susan Johnson  
Daniel Sandoval

## **Planning and Management Oversight Committee**

Tom Rutherford, Chairman  
Steve Wentworth, Vice Chairman  
Bruce Hale, Kodak Albuquerque International Balloon Fiesta  
Malcolm Montoya, Sandia Pueblo  
Michael Murphy, AMAFCA  
Richard Timmons, Philips Semiconductor  
Bonita Martinez, Alameda/N. Valley N. A.  
Nick Salas, Wildflower N. A.

## **City Staff**

Pat Montoya, CIP Official  
Mark Sanchez, Director, City Council  
Connie Beimer, Director, Cultural & Rec. Services  
Eric Pfeiffer, Economic Development Official  
Peggy Hardwick, Director, Employee Relations  
Sarah Kotchian, Director, Environmental Health  
Gerald Ortiz y Pino, Director, Dept. of Family & Community Services  
Anna Lamberson, Director, Finance & Management  
Morris Huling, Chief, Fire Department  
Robert M. White, City Attorney, Legal  
Lydia Lopez Succi, Director, Dept. of Senior Affairs  
Pleas Glenn, Director, Parks & General Services  
Robert McCabe, Director, Planning Dept.  
Jerry Galvin, Chief, Police Dept.  
Larry Blair, Director, Public Works Dept.  
Orlie Sedillo, Director, Solid Waste Management  
Anne Watkins, Director, Transit Dept.

## **Project Manager**

Sandy Zuschlag, Manager, Parks & General Services

## **Design Team**

Design Collaborative Southwest, Inc.  
Consensus Planning, Inc.  
Bohannon-Huston, Inc.  
Morrow and Company, Ltd.  
Transcore  
LORD Cultural Resources Planning & Mgmt.  
Martha Schwartz, Inc.  
The Sports Management Group  
Cameron Balloons

## ***Special thanks to the following for helping to fund the Master Development Plan and the development of the Balloon Fiesta Park:***

- State of New Mexico
- Bernalillo County
- AMAFCA
- City of Albuquerque General Obligation Bond Program

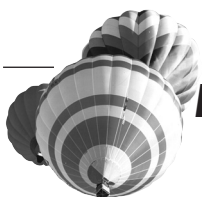


*This page left blank intentionally.*

# TABLE OF CONTENTS

---

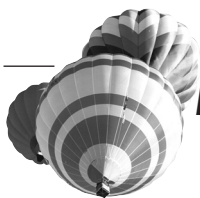
<b><u>Section</u></b>	<b><u>Page</u></b>
<b>I. EXECUTIVE SUMMARY (1998)</b>	
• Purpose of this Document _____	I
• Mission Statement and Goals _____	I
• History - Balloon Fiesta, Balloon Fiesta Park, and Balloon Museum _____	2
• Master Development Plan Recommendations _____	3
<b>2. SITE ANALYSIS (1998)</b>	
• Existing Conditions _____	9
• Zoning and Land Use _____	15
• General Development Trends _____	19
<b>3. COMMUNITY ISSUES (1998)</b>	
• Community Recreation Needs _____	23
• Neighborhood Issues and Public Involvement _____	24
<b>4. SITE PLAN FOR SUBDIVISION (2012)</b>	
• 2012 Master Development Plan Update _____	31
• Operations and Management _____	31
• Park Priorities _____	32
• Park Planning Process _____	33
• Activities / Facilities Planning _____	36
• Land Use Criteria _____	36
• Design Goals _____	37
• Site Plan for Subdivision _____	37
• Community Access and Trails _____	55
• Special Events Planning and Opportunities _____	57
<b>5. LANDSCAPE MASTER PLAN (1998)</b>	
• Landscape Master Plan Objectives _____	63
• General Landscape Design _____	63
• Park Amenities _____	66
• Irrigation _____	68
• Landscape Maintenance _____	68
<b>6. DESIGN/PERFORMANCE STANDARDS (2012)</b>	
• General Design Guidelines _____	73
• Lighting _____	78
• Noise, Security, and Dust Control _____	79





# TABLE OF CONTENTS

<b><u>Section</u></b>	<b><u>Page</u></b>
<b>7. INFRASTRUCTURE &amp; ENGINEERING (2012)</b>	
• Conceptual Grading and Drainage _____	85
• Roadways & Circulation _____	93
• Transit Improvements _____	101
• Air Quality Impact Analysis _____	101
• Sanitary Sewer _____	103
• Water System _____	109
• Water Reuse _____	115
• Landfills _____	121
• Solid Waste _____	121
• Natural Gas _____	122
• PNM Transmission Facilities _____	122
• Electric Service _____	123
• Phone Service _____	123
<b>8. PROJECT BUDGET (1998)</b>	
• Project Budget _____	127
• Funding _____	127
<b>9. OPERATIONS &amp; MANAGEMENT (1998)</b>	
• Introduction _____	131
• Conceptual Criteria for Park Operations & Management _____	131
<b>10. PHASING PLAN (1998)</b>	
• Phasing Improvements _____	139
<b>LIST OF FIGURES</b>	
• Site Vicinity _____	10
• Site Analysis _____	13
• Zoning, Utilities, and Generalized Land Use _____	16
• Major Nearby Industry _____	19
• Neighborhood Associations _____	25
• Site Plan Illustrative _____	43
• Fencing Plan _____	53
• Super Trail Section _____	56
• Buffer West of Launch Field _____	65
• Storm Drain System _____	91
<i>(continued on next page)</i>	



# TABLE OF CONTENTS

---

<b><u>Section</u></b>	<b><u>Page</u></b>
<b>LIST OF FIGURES</b> <i>(continued)</i>	
• Balloon Museum Drive Section _____	96
• Jefferson Street Connector Road Realignment _____	97
• Existing and Proposed Transportation Facilities _____	100
• Sanitary Sewer System _____	107
• Water System _____	113
• Water Reuse System _____	119
• Phasing Plan _____	141
• 1" = 200' Site Plan for Subdivision <i>(inserted at end of document)</i>	
• 1" = 200' Landscape Master Plan <i>(inserted at end of document)</i>	

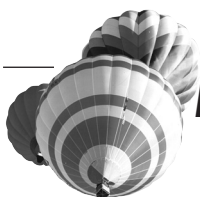
## **APPENDICES (2012)**

• Ordinance Establishing the Balloon Fiesta Park Commission _____	147
• Balloon Fiesta Park Commission Letter to Mayor and City Council _____	153

## **APPENDICES (1998)**

(all bound in separate documents)

- A: Public Involvement Plan
- B: Youth Recreation Needs Assessment
- C: Activities Program Workbook
- D: Grass Criteria and Plant List
- E: Conceptual Drainage Master Plan
- F: Traffic Impact Study and Air Quality Impact Assessment Report
- G: PNM Transmission Facilities Analysis
- H: Sanitary Sewer, Water, and Water Reuse Calculations
- I: Geophysical Investigation of Landfill Material
- J: Environmental and Acoustical Survey
- K: Prototypical Traffic Management Plan







# SECTION I EXECUTIVE SUMMARY (1998)





# EXECUTIVE SUMMARY (1998)

---

## PURPOSE

This document is a draft Master Development Plan for the Balloon Fiesta Park, a multiuse, regional, recreational, and cultural park complex. The Balloon Fiesta Park is located on City of Albuquerque property, between the North Diversion Channel on the west, San Mateo Boulevard on the east, and north and south of Alameda Boulevard.

The sheer size of Balloon Fiesta Park (approximately 358 acres) and the associated costs of development require prudent consideration of budgetary constraints and an establishment of priorities for the various recreational facilities that will be incorporated into the Park. This document provides the necessary framework for the phased development and implementation of the Balloon Fiesta Park based upon these considerations. The Balloon Fiesta Park Master Development Plan (similar to the City's Site Development Plan for subdivision purposes) has a broad focus and includes:

- Executive Summary
- Existing Conditions and Analysis
- Community Issues
- Preferred Master Plan Concept
- Landscape Master Plan
- Design Performance Standards
- Facility and Activity Planning
- Infrastructure and Engineering
- Project Budget
- Operations and Management
- Phasing Plan
- Appendices

The general locations and design criteria for buildings (including the Balloon Museum), parking areas, launch field, sports fields, landscaping, etc., are included in this document. This Master Development Plan is the overall guide for future development of the Balloon Fiesta Park. Future development of specific park

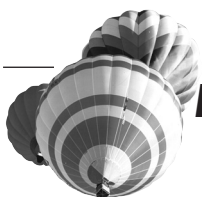
elements shall be consistent with the final approved version of this Master Development Plan.

## MISSION STATEMENT and GOALS

The mission of the Balloon Fiesta Park is multifaceted, with the underlying objectives being to host the World's premiere ballooning event, while addressing an equally important set of community, cultural, and recreational needs of the local and statewide community. When completed, the Balloon Fiesta Park will provide the Albuquerque community and the State of New Mexico with a myriad of benefits, including international tourism, urban open space, recreational opportunities, economic development, cultural events, and entertainment activities.

It is recognized that Balloon Fiesta is the namesake and primary purpose for the Park. The Albuquerque International Balloon Fiesta provides the premiere annual special event for the Park. Many of the Park's design features are based on balloonist needs, aerial views from balloons, and the climatic and natural features necessary for world-class ballooning.

*The new Balloon Fiesta Park must provide the highest quality recreational, cultural, and educational opportunities to the local and statewide community, while celebrating the Kodak Albuquerque International Balloon Fiesta, the City's annual signature event. Appropriate commercial activities will be provided to supplement the income stream needed for operating costs of the Balloon Fiesta Park.*





# EXECUTIVE SUMMARY (1998)

---

## Park Goals

The following goals for the Park were developed and articulated in a series of community meetings held between January and August, 1996:

- Develop the World's premiere balloon launch site and multiuse recreational complex;
- Develop tournament-quality athletic game fields;
- Design an International Park which serves the local and statewide community;
- Develop the Park with prudent use of resources and water recycling;
- Design the Park with a cohesive visual image from the air;
- Develop a Park with strong multi-modal transportation links;
- Develop a Park which is usable and an asset all year round;
- Develop a regional Park which provides a buffer to the residential neighborhood to the west and south and the commercial/industrial development to the east;
- Provide trail/greenbelt connections to the Wildflower Neighborhood and the North Valley; and
- Provide a venue to celebrate local artistry and craftsmanship.

## HISTORY - BALLOON FIESTA, BALLOON FIESTA PARK, and BALLOON MUSEUM

### BALLOON FIESTA

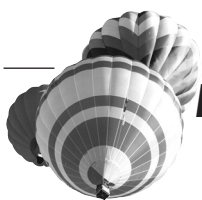
The first Balloon Fiesta was organized in 1972 by a local radio station. The question was where to hold the world's largest hot air balloon event. The decision was made to fly out of the parking lot of the new Coronado Shopping Mall. Thirteen balloons participated in this first Balloon Fiesta.

The following year, Albuquerque was host to the first ever World Hot Air Balloon Championship. The event was held at the State Fairgrounds with 138 balloons from 15 countries. Albuquerque became the undisputed Hot Air Balloon Capital of the World.

After two years at the State Fairgrounds, it was decided by event organizers that the site had too many constraints and the event needed a new home. The new launch field was moved north to the Renaissance Center in order to accommodate the growing event.

The date of Balloon Fiesta was changed at this time from February to October. The new site and new time of year yielded an unexpected result—the 'Albuquerque Box'. Early morning drainage winds in the Rio Grande Valley from the Sandia Mountains and upper level wind patterns combined to allow directional changes during flight, which allowed balloons to land from where they took off.

The City of Albuquerque acquired the old Los Angeles Landfill for the Balloon Fiesta in 1985. The 77 acre property was used almost exclusively for the Balloon Fiesta.



# EXECUTIVE SUMMARY (1998)

---

Balloon Fiesta continued to grow. Due to size constraints of Cutter Field (known as the South Gravel Pit), however, it was fortunate that only a few more than 400 balloons entered the event for the next few years.

In 1993, the New Mexico State Department of Tourism provided \$300,000 in funding for a study to provide an "Analysis of an Outdoor Multipurpose Recreational Facility." The study was managed by the Albuquerque International Balloon Fiesta. This study identified the need for a permanent home for Balloon Fiesta and the potential for incorporation of recreational uses with the development of a permanent Balloon Fiesta Park.

In 1995, with funding provided by the City and State, the Balloon Fiesta moved into the new Balloon Fiesta Park, north of Alameda Boulevard. The Balloon Fiesta held its 25th Anniversary event in 1996 with more balloons (850), more concessions, and more visitors than any prior event.

## BALLOON FIESTA PARK

The New Mexico State Legislature provided funding for Balloon Fiesta Park in 1994. With other funding provided from the City, Bernalillo County, and AMAFCA (for related drainage improvements), the City identified a new urban regional park and home for the Balloon Fiesta. Two sites were evaluated for the new park (the old Coronado Airport and the Alameda site, a gravel pit north of the existing park and Alameda Boulevard). The Alameda site was eventually determined to be the best location for the new park based on the size of the property needed, flying conditions, and flight safety.

With the acquisition of the "Alameda Site," the City established a new home for the Kodak Albuquerque International Balloon Fiesta and an urban regional park for the citizens of Albuquerque. Combined with the old 77 acre Balloon Fiesta Park south of Alameda Boulevard, the new Balloon Fiesta Park became the City's largest regional park at approximately 358 acres.

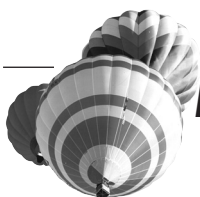
## BALLOON MUSEUM

The notion of an Albuquerque-based balloon museum celebrating the accomplishments of balloonists was initiated in the early 1980's by the families of Maxie Anderson and Ben Abruzzo. These two individuals were balloonists and successful businessmen whose adventurous spirit put them in the record books as the first men to cross the Atlantic in a gas balloon.

The City originally envisioned building the Balloon Museum in the Old Town section adjacent to the New Mexico Museum of Natural History and Science and across from the Albuquerque Museum with capital funds from the City of Albuquerque's quarter cent quality of life tax. In 1993, the City-appointed Balloon Museum Advisory Board released a request for proposals from qualified museum consultants to conduct a feasibility analysis and programming plan for the proposed museum. The consultant study was concluded later that same year. Once the new Balloon Fiesta Park site was acquired, it was logical to move the Balloon Museum to this signature site.

## MASTER DEVELOPMENT PLAN RECOMMENDATIONS

A Planning and Management Oversight Committee was appointed by the Mayor and City Council to provide review and recommendations on the Park Master Development Plan during its development. Members included representatives from Albuquerque International Balloon Fiesta, Sandia Pueblo, Bernalillo County, AMAFCA, the Alameda North Valley Neighborhood Association, the Wildflower Neighborhood Association, and Philips Semiconductor. This Committee provided additional comments on the Plan and provided another venue for public to comment on the Plan as it was being developed. The meetings of the Planning and Management Oversight Committee have been included in the Public Involvement Plan, Appendix A.



# EXECUTIVE SUMMARY (1998)

---

The Preferred Master Plan Concept, and the design standards which accompany it, establish an overall format for the development of Balloon Fiesta Park and its many components. Future development within the Park will develop in accordance with this Master Development Plan. Any temporary improvements made prior to the adoption of this Master Development Plan will be evaluated for their appropriateness and consistency with the Plan.

A great deal of detailed planning and engineering work remains to be done before the entire vision for this Park will be realized. Some of this follow-up work is specifically listed within the Phasing Plan (see page 139). Additional detail is also included in the Appendix documents which will accompany the Master Development Plan.

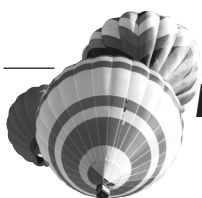
The Master Development Plan recommendations presented below are more general and provide the reader with an overall summary of some of the themes and goals of the Preferred Master Plan Concept. These themes and ideas provide a backdrop for the many detailed sections of the report which follow.

## RECOMMENDATIONS

- The Balloon Fiesta Park should be celebrated by all New Mexicans as a significant quality-of-life asset for generations to come. The combination of weather and wind conditions, the amount of acreage available, its proximity to the metropolitan community on both sides of the Rio Grande, its accessibility to I-25, and many other reasons make Balloon Fiesta Park a magnificent site for the City's premiere park and event facility. The site presents new and exciting challenges for project designers, adjacent neighborhoods, and future facility operators.
- The Balloon Fiesta Park offers many unique opportunities for creative financing and operational formulas. Throughout the many phases of Park development, the City and public should be

mindful of public/private partnership opportunities, joint venture agreements, involvement and contributions of many volunteers and the public at large, private sector financing options, and multi-jurisdictional cooperation. Balloon Fiesta Park will be in a class of its own and non-traditional concepts for its construction, operations, and maintenance should be fully explored.

- The Balloon Fiesta Park will simultaneously become a world-class facility, a trademark for the entire State, and a wonderful community and neighborhood Park. The Master Development Plan includes land uses to meet all of these goals. This balance between world focus and neighborhood needs should be maintained throughout all phases of Park development. Development and operation of the Park must be guided by the needs of global visitors and adjacent neighbors, as well as the need to serve visitors of all age groups and physical abilities. A detailed, subsequent Operations and Management Plan will be developed, with review and approval by City Council.
- Temporary improvements to Balloon Fiesta Park must be mindful of the eventual long term implementation of the Master Development Plan concepts. Therefore, short term improvements needed to accommodate current needs must be viewed as removable, convertible, or disposable unless they are consistent with long term design concepts within the Park and comply with all City regulations.
- The "recycling" theme of Balloon Fiesta Park is encouraged to be refined and developed further over time. The Park site is a gravel mine which will be reclaimed and recycled into a permanent public space. Landscape irrigation and water features within the Park will use as much recycled water as possible. Wildlife habitat areas are included in the Park and will be supplemented with natural water features. This type of "wise use" of the



## EXECUTIVE SUMMARY (1998)

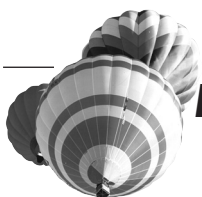
---

natural resources available to the Park should be continued throughout its development.

- Design guidelines for architectural style; material and colors; signage; lighting; landscape; and park furnishings are included in this Plan, but more detailed standards should be undertaken as a follow-up task to the Master Development Plan to protect the inherent value of the Park as a whole and ensure compatibility between facilities.
- Planning and programming for the development of Balloon Fiesta Park should be an open process, with recreational users, industry, neighborhoods, and other local governments, including Sandia Pueblo, providing input on these issues.
- The local governments, including Sandia Pueblo and the State of New Mexico, should continue cooperative work on a regional multi-modal circulation system that connects the local access of the Park with the metropolitan transportation system as a whole in the most efficient way possible. Without easy access to the Park, its potential will never be realized.
- The “gateway” area to the Park from I-25 and nearby access roads to the east and west, should be protected by the City and County. It is recommended that a regional set of design guidelines and/or overlay zone be prepared for the surrounding Park area with enforcement provided by the City and County. This will protect the investment of the many jurisdictions and private concerns who invest in the Park and guarantee that the overall vision for the Park can be achieved.
- The Balloon Fiesta Park needs to be funded, developed, and celebrated within the community. This remarkable asset should not be underestimated or undermined. It is a once-in-a-lifetime opportunity to create a local park with worldwide appeal that

will be proudly claimed by all New Mexicans. The public, if asked and informed, will support Balloon Fiesta Park with their time, their efforts, and their money. This public trust in the future of Balloon Fiesta Park is the asset most in need of protection throughout the decades to come.

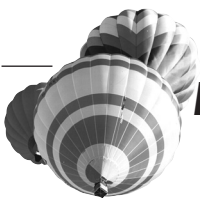
- During Balloon Fiesta, and for a reasonable period of time before and after (time period to be jointly defined in the Operations and Management Plan by the City and Balloon Fiesta, and to be called the “Balloon Fiesta Exclusive Period”), the Fiesta is recognized as the paramount event at the Park. As such, the Fiesta is expected to fully utilize the roads, parking areas, concourse, launch fields, and other outdoor features of the Park without simultaneous use by others during the Balloon Fiesta Exclusive Period, unless the City and Balloon Fiesta have agreed to joint use of facilities or sharing of fields for other related events. In all cases, access and some parking for the Balloon Museum must be preserved (how much parking and what level of access will be jointly agreed to by the City and the Balloon Fiesta in the Operations and Management Plan). It is recognized that the Balloon Fiesta is the premiere event at the Park during the “Balloon Fiesta Exclusive Period”. It is expected that Balloon Fiesta will cooperate with City Park Management, law enforcement and emergency services personnel, solid waste and other service providers, etc. to ensure that the access to the Park is not denied for essential maintenance, liability, emergency, and service provision needs during the “Balloon Fiesta Exclusive Period”. The Master Development Plan is not intended to limit the Balloon Fiesta’s activities or use of the Park during the “Balloon Fiesta Exclusive Period”, rather it is intended to define Park uses the remainder of each year, and ensure that Balloon Fiesta works cooperatively with other Park entities involved in governance and operations of this regional multi-use facility.



## ***EXECUTIVE SUMMARY (1998)***

---

*This page left blank intentionally.*





## SECTION 2 SITE ANALYSIS (1998)





## SITE ANALYSIS (1998)

---

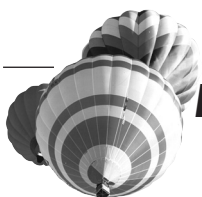
### EXISTING CONDITIONS

The Balloon Fiesta Park site is a 358 acre parcel of land in the far north area of Albuquerque. The site is roughly bounded on the north by Sandia Pueblo, on the east by industrial park development, residential development, and Washington Street, and to the south and west by the AMAFCA North Diversion Channel. The entire site is bisected, north and south, by Alameda Boulevard. The southern portion of the site is the old Balloon Fiesta Launch Field, which originally was the Los Angeles Landfill. The northern portion of the site is a former gravel quarry (see Site Vicinity map on page 10 and aerial photos showing existing conditions of the Park prior to October, 1996).

- **Topography:** The southern portion of the site at the Old Balloon Fiesta Park generally slopes from east to west and drains to the North Diversion Channel inlets. The northern portion of the site has three characteristic subdivisions. The first is the relatively flat area just north of Alameda Boulevard. The area has an overall slope down to the west. A drainage channel runs north to south cutting this area in half. Further to the north, the site steps down into a large open basin where the gravel quarry was formerly located. The third area comprises steep slopes along the eastern edge of the open basin.
- **Drainage:** The site is crisscrossed with several drainage channels. The AMAFCA North Diversion Channel forms the western boundary of the site. An AMAFCA North Diversion Channel Easement is the southern boundary of the site. The North Camino Arroyo runs along the northern edge of the site and is unimproved. The North and South La Cueva Arroyos run across the southern edge of the large basin area and flow into the North Diversion Channel to the west.

Two small channels run from east to west, passing through the area where the Eastdale Little League Fields are located. The steep slopes along the eastern edge of the site are experiencing some erosion and would benefit from stabilization (see Conceptual Grading and Drainage Plan, page 75).

- **Utilities:** A double row of high voltage power lines run along the eastern edge of the site. Electrical power was extended to the site at the eastern edge where the North and South La Cueva Arroyos intersect. A 10 inch potable water supply line was brought into the site as part of the Launch '96 developments (see Section 7: Infrastructure and Engineering, page 85, for a more complete discussion on infrastructure).
- **Fencing:** A 6 foot high chain link fence completely encloses the lower basin of the site. Vehicular access is controlled through a series of gates at all roads and by boulders and graded trenches. Permanent 6 foot high chain link fencing encloses each of the ballfields at the Eastdale Little League Complex. Other fencing is temporary pending final site fencing anticipated on the Fencing Plan (see page 53) and to be approved as part of this Master Development Plan.
- **Roadways:** Balloon Fiesta Parkway (previously known as Balboa) and San Diego Avenue dead-end into the site from I-25. Washington Street and a former quarry access drive provide access off of Alameda Boulevard. A loop road and a pedestrian ramp were extended into the basin area as part of the Launch '96 work at the site. The New Mexico State Highway and Transportation Department (NMSHTD) recently completed the Alameda Corridor project which included the construction of a new four-lane bridge across the Rio Grande, landscaping improvements, and

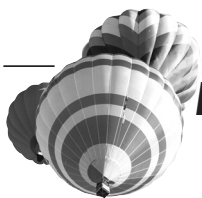


## SITE ANALYSIS (1998)



**Balloon Fiesta Park Site Vicinity**

(not to scale)





## SITE ANALYSIS (1998)

construction of multi-use trails. However, the bike lanes and multi-use trails currently stop at Fourth Street and do not extend to Balloon Fiesta Park. Any extensions to these facilities would require coordination with the NMSHTD on rights-of way issues.

- **Adjacent and Nearby Land Use:** The Balloon Fiesta Park is within an area that has been experiencing growth in commercial and industrial development and major improvements to transportation systems. Several of the existing major industrial users in the area are in the process of expanding their operations, including Philips Semiconductors, Citicorp, and MCT Industries. The New Mexico State Highway and Transportation Department (NMSHTD) recently completed the Alameda Corridor project which included construction of a new four lane bridge across the Rio Grande, landscaping and median improvements, and construction of multi-use trails. The Cottonwood Mall, the largest mall in New Mexico, is near the west end of Alameda Boulevard where it intersects with Coors Boulevard. The Mall, recently opened in 1996, is expected to attract visitors from all around the state, with Alameda Boulevard and Paseo del Norte providing the links from I-25.

Wildflower Park and the Wildflower Neighborhood are located just east of the Park site. The residential area west of Balloon Fiesta Park and the North Diversion Channel (the Alameda community), has experienced slow growth and is more stable when compared to population growth in the metropolitan area. There is also a higher rate of owner-occupied housing, as well as a higher rate of native-born residents. (Source: US Census STF 1A, 1991).



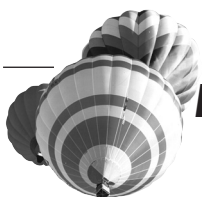
*View of the Park looking east, prior to October, 1996.*



*View of the Park looking north, prior to October, 1996.*

Directly west of the Eastdale Little League complex is the former Horizon Health Care facility. Sandia Pueblo owns the land to the north of the Park. Additional developing industrial and residential areas are located to the south of the Park site.

- **Los Angeles Landfill (Old Balloon Fiesta Launch Field):** Occupying the southern 77 acres of the Balloon Fiesta Park, the Los Angeles Landfill was an active municipal landfill from 1978 until its closure in 1983. It served as the Balloon Fiesta Launch Field for the majority of the time after its closure. Use of this site is currently limited to parking for cars and RVs. Any future additional uses will require approval by the City Environmental Health Department.





## SITE ANALYSIS (1998)

---

The City is operating a landfill gas extraction system along the eastern boundary of the site to safely burn the methane produced by the old fill material (see Landfill Gas Extraction in Section 7: Infrastructure and Engineering). The landfill gas extraction system may be expanded in the future to encompass various portions of the old Balloon Fiesta Launch Field.

- **Other Landfills:** There are two other landfills in the area of Balloon Fiesta Park; the Nazareth Landfill is located within the Park, north of San Diego Avenue and west of the Sumitomo site and the Coronado Landfill is located to the east of San Mateo Boulevard and between Modesto and Venice Avenues. The Master Development Plan proposes to limit the use of the Nazareth Landfill to parking for cars and RVs. The City Environmental Health Department is currently monitoring these two landfills for groundwater contamination.

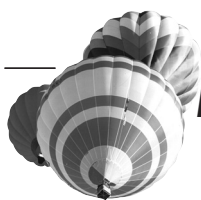
Landfill Management Plan: The City Environmental Services Division of the Environmental Health Department is charged with assessing the risk of these former landfills and remediating environmental hazards that pose a risk to the public's health and safety. A Landfill Management Plan for the two former landfills that fall within the Park boundary, the Los Angeles and Nazareth Landfills, shall be submitted to the Environmental Planning Commission for review and approval within one year of the Commission's approval of the Master Development Plan. The City Environmental Health Department shall be the lead agency on the Landfill Management Plan.

The use of these two landfills must be consistent with minimizing environmental impacts and associated risks to public health and safety. Environ-

mental concerns that should be addressed by the Landfill Management Plan include construction of structures; revegetation; water application; long term grading and drainage of precipitation; surface covers; installation of utilities; the use and location of parking of various types of vehicles; and the use of these two areas for special events. The Landfill Management Plan shall include an implementation schedule for the needed actions identified within the document.

The Landfill Management Plan should be a collaborative effort between various City departments and other entities with an interest in the use of the Park including the City Environmental Health Department - Environmental Services Division; Parks and General Services Department; neighborhood groups; Kodak Albuquerque International Balloon Fiesta, etc.

- **Vegetation:** The site is covered with native grasses and shrubs in some areas. A few volunteer Siberian Elms and Cottonwood trees are growing in areas that receive some runoff. Many areas of the site have been disturbed. In areas where disturbance has occurred recently, little or no vegetation exists. Native grass species include Indian rice grass, galleta grass, blue grama grass, and sand dropseed. Native shrubs include four-wing saltbush and chamisa.
- **Wildlife:** Many species of birds can be seen at the site including small ground birds such as quail, meadowlarks, woodpeckers, and larger hunting birds such as falcons. Small rodents, rabbits, and reptiles such as lizards and snakes have also been spotted.
- **Soil Type:** The soils at the Balloon Fiesta Park site consist of decomposed granite and sand. They are full of gravel and river cobbles. Dust and blowing sand is currently a problem at the site.

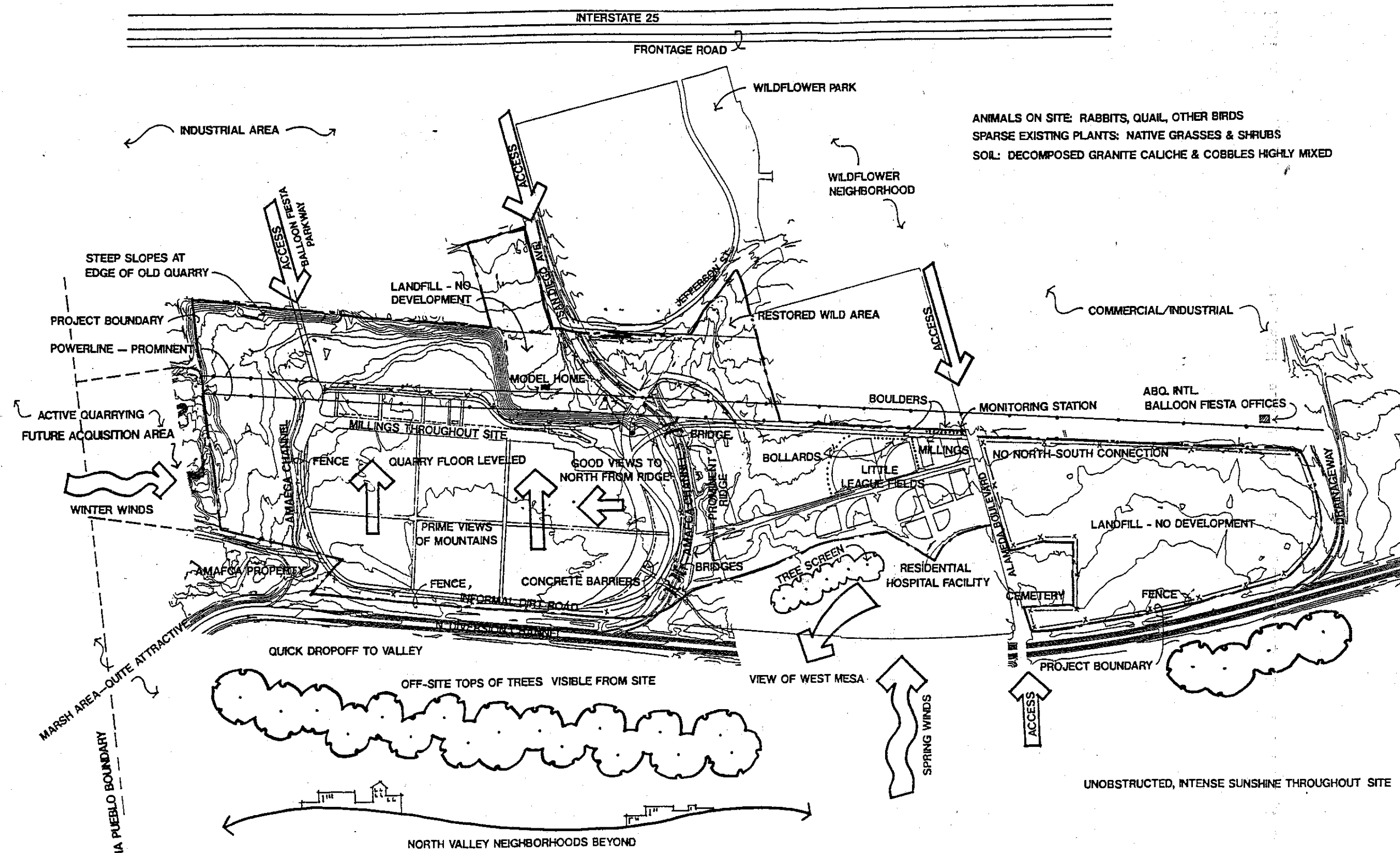


Balloon Fiesta Park

Consultants

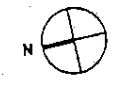
DCSW Architects  
Bohannon-Huston, Inc.  
Consensus Planning, Inc.  
Morrow & Co., Ltd.  
Martha Schwartz, Inc.  
Transcore

February, 1998



BALLOON FIESTA PARK  
SITE ANALYSIS

1" = 400'



## SITE ANALYSIS (1998)

- **Weather:** The Balloon Fiesta Park site is exposed to weather from all sides. The site has 100% insolation (sunlight). The winter winds sweep across the site from the northwest and the northeast. Spring and summer winds blow across the site from the west.
- **Views:** Despite the large transmission lines to the east, the site has exquisite views of the Sandia Mountains. The lower tip of the Jemez Mountains can be seen to the north. The Rio Grande Bosque can be seen to the west, with the West Mesa, and Mount Taylor beyond.

- **Existing Improvements:**

Eastdale Little League Fields: Eastdale Little League constructed eight fields of varying sizes at the south end of the Balloon Fiesta Park Acquisition Area during 1996-7. These fields consist of grading, surfacing, landscaping, and fencing improvements, with temporary parking. The landscape areas which surround the fields were developed as part of the Park's Preferred Master Plan Concept.

"Launch '96 and "Launch '97" Balloon Fiesta Field Improvements:

- 10 inch water/fire line loop through the east Grand Promenade Area
- Electrical and telephone service to the Grand Promenade and Corporate Pavilion areas
- Fencing at parking areas
- Temporary paving at the Grand Promenade

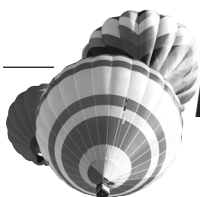
The majority of these improvements are constructed to integrate with the future, final design of the Grand Promenade (Vending Concourse) and Corporate Pavilion Areas. The final physical implementation of the Master Plan will largely cover over the top of the temporary paving and parking improvements.

### ZONING and LAND USE

A zone map and sector plan amendment were required to allow the Albuquerque International Balloon Fiesta and other future recreational activities to occur at the expanded Balloon Fiesta Park. The zone change and sector plan amendment were the first phase of a two-phase planning review and approval process, with the second phase consisting of this Master Development Plan. The timing for the zone change request was established by the need to provide appropriate zoning in time for the 25<sup>th</sup> anniversary of the Albuquerque International Balloon Fiesta, Launch '96.

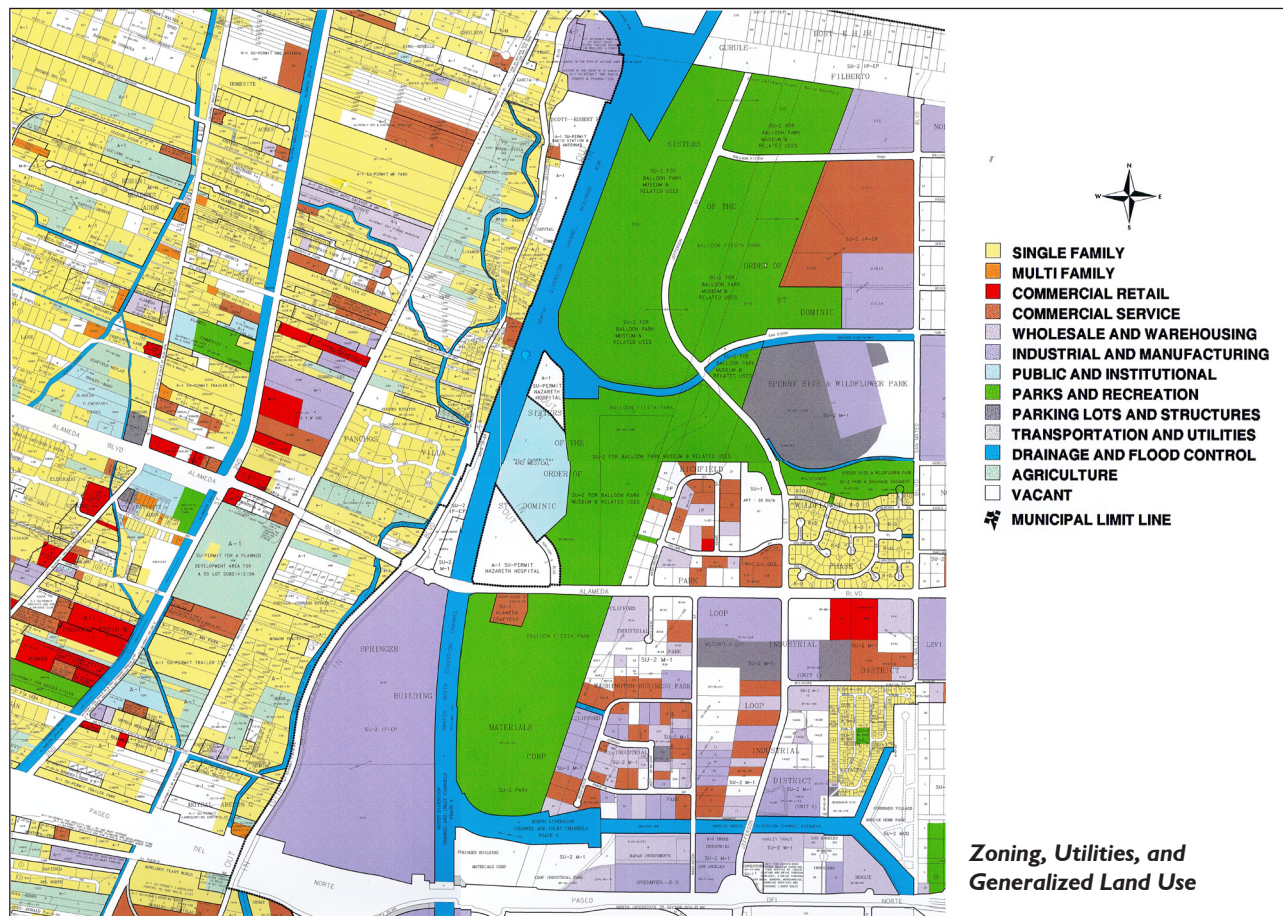
The City of Albuquerque Parks and General Services Department submitted the zone change and sector plan amendment request in April, 1996, for approximately 273 acres north of Alameda Boulevard and east of the North Diversion Channel. This was a northern extension of the old 77 acre Balloon Fiesta Park located south of Alameda Boulevard. The request sought a change in zoning from SU-2 for IP-EP (industrial and earth product removal) and SU-1 for Apartments to SU-2 for Balloon Fiesta Park, Museum, and related uses. A permissive land use list was submitted for approval as part of the zone change application.

The zone change request was evaluated for its consistency with applicable City-adopted policies and Rank I, II, and III plans. Resolution 270-1980, Albuquerque/Bernalillo County Comprehensive Plan, Draft Park System Facility Plan, North Valley Area Plan, and the North I-25 Sector Development Plan were reviewed.





# SITE ANALYSIS (1998)



## PUBLIC ZONING ACTIONS

In June, 1996, the City Environmental Planning Commission (EPC) recommended an approval of the request to City Council. The EPC found that the request met the City's criteria for zone changes as defined by Resolution 270-1980. Changed neighborhood conditions were demonstrated by the termination of gravel mining and earth product removal on the site. The EPC found that the zone change was more advantageous to the community than the previous SU-I for IP-EP zoning.

The City Council approved the revised land use list, zone change, and sector plan amendment in September, 1996. City Council Resolution 356 (contained in the North I-25 Sector Development Plan) was amended by including a description of the new Master Development Plan requirements for the entire 358

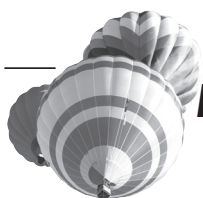
acre Balloon Fiesta Park. It was determined that any future use not included on the approved land use list will be evaluated by the City for its consistency with the approved uses and with the operational criteria outlined by this Master Development Plan.

## APPROVED LAND USES *(see pages 33-34 for the 2012 updated list of permissive uses).*

The approved land uses are classified under the following three general headings:

### I. Recreation and Park Elements

- Field sports such as soccer, football, field hockey, polo, etc.
- Tournament field sports such as soccer, softball, track, etc.
- Golf practice area



## SITE ANALYSIS (1998)

---

- Balloon Fiesta, launch, and event facilities
- Picnicking
- Trails
- Parking
- Natural areas and open space
- Skateboarding and in-line skating
- Transit access facilities
- Helicopter landing pad for emergency medical purposes
- Restaurants for retail sales of food and full-service liquor for consumption on premises and within designated Park areas
- Restroom facilities
- Gift shop (associated with Museum uses)
- Enclosed sports arena \*
- Tournament Game Area
- Golf clubhouse, other clubhouse use
- Hotel/meeting center
- Police substation

### 2. Special Events

- Arts and crafts shows
- City Summerfest activities
- Car shows
- Marathons and similar community activity events
- Fireworks exhibitions
- Vendors booths, including retail sales of food and full-service liquor for consumption on-premises and within designated Park areas

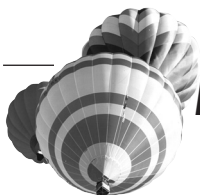
\* *An outdoor sports stadium is not allowed in the Balloon Fiesta Park.*

A tournament game area was approved by City Council with the following four limitations:

1. The tournament game area will be used primarily for youth and children's sports and no more than 1,000 permanent seats will be allowed. The permanent seating will be constructed out of sound-absorbing materials, such as grass.
2. The use of temporary seating will be allowed, if the temporary seats are removed after an event.
3. The Master Development Plan will govern the use and hours of operation of the tournament game area, the use of a sound system, and lighting in the Park. The sound system for the tournament game area will be directed toward the berm on the eastern side of the

### 3. Buildings

- Family Recreation Center (Community Center Type Uses)
- Balloon Museum, additional museum
- Auditorium (with grass seating and associated dormitory)



## SITE ANALYSIS (1998)

---

Park. No field lighting will be allowed for the tournament game area, security lighting is acceptable.

4. The tournament game area will not be used for outdoor concerts.

The Tournament Game Area is located at the far northeast corner of the Park.

### **NORTH I-25 SECTOR DEVELOPMENT PLAN**

The North I-25 Sector Development Plan, a Rank III Plan adopted in 1986, was prepared by the City Planning Department in response to the emerging industrial character of the North I-25 area. The primary focus of the plan was to provide a compatible mix of land uses, adequate transportation systems, and public utilities in order to accommodate the future development of this area as a major employment center. The plan area covers approximately 2,900 acres between Louisiana Boulevard on the east, Edith Boulevard on the west, Sandia Pueblo on the north, and Paseo del Norte to the south.

The North I-25 Sector Development Plan re-zoned the original 77 acre Balloon Fiesta Park, south of Alameda Boulevard, to SU-2 for Balloon Fiesta Park in order to provide a permanent balloon launch area. In 1993, the Sector Plan was amended to clarify and define the recreational uses of the Park to include launching of balloons, sale of merchandise, food, and beverages, general musical entertainment, and parking (City Council Resolution 356). The Sector Plan was amended again in October, 1996 when the Park's zoning was approved (City Council Resolution 88).

### **NORTH VALLEY AREA PLAN**

The North Valley Area Plan, a City and County adopted plan, was prepared in response to the local community's desire to preserve and enhance the

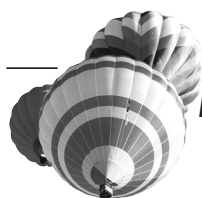
rural character of the North Valley. The intent of the Plan is to recognize the North Valley as a unique and fragile resource within the metropolitan area. The Plan area encompasses approximately 24 square miles and is bounded by Roy/Tramway Road to the north, I-40 to the south, I-25 to the east, and the Rio Grande to the west.

### **Plan Sub Areas**

The North Valley Area Plan divides the North Valley into subareas and provides goals and policies specifically tailored to their individual characteristics. The Balloon Fiesta Park falls within the North I-25 Subarea. The Plan identifies the North I-25 Subarea as the fastest growing industrial area and employment center in the State. Large scale manufacturing and heavy commercial uses exist throughout this area. The Plan's preferred scenario for this Subarea is to achieve a greater land use mix and to promote careful site planning to minimize conflicts between manufacturing and heavy commercial uses in the North I-25 Subarea and the residential uses in the Edith Corridor Subarea. The Plan encourages quality commercial and industrial development on the properties already zoned for commercial and industrial uses.

### **ALAMEDA BOULEVARD DESIGN OVERLAY ZONE**

In response to community concern about rapid, piecemeal development and a flurry of zone changes to commercial C-1 uses in the area of Balloon Fiesta Park, a joint effort by Bernalillo County and the City of Albuquerque for an overlay zone for Alameda Boulevard was initiated in early 1997. The Alameda Design Overlay Zone (ADOZ) is an amendment to the I-25 Sector Development Plan. Planning efforts associated with the ADOZ were coordinated with ongoing planning efforts in the Balloon Fiesta Park. The ADOZ addresses streetscape and limited architectural criteria along the Alameda corridor, and Second and Fourth Streets. The ADOZ extends 200 feet north





## SITE ANALYSIS (1998)

and south of Alameda Boulevard. This includes the Little League area of the Park and the parking area at the Old Balloon Launch Field. Parking and Little League functions at the Park shall comply with the ADOZ.

### SANDIA PUEBLO MASTER PLAN

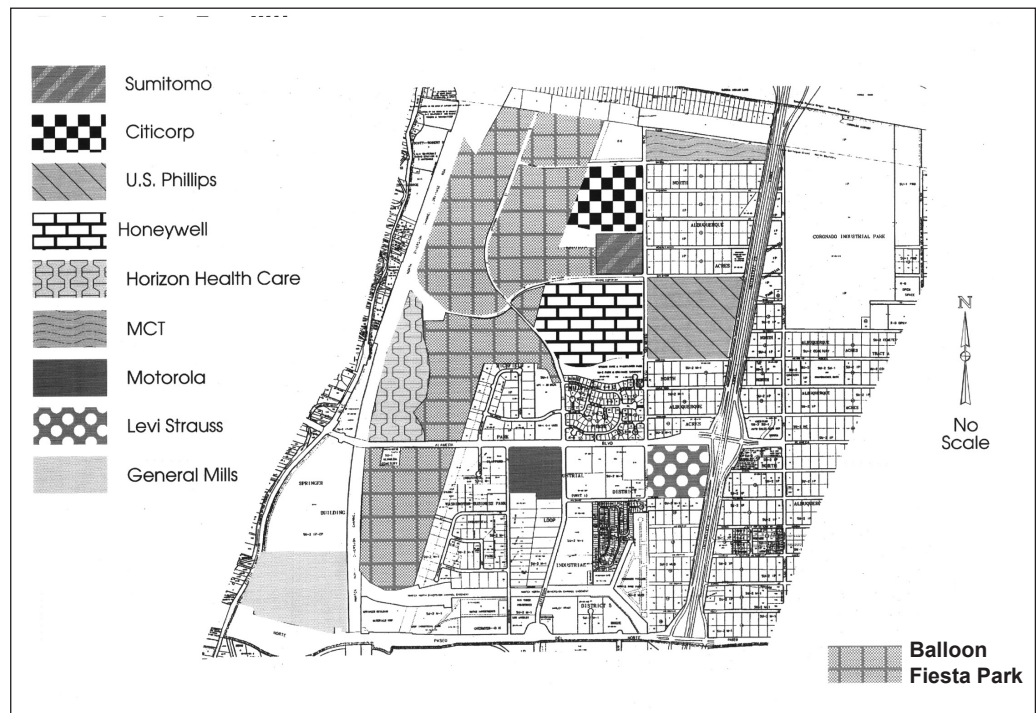
The Pueblo of Sandia, located north of Balloon Fiesta Park, is currently in the process of developing the Sandia Pueblo Southern Border Master Plan. The focus of the Master Plan is on providing infrastructures strategies and design guidelines for future commercial and industrial development on the southern portion of the reservation. Commercial and industrial uses within the southern reservation area will continue the existing development trend of the North I-25 corridor.

### GENERAL DEVELOPMENT TRENDS

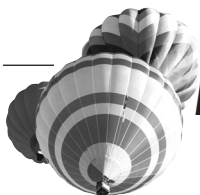
The impending development of the Balloon Fiesta Park has triggered an increase of development activity in surrounding lands zoned for commercial or industrial use. Development activity along Alameda Boulevard is characterized by a mix of industrial park, retail/showroom, manufacturing, and distribution/warehouse buildings. Recently, several retail projects have been proposed on Alameda Boulevard including gas stations, hotels, and restaurants. As previously mentioned, the City and County initiated the Alameda Design Overlay Zone project in response to this development activity.

The Balloon Fiesta Park planning efforts have also coincided with commercial planning and manufacturing development movement northward in the I-25 Corridor. The lands east of the Balloon Fiesta Park have increasingly become attractive for development for a wide range of potential users due to the diminishing availability of industrially-zoned land south of Alameda Boulevard and the completion of the Alameda Bridge across the Rio Grande.

- **High-Tech Manufacturing:** Existing industry in the area east of the Park includes several electronics manufacturers, including Philips Semiconductors, Honeywell, Sumitomo, and Sitex/Silmax. Several projects are either in planning or construction stages, including Prax-Air, Quartz International, Sumitomo Phase II, and an expansion of Philips Electronics.
- **Office and Industrial:** The area has had an explosive growth in office industrial/warehousing development, including Citicorp and MCT Industries.



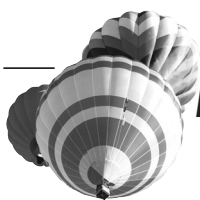
Major Nearby Industry



## ***SITE ANALYSIS (1998)***

---

- **Office/Warehouse:** Several multi-tenant office/warehouse developments are in construction phases east of the Park and south of San Diego Avenue.
- **Hospital and Health Care:** The former Horizon Health Care is just west of the Park. The long term use of this facility is unknown at this time.
- **Vacant Lands:** There are several vacant, former gravel mining operations south of Alameda Boulevard and east of the North Diversion Channel which are currently in planning and development phases for office, manufacturing, and industrial uses.
- **High Density Residential:** There are 9.5 acres of vacant land zoned 30 du/ac at the northeast corner of Columbine Avenue and Jefferson Street.



## SECTION 3 COMMUNITY ISSUES (1998)







## COMMUNITY RECREATION NEEDS

The 1993 Draft Park System Facility Plan, a Rank II Plan, acknowledged the social and economic benefits of providing quality parks and recreation facilities. The City of Albuquerque's current park system is dominated by neighborhood parks and is lacking in the provision of community and regional size parks. More than 50% of the neighborhood parks in Albuquerque are small (less than 3 acres) and are overused in many instances for organized recreation. Many of these small neighborhood parks only provide on-street parking, so park visitors participating in organized recreation end up with their parked cars spilling over into the neighborhoods. One of the key recommendations in the Draft Park System Facility Plan is the elimination of programmed use of small neighborhood parks as game fields and the relocation to community and regional parks.

The Plan defines regional parks as larger than 75 acres and able to serve the recreation needs of the entire metropolitan area. Regional parks should be located near arterial streets and/or by the Interstate and where feasible, should be linked to the trail and transit system. The Balloon Fiesta Park will help to fill this void of regional parks in the metropolitan area by providing a venue where large special events (Balloon Fiesta, sport tournaments, art festivals, etc.) of over 10,000 participants can be accommodated. The Park will provide a myriad of personal, social, economic, and environmental benefits to the community by offering a variety of activities and facilities that visitors of all ages and abilities can spend an entire day participating in and enjoying.

## YOUTH RECREATION NEEDS ASSESSMENT

A goal for Balloon Fiesta Park is to build a premier destination for sports-related activities and opportunities for families and, in particular, youth groups around the State. As part of the planning process for Balloon

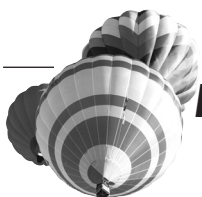


Fiesta Park, City staff and Balloon Fiesta Park planners conducted an interactive survey with 600 APS middle school youth at ten different middle schools in order to learn what recreational activities and facilities are needed

in Albuquerque (for a more detailed description of this project, see Appendix B: Youth Recreation Needs Assessment). Results of this study were consistent throughout the City and indicated the need for more swimming pools and water play facilities; more parks, playing fields, and courts; and more skate/roller blade facilities. All of these uses are accommodated in the Preferred Master Plan Concept.

## YOUTH PROGRAMS

Many City departments provide recreation programs, services, and facilities to Albuquerque residents including Parks and General Services, Cultural and Recreational Services Department, Department of Family and Community Services, and the Albuquerque Police Department. Some programs are provided specifically for the youth (18 years of age or younger) of Albuquerque, including aquatics, outdoor recreation and sports programs, etc.





### NEIGHBORHOOD ISSUES and PUBLIC INVOLVEMENT

There are several recognized neighborhood associations in the area surrounding Balloon Fiesta Park, including Alameda/North Valley, Alameda Alliance, Wildflower, and Sun North (see the Neighborhood Association map on the following page). Representatives from these neighborhood associations participated in the extensive public involvement effort undertaken by City staff and the Design Team. Several large public meetings and a series of community focus group meetings were held at the Alameda Community Center and throughout the planning process (see Appendix A: Public Involvement Plan for the complete public involvement record). In addition to the neighborhood groups, input was sought from recreational users, industry representatives, and other special interest groups on various Park issues including safety and security, trails and transportation, landscaping and water use, a proposed auditorium, design overlay zoning, and wildlife habitat/buffers.

As part of the public involvement effort, an eight member Planning and Management Oversight Committee was established by City Council. The purpose of the Committee was to provide ongoing input on the Master Development Plan and another venue for public involvement for the major stakeholders at Balloon Fiesta Park. Members of the Planning and Management Oversight Committee included Balloon Fiesta; Wildflower and Alameda/North Valley Neighborhood Associations; AMAFCA; Sandia Pueblo; Bernalillo County; and Philips Semiconductor. Committee meeting notes are included in Appendix A: Public Involvement Plan.

### COMMUNITY MEETINGS

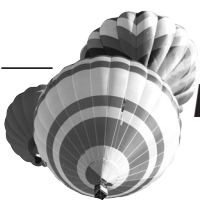
Meeting topics were selected based on the major issues identified by the participants, including transportation and traffic; noise and dust control; lighting;

trail connections; and design overlay zoning to protect the area outside of Balloon Fiesta Park. Based on the response received at these meetings, several modifications were made in the planning and design process for the Park. For example, the neighborhood was specifically opposed to an outdoor sports stadium, and in response, that use was deleted from the permissive land use list approved by the City Council. Additionally, the siting and operation of specific park facilities, the location of trails, and the inclusion of a natural open space area all respond to neighborhood preferences raised during the public involvement process. The City and County also initiated an Alameda Boulevard overlay project in response to neighborhood concerns (currently in the approval process).

Community involvement efforts for the Balloon Fiesta Park project included holding a series of public meetings and community focus group meetings. The meetings were topical in nature and typically had guest speakers to answer any questions that came up regarding specific issues. All of the meetings were held at the Alameda Community Center on North Fourth Street. Summaries of each meeting follows:

### FOCUS GROUP MEETINGS

- **June 19, 1996:** This was the first Community Focus Group meeting. An update on the Park planning process was given by the planning consultant. Participants were asked for their ideas on topics for future meetings. Topics to be discussed at future meetings included buffers/wildlife habitats; auditorium; design overlay zoning; transportation/traffic/trails; water use; safety and security.
- **July 18, 1996:** Transportation related issues, including trails, access, roadway improvements, etc., were the topics for this meeting. An interactive meeting of soliciting input from the participants was used. Various maps were laid out on tables



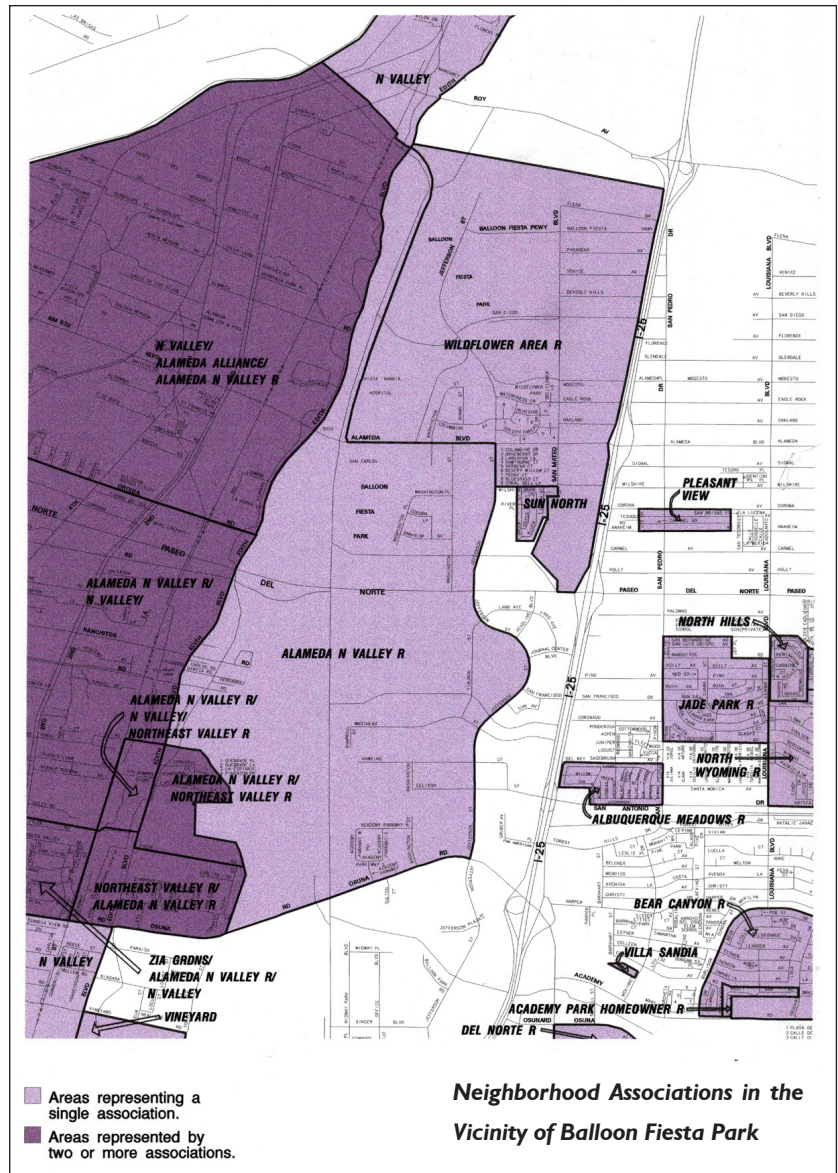
## COMMUNITY ISSUES (1998)

for participants to write and/draw their ideas. Trail connections, grade-separated crossings, I-25 improvements, and park and ride locations were some of the ideas generated at this meeting.

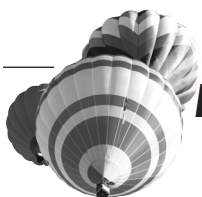
- **August 15, 1996:** The topics discussed at this meeting were design overlay zoning, landscaping, and water use. Representatives from the City and County Planning Departments discussed how design overlay zoning is approached in their jurisdictions and fielded questions from participants. The civil engineering consultant presented information regarding water sources. The project's landscape architect discussed the history of the area and presented landscape concepts for the park. Comments generally centered around the need for design overlay zoning in the area; the unattractiveness of chain link fencing; handicap accessibility; and water recharge concerns.
- **December 5, 1996:** Safety and security issues during special events and Balloon Launch '96 were discussed. The participants provided comment to Balloon Fiesta Board Members about how Balloon Fiesta operations could be improved in the future to lessen impacts on neighborhoods.

### LARGE PUBLIC MEETINGS

- **April 29, 1996:** This was the first public meeting held. The format of the meeting was an open house. Stations were set up with various information about the project at each one, including background information; planning process; preliminary
- **May 23, 1996:** The topic of this meeting was the proposed auditorium. The project manager



program; land use plan; Launch '96; conceptual site plan and goals; and auditorium. Issues raised by the participants concerned neighborhood impact; dust problems; design overlay zoning; lack of support for hotels; intensity of zoning; traffic control; auditorium bookings; need for sound tests; property values; trail connections; security; and neighborhood access to the Park.



## COMMUNITY ISSUES (1998)

---

described the location for the auditorium, seating capacity, and sound control techniques. The sound consultant explained the sound test run on May 21<sup>st</sup>. Participants made comments questioning the need for the auditorium; transportation access and traffic control; park security; auditorium height; the need to control noise; lighting and fencing.

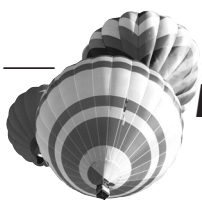
- **June 5, 1996:** The scope of the park project was explained at this meeting. The planning process and preliminary design concepts were presented by the planning consultant and the project manager. Participants raised issues concerning design overlay zoning; traffic control; water conservation; pedestrian access; and the need for neighborhood input. Participants were asked to sign-up for the Community Focus Groups.
- **July 9, 1996:** Transportation was the topic of this meeting. The scope of the traffic study was explained by the traffic consultant. Design overlay zoning, speed limit reduction on Alameda Boulevard, trail connections, use of Jefferson Street, need for park and rides, south parking lot, traffic control through the park, and staggered work shifts were some of the concerns expressed at this meeting.
- **August 14, 1997:** Transportation alternatives were the topic of this meeting. The format of the meeting was an open house, with the various transportation alternatives and trails plan displayed around the room. City transportation staff reviewed the alternatives. It was explained that once identified, the preferred transportation alternative would include review and approval by the Urban Transportation Planning Policy Board (UTPPB) to remove Jefferson Street from the Long Range Major Street Plan.

- **September 11, 1997:** This was a regular meeting of the Alameda/North Valley Neighborhood Association, with the preferred transportation concept for Balloon Fiesta Park as one agenda item. City transportation staff reviewed the concept and then opened the meeting for public comment. Issues raised included whether there would be bike lanes on Jefferson Street; trail and bike access; and speed limit on Alameda Boulevard. It was agreed that there was a consensus in support of the preferred transportation concept, which will be included in the Master Development Plan.

### NEIGHBORHOOD ISSUES and COMMITMENTS

The following is a list of issues raised during the public involvement process. Issues are italicized and precede the methods in which they were or are being addressed.

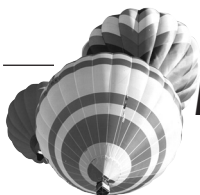
1. **Ongoing neighborhood input on all aspects of Park**
  - Public meetings
  - Community Focus Group meetings
  - Planning and Management Oversight Committee
  - Operations and Management Plan with neighborhood input
  - Public Hearings on zoning and Master Development Plan
  - Special topic meetings (traffic, auditorium, etc.)
2. **Operation and Management of Park**
  - Operations and Management section of Master Development Plan and follow-up plan



# COMMUNITY ISSUES (1998)

---

- City leases, resolutions, and agreements
  - Planning and Management Oversight Committee review and recommendations
3. **Traffic - access/traffic control, congestion, neighborhood impacts, assumptions used in Traffic Impact Study**
- Traffic Impact Study completed as part of this Plan to address impacts and mitigation measures
  - Revised Infrastructure Plan prepared
  - Special public meeting on traffic
  - Meeting with neighborhoods on assumptions, issues, and alternatives
  - Performance standards/design mitigation within the Park
  - Multi-modal access
4. **Noise/Sound Impacts - impacts from Balloon Fiesta, Auditorium, and Balloon Park uses**
- Performance standards contained in this Plan
  - Operations and Management Plan
  - Directional sound systems acoustically engineered
  - Elevation, berms, and buffering
  - City lease and permit requirements requiring sound/noise mitigation
  - Sound tests conducted and results shared with the neighborhood
5. **Safety and Security - crowd control during large events; traffic flow/neighborhood separation; Park users**
- Community Focus Group discussions
  - Fencing internal and external to the Park
  - Enhanced security and traffic control during large events
  - Operational standards within the Park
  - Traffic Impact Study
  - Park design sensitive to safety issues
  - Planning and Management Oversight Committee recommendations on these issues
  - 24 hour Security Command Center at the Park
6. **Design Issues - building height; location, size, and type of buffers; trail access; lighting; water use**
- Design issues addressed in this Plan
  - Operations and Management Plan will address detailed standards
  - Performance guidelines/criteria to use for evaluation
  - Public review of Park design issues
  - Planning and Management Oversight Committee review with neighborhood input on design issues
  - Park perimeter buffers defined in this Plan
  - Directional security lighting and lighting standards





## COMMUNITY ISSUES (1998)

---

- Alameda Design Overlay Zone coordinated with City and County
- Prudent use of water from shallow aquifer and use of graywater from nearby industrial users

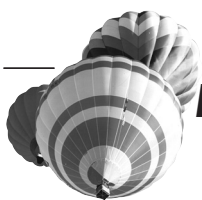
### 7. **Zoning and Land Use - allowable land uses; Alameda Design Overlay Zone**

- Public hearings on zoning
- Public meetings on zoning
- Special meeting on zoning with neighborhood representatives
- Public approval process for this Plan has followed approval of zone change
- Acknowledgment of existing industrial uses and changes being considered currently
- Ongoing City and County design overlay zoning project for Alameda Boulevard

### 8. **Environmental Issues - dust control; water conservation, re-use, and recharge; and air quality**

- Dust mitigation required by existing City regulations
- Developed Park will reduce dust from current mined and vacant parcels

- Water conservation and reuse being designed for the Park
- Water recharge a benefit
- Air quality addressed with Air Quality Impact Analysis Study
- Performance standards contained in this Plan
- Planning and Management Oversight Committee review and recommendations
- Operations and Management Plan
- Community Focus Group discussions





# SECTION 4 SITE PLAN FOR SUBDIVISION (2012)





# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

## 2012 MASTER DEVELOPMENT PLAN UPDATE

Planning for the current Balloon Fiesta Park began in 1996 with a Zone Map Amendment and amendment to the North I-25 Sector Development Plan by the City Council. The planning process continued and the current Master Development Plan was approved in December 1998. In 2010, City Parks and Recreation Department began the process of renewed strategic planning for the Balloon Fiesta Park.

The Site Plan for Subdivision section of the Master Development Plan (previously referred to as the "Preferred Master Plan Concept") is an update to the 1998 Master Development Plan, and reflects the strategic planning process, physical and administrative changes that have occurred since 1998 at the Park. It also responds to the input received from the Balloon Fiesta Park Commission, Albuquerque International Balloon Fiesta, City staff, neighborhood representatives, other stakeholders, and the general public.

This section includes a general description of existing and future park elements, buildings, and circulation systems, and corresponds to the Site Plan for Subdivision drawings (provided at 1" = 200'). Certain elements and features are illustrated on the drawings; however, some are only described in text in this section. Regardless, all elements and features described in the text are permissive within the existing zoning allowed on the property, with the exception of commercial retail/service and caretaker's unit which are covered by a Zone Map Amendment submitted concurrently with the 2012 amendment to the Master Development Plan.

## OPERATION and MANAGEMENT

Since the adoption of the 1998 Master Development Plan, the planning, design, development, operation, and management of Balloon Fiesta Park have been

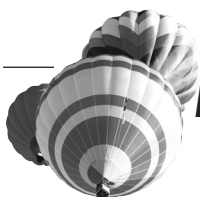
guided by various City boards and commissions. Membership has varied slightly over the last 14 years, but has typically included representatives from the Albuquerque International Balloon Fiesta, Inc. ("AIBF"), adjacent neighborhoods, local business, Pueblo of Sandia, Anderson-Abruzzo Albuquerque International Balloon Museum, Albuquerque Convention and Visitor's Bureau ("ACVB"), an individual representing the interests of the Metropolitan Parks and Recreation Advisory Board, and recreation users of the Park. This section provides a brief history of the evolution in operation and management of the Park by the various boards and commissions.

In November 1999, the Balloon Fiesta Park Advisory Board was created. The Advisory Board started meeting in February 2000. From 1999-2003, the City and the Advisory Board focused on:

- Evaluating governance options for the Park;
- Planning for and implementing capital improvements at the Park; and
- Development of preliminary planning and operational concepts for the park.

In 2003, the Advisory Board was superseded by the Balloon Fiesta Policy Board, which held its first official meeting in February 2004. The Policy Board created a Strategic Plan for the Park, which included the following:

- Creation of subcommittees to address various operational aspects of the Park (e.g. Revenue and Finance, Legal, Marketing/Sponsorship, Park Activities and Facilities and Infrastructure);
- Drafting of policies;
- Revising the enabling legislation for the Policy Board;



## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

- Recommendations concerning the management of events at the Park; and
- Recommendations concerning priorities for the design and development of the Park.

The Strategic Plan, and the subsequent policies that were drafted and implemented by the Policy Board and the City, became the framework for the operations and management of Balloon Fiesta Park.

In 2007, the Policy Board created the Operations & Management Report, 2004 – 2007. Policies, procedures for Park usage, review of tenants and legal documents, and priorities for development were included in that document.

In May 2010, the City Council passed an ordinance creating the Balloon Fiesta Park Commission (F/S 0-09-90; Enactment 0-2010-004 approved by the City Council on May 12, 2010). The Balloon Fiesta Park Commission replaced the Policy Board, and responsibility for reviewing and updating the policies, procedures, and priorities for development was transferred to the Park Commission at that time. The membership of the Balloon Fiesta Park Commission was subsequently expanded to include the Director of the City Parks and Recreation Department or designee, a City Public Safety employee, and two neighborhood representatives, one each from the west side and the east side of Albuquerque.

The purpose of the Balloon Fiesta Park Commission is to provide advice and recommendations concerning the operations, management, and development of the Balloon Fiesta Park to the Mayor, City Council, and the Parks and Recreation Department. The intent of the ordinance that established the Balloon Fiesta Park Commission was to create a voice for the public and stakeholders in the management of Balloon Fiesta Park. Under Duties and Powers of the Park Commission, the legislation states “Receive actual timely

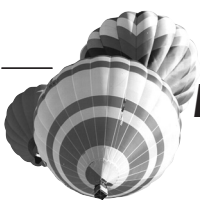
notice of all proposed planning and development actions within the Park, including but not limited to: any permanent changes to the physical layout of the Park; any construction within the Park; any changes to the Site Development Plan; and any application for such changes. The Commission has the right to participate in, review, and have its position given full consideration with respect to any planning and development actions related to the Park. The Commission shall have standing in front of all City boards or commissions authorized to consider or review such actions, and in front of City Council for any appeal or other consideration of such actions.”

### **PARK PRIORITIES**

One of the roles of the Balloon Fiesta Park Commission is to identify and bring forward the priorities for capital improvements at the Park. The process of setting priorities should continue to be a collaborative effort between the major stakeholders at Balloon Fiesta Park, including the Balloon Fiesta Park Commission, AIBF, Parks and Recreation Department, Cultural Services Department, Environmental Health, etc. The process should also include public input. However, it is acknowledged that priorities are subject to change over time depending on available funding, changing needs, and recreation trends as the Park develops and evolves in the future.

In 2007, the Policy Board identified priorities for future development at the Park. In a letter dated February 9, 2011 from the Balloon Fiesta Park Commission to the Mayor and City Council, it states that “these priorities have remained virtually unchanged due to the lack of capital funding for the Park in the last four years” (see Appendices in this document for a copy of the letter).

The priorities include improvements to Balloon Museum Drive, Alameda Boulevard, Launch Field, Vending Concourse (Main Street Promenade), and the Los Angeles Landfill. Although there was \$2.45



# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

million in capital funds allocated to the Park as part of the 2011 General Obligation Bond Program, this is not sufficient to cover all of the priorities identified.

The improvements, which are not listed or ranked in any order, include:

- South Vending Concourse from Gate 9 to just north of the existing Command Center/Public Safety Building – year round reservation / entertainment area (referred to as the Pilots' Landing and Welcome Center in the 2012 update of the Master Development Plan), transit drop-off, restrooms, utilities, paving, landscaping, and site improvements to include rebuilding the east escarpment and adding recreational features, and renovating the Presidents' Compound area
- North Vending Concourse, from north of existing Command Center to Gate 1 – Vending Concourse, restrooms, utilities, landscaping, and site improvements
- Balloon Museum Drive - widen to four travel lanes and add landscaping
- Alameda Boulevard – improve intersections with Balloon Museum Drive and Horizon Boulevard
- Launch Field – extend potable water and electrical service to the west side of the Launch Field and along the eastern edge of the Launch Field for smaller special events
- Los Angeles Landfill – year round usage improvements and environmental management

In addition to the above improvements, some of the existing Park improvements were installed 15 years ago and are in need of renovation (e.g., site amenities, parking lot paving). Installation of permanent infrastructure throughout the Park is also a priority.

## PARK PLANNING PROCESS

### PLANNING HISTORY

The original planning process for the current Balloon Fiesta Park involved a two-step process; including:

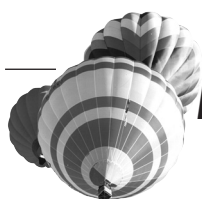
1. A zone map amendment and amendment to the North I-25 Sector Development Plan approved by the EPC and the City Council in 1996 (R-356); and
2. A Master Development Plan approved by the EPC in 1998 (Z-96-77).

### Zone Map Amendment and Sector Plan Amendment:

In 1996, the EPC found the request to change the existing zoning met the City's criteria for zone changes as defined by Resolution 270–1980. Changed neighborhood conditions were demonstrated by the termination of gravel mining and earth product removal on the site. The EPC found that the zone change was more advantageous to the community than the previous SU–1 for IP–EP zoning. The permissive land uses approved by the City Council are categorized under the following three general headings and listed below:

#### 1. Recreation and Park Elements:

- Field sports such as soccer, football, field hockey, polo, etc.
- Tournament field sports such as soccer, softball, track, etc.
- Golf practice area
- Balloon Fiesta, launch, and event facilities
- Picnicking
- Trails
- Parking
- Natural areas and open space
- Skateboarding and in–line skating
- Transit access facilities
- Helicopter landing pad for emergency medical purposes





# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

## 2. Special Events:

- Arts and crafts shows
- City Summerfest activities
- Car shows
- Marathons and similar community activity events
- Fireworks exhibitions
- Vendors booths, including retail sales of food and full-service liquor for consumption on-premises and within designated Park areas

## 3. Buildings:

- Multi-Purpose Center (Community Center Type Uses, referred to in the 1998 MDP as the Family Recreation Center)
- Balloon Museum, additional museum
- Auditorium (with grass seating and associated dormitory)
- Restaurants for retail sales of food and full-service liquor for consumption on premises and within designated Park areas
- Restroom facilities
- Gift shop (associated with Museum uses)
- Enclosed sports arena \*
- Tournament Game Area (renamed the Northeast Outdoor Recreation Area as part of the 2012 update)
- Golf clubhouse, other clubhouse use
- Hotel/meeting center
- Police substation

*\*An outdoor sports stadium is not allowed in Balloon Fiesta Park.*

A tournament game area was approved by City Council with the following four limitations:

- 1) The tournament game area will be used primarily for youth and children's sports and no more than 1,000 permanent seats will be allowed. The permanent seating will be constructed out of sound-absorbing materials, such as grass.

- 2) The use of temporary seating will be allowed, if the temporary seats are removed after an event.

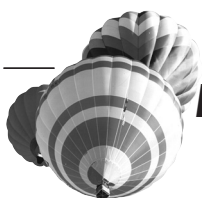
- 3) The Master Development Plan will govern the use and hours of operation of the tournament game area, the use of a sound system, and lighting in the Park. The sound system for the tournament game area will be directed toward the berm on the eastern side of the Park. No field lighting will be allowed for the tournament game area, security lighting is acceptable.

- 4) The tournament game area will not be used for outdoor concerts.

## 4. 2012 Updates:

- The Tournament Game Area, now identified by the 2012 update as the Outdoor Recreation Area, is located at the far northeast corner of the Park.
- The 2012 update added commercial retail/service uses in designated areas along Alameda Boulevard, and a caretaker's unit east of the Launch Field per the Recreation and Open Space (ROS) Land Use District in the North I-25 Sector Development Plan.

**1998 Master Development Plan:** During the 1998 planning process, the Design Team received input from City staff; neighborhood representatives; Balloon Fiesta representatives and balloonists; recreational users and consultants; Balloon Museum Board; Albuquerque Convention and Visitors Bureau; City and County Police, Sheriff, and Fire Departments; City, County, and State elected officials; and many others in building a common dialogue for mitigating impacts and appropriately planning locations and types of park activities. Three alternative master plan concepts were initially developed, and the 1998 Preferred Master Plan Concept (now referred to as the Site Plan for Subdivision) was based on a refinement of the alternatives.



# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

Major Park elements described in the Master Development Plan, including all buildings over 10,000 square feet (e.g., Large Outdoor Performance Area, Balloon Museum, and Multi-Purpose Center); Main Street Promenade require review and approval by the Environmental Planning Commission (EPC). Minor elements (e.g., Incident Command Post, concession stands, ballfields, maintenance buildings, etc.) have been delegated by the EPC to the Development Review Board (DRB) for its review and approval. As part of the 2012 update, the commercial retail/service areas along Alameda Boulevard shall also require review and approval by the EPC.

**Initial Design and Development:** In 1999, the City issued an RFP for the design, development, and operations of a golf training center. New Mexico Golf Academy (along with Tortilla Inc. - Garduños on the Green) was the successful bidder.

Other uses beside the annual Balloon Fiesta event did not start occurring until 2001 with the construction of the New Mexico Golf Academy. In Summer 2003, the first scheduled non-ballooning event at the Park occurred with the Race for the Cure fund-raiser.

Since use of the Park lagged behind development, the drafting of the Park policies started in 2002 with the first fee schedule.

## 2011 STRATEGIC PLAN

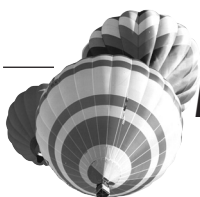
In May 2011, a Strategic Plan was completed for the park. The Strategic Plan outlined the following:

- A 25 year practical vision for Balloon Fiesta Park;
- A set of five year and ten year strategic directions to address identified obstacles to achieving the vision; and
- An action plan that specifies two year action steps to initiate implementation of the strategic directions.

The 25 year practical vision for the Balloon Fiesta Park has four major components:

1. Infrastructure: By 2036, the Park has many venues and facilities, including a visitor's center, exhibit hall, community multi-purpose welcome center, and stage, as well as intimate spaces for weddings and graduations, that attract people from across the region. Habitat restoration attracts birds and small wildlife to the Natural Area. The Park has the full complement of utility facilities, drainage systems, parking, restrooms, public safety facilities, and a network of permanent vending spaces to support major events and daily use.
2. Connections: Prominent automobile and pedestrian gateways greet and direct visitors entering the Park. Excellent road, multi-use trail, and transit connections make it easy to arrive and leave from the site, and internal circulation provides easy access and shortens perceived distances.
3. Activities: The Park hosts a new signature event as revered as the Balloon Fiesta or the New Orleans Jazz Festival. It brims with a wide range of sports and recreational activities on its grassy fields and provides venues for concerts, exhibits, parades, weddings, graduations, and informal uses as well as community service activities such as recycling and public safety training.
4. Identity and Branding: Balloon Fiesta Park has a distinct identity and projects a strong sense of place. The Park's unifying theme resonates with ballooning and the Park's beautiful views and vistas.

The 2012 update of the Master Development Plan is guided by these elements.



# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

## ACTIVITIES/FACILITIES PLANNING

The Balloon Fiesta Park has a wide range of potential uses as a recreation/sports venue, a family park, and a cultural/neighborhood destination. Early in the original conceptual design process, several charettes, or idea formation sessions, were held with invited stakeholder/constituent groups and with neighborhood groups. These sessions, held during the period of January, 1996 to July, 1996, attempted to test the Design Team's ideas against neighborhood acceptance and potential mitigation of impacts. The proposed allowable uses were catalogued in a series of public meetings which prioritized various possible uses and ranked by desirability with surrounding neighborhoods. These proposed uses were incorporated into the zone map amendment, as previously described on page 33.

### SUMMARY OF ACTIVITIES and RANKING

The 1998 Master Development Plan process included development of an activities matrix for the public meetings and asked participants to prioritize the activities presented. Many activities and/or uses (animal barns, amusement park, motorcycle track, horse racing, etc.) were removed from consideration early in the planning process because of their potential negative impact to the surrounding residential neighborhoods. Each of the proposed activities were ranked, with the results having influenced the development of the 1998 Preferred Master Plan Concept.

In 1998, the top four preferred activities/facilities identified by the meeting participants included Enclosed Auditorium, Balloon Fiesta, Multi-Purpose Center, and Balloon Museum. The participant's four least preferred activities/facilities included Special Shows (outdoor concerts and motorcycle races), Eastdale Little League, Football, and Fireworks Display. As part of the planning process conducted under the 2011 Strategic Plan, park users indicated that Eastdale Little League and concerts were an important part of the Park.

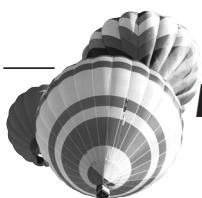


*Two balloons flying during Balloon Fiesta*

## LAND USE CRITERIA

Proposed land uses were developed in conjunction with the original 1996 zoning for the site. Specific areas were identified and dedicated to various activities. Activities were located to accomplish the following goals:

- Emphasize and improve the Balloon Fiesta event (while minimizing neighborhood impact)
- Buffer the surrounding neighborhoods on the west and east with natural landscape, trees, multi-use trails and Park uses
- Locate areas of intensive use in locations of existing ambient noise and/or sound absorbing site features to mitigate sound impacts to neighborhoods
- Locate major cultural recreation features such as the Balloon Museum and the Multi-Purpose Center to form major gateways to Park activities and create synergistic activity focus
- Locate parking areas adjacent to intensive use areas and removed from neighborhoods
- Locate activities to minimize traffic within the Park



# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

- Design a network of multi-use trails, buffers and landscape linkages which emphasizes pedestrian/bicycle/equestrian access and circulation, removed from vehicular circulation

## DESIGN GOALS

The following design goals were developed by the original Design Team early in the planning process with input from the public, and they remain relevant today in 2012. Key issues relevant to the Park include:

- Provide for multi-use of the balloon launch fields
- Create opportunities for recreational activities to be complemented by special events, entertainment, and cultural activities
- Provide activities and facilities for visitors of all ages, including youth and seniors, and all physical abilities
- Create a park and museum as primary focus and tourist destinations
- Develop an economic strategy to supplement operating costs for the Park
- Explore sensitive design and technical solutions to protect residential neighborhoods and the environment from adverse impacts
- Create a unified, visually exciting aerial view of the Park for balloonists
- In addition to Balloon Fiesta, create a second signature event
- Comply with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance

## SITE PLAN FOR SUBDIVISION

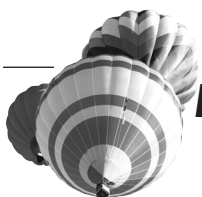
The 2012 Site Plan for Subdivision is based upon implementation and experience gained from use of Balloon Fiesta Park since the original Master Development Plan was adopted in 1998, coordination with and recommendations received from the various boards and commissions, as well as numerous meetings and design charrettes, strategic planning process, and continued coordination with the primary stakeholders (see the reduced version of the Site Plan for Subdivision on page 43 or the 1" = 200' plan at the end of this document). It remains cognizant of the impacts which will be generated by the intensity and frequency of the many uses programmed for the Park.



*Discussion during one of the design charrettes*

The 2012 Site Plan for Subdivision drawings show the existing improvements and conditions, as well as future improvements. The existing area of the Launch/Recreation Fields accommodates 65 launch sites for Balloon Fiesta and 21 soccer fields for year round use.

The vast area of the Launch/Recreation Fields is contained on the north by a new Large Outdoor Performance Area and Incident Command Post, on the south by the Anderson-Abruzzo Albuquerque Balloon Museum, on the west by the North Diversion Channel and multi-use trail system, and on the east by the Main Street Promenade.





# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

The 2012 Site Plan for Subdivision includes the proposed use of subareas within the site; pedestrian, bicycling, and vehicular ingress and egress; internal circulation requirements; minimum building and parking setbacks; and other relevant information. Additionally, design guidelines are provided starting on page 73 of this document. All existing and future uses and buildings are consistent with the original zone change approved in R-88. As part of the 2012 update, the Parks and Recreation Department elected to use the Recreation and Open Space (ROS) Land Use District, which allowed for the addition of commercial retail/service along Alameda Boulevard and a caretaker's unit, and required that Balloon Fiesta Park follow all provisions of the Master Development Plan.

The only buildings or structures anticipated on the southern lot (old Los Angeles Landfill) are those approved by the City Environmental Health Department that are related to reclamation and remediation of the landfill. However, there is a small area (approximately 1.67 acres) along the south side of Alameda Boulevard which is proposed for commercial retail/service use. Any development occurring in this area will be reviewed and approved by the EPC through the typical site development plan approval process, including notification to neighborhoods and adjacent landowners (see page 48 for more detail on the commercial area). Development and access issues will also require coordination with the Archdiocese of Santa Fe, owner of the adjacent San Carlos Cemetery.

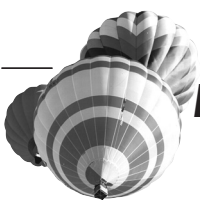
Additionally, a Landscape Plan is provided at 1" = 200' at the end of this document. This Landscape Plan, in conjunction with the plant materials list included in the 2012 Master Development Plan, meet the requirements of the Site Development Plan for Subdivision landscape requirements as set forth in the City's Development Process Manual.

In order to be consistent with the Plan goal of providing activities and facilities for people of all physical abilities,

permanent and temporary structures and facilities at the Park shall meet or exceed the standards set by the Americans with Disabilities Act. The key elements of the 2012 Master Development Plan are as follows:

## LICENSE AGREEMENTS

- AMAFCA - The City of Albuquerque and AMAFCA have cooperated for many years on behalf of Balloon Fiesta Park. A license agreement between the two governmental entities is renewed on an annual basis. The license agreement allows the City to use portions of AMAFCA rights-of-way for access and for activities during the Balloon Fiesta. The license also allows uses throughout the year.
- AIBF - In 1997, the City and AIBF entered into a license agreement for use of the Park. A new license agreement is currently being negotiated. The license outlines terms, payments, and improvements that can be made at the Park. As part of the license, the AIBF can install various types of improvements, including:
  - Temporary - improvements removed prior to October 31st
  - Interim - 1 year to 10 years
  - Permanent - per adopted Master Development Plan
- From time to time, the City and AIBF are required to make interim improvements at the Park due to funding constraints and the significant overall demand of the Park. The Balloon Fiesta Park Commission will review all interim improvements and provide recommendations.



# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

## SUSTAINABLE DESIGN FEATURES

The design of all new park elements and facilities is encouraged to incorporate sustainable design features. At a minimum, new facilities shall comply with the current City of Albuquerque adopted Energy Code (IECC 2009).

Sustainable design features include, but are not limited to the following:

### Alternative Energy Sources

- Photovoltaic panels/membranes for on-site electricity generation
- Solar panels for hot water generation and hot air systems
- Passive solar design (trombe walls, direct gain)
- Consider wind powered electric generators, where feasible (size, location, and placement is a major issue in context to the balloons)

### Building Design

- Provide an east-west building orientation to facilitate solar control
- Insulate and seal buildings against air infiltration
- Use energy efficient HVAC systems
- Use energy efficient light fixtures (i.e. LED's) both inside and at exterior locations
- Design buildings to optimize use of day lighting, natural ventilation, and solar reflectance on roof surfaces
- Incorporate operable windows where operation (open vs. closed) can be monitored
- Use water conserving plumbing fixtures

- Reuse gray water for non-potable water needs (e.g. toilet flushing) and irrigation

### Site Design

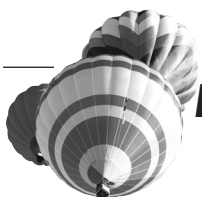
- Incorporate rain water harvesting for supplemental landscape irrigation and non-potable water use
- Utilize xeriscape principles of design
- Install trash containers/recycling containers throughout the Park
- Incorporate on site water retention and infiltration through storm water management



*One of the special shapes balloons*

## PARK ELEMENTS

- **Existing Launch/Recreation Fields:** The design and location of the Launch/Recreation Field supports the Master Development Plan goal of creating a world premier balloon launch venue, while also creating a large, multi-purpose area for sport events and athletic fields. The area for this multipurpose use was selected based on the need for 100-110 acres of relatively flat, continuous land and the horizontal separation from the PNM transmission lines to the east. Consequently, the Launch



## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

Fields are located in the center of the northern area of the Park, aligned with the west edge of the North Diversion Channel. Community recreation use zones are located at each end of the Launch Fields to provide simultaneous activity nodes.

The Launch/Recreation Fields area accommodates 21 soccer fields and is bisected by several roads. These roads running through the interior of the Launch Field area function as park service roads, multi-use trails, and drainage features, and are designed to allow maximum flexibility during the Balloon Fiesta event. As such, balloons can be arranged and launched in a variety of patterns depending upon wind and event type.

Currently, there is no electricity or potable water on the Launch Field. These utilities should be extended onto and along the eastern and northern edge of the Launch Field adjacent to the Main Street Promenade, along the west side of the Launch Field to the Small Outdoor Stage Area, and to the park service road intersections within the Launch Field.

- **Existing Golf Driving Range:** The Golf Driving Range/Launch Field is located at the south end of the Launch Field Area and is approximately 32 acres in size. On the eastern edge of the Pitch-Putt Course is a gravel road, which is used during the annual Balloon Fiesta event for pilot access during the event. This road is only open during approved special events.

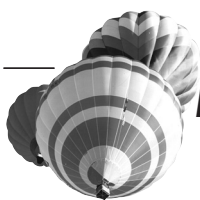
As required by the 1998 Master Development Plan, fencing and netting (removable during the Balloon Fiesta) and other safety features to ensure the safety of Park patrons both inside and outside of the Golf Driving Range have been provided. Other site amenities such as benches, trash receptacles, etc., have been provided in this area as well, and should be replaced as needed.

- **Existing Little League and Community Ballfield Area:** This area contains eight existing Little League Ballfields that were constructed for use by the Eastdale Little League. No additional ballfields are planned for the Park.

The existing Little League Area includes the ballfields, play area, concessions building with toilets, etc. Future improvements will include playgrounds, accessory structures, batting cages, and shade structures. The maximum combined size of these new facilities shall be 14,000 square feet, with a maximum height of 26 feet.

A pedestrian walkway (including an 8 foot wide sidewalk with landscaping) will also be developed through the center of this area, which will connect the commercial retail/service area along Alameda Boulevard, through the Little League area, and further north to the Multi-Purpose Center and the Balloon Museum area.

- **Existing Natural Habitat Area:** The Natural Habitat Area is on the east side of Balloon Museum Drive. It provides a wide, approximately 16.7 acre buffer to the Wildflower Neighborhood. An existing unpaved trail across the south portion of the Natural Habitat Area provides a connection to Wildflower Park. The Natural Habitat Area includes a small parking area and a passive water feature to provide water for wildlife habitat. Future enhancement of the Natural Habitat Area will continue with native plant materials (shrubs and seeding), wildlife habitat improvements (shelters), surfacing of the unpaved trail, and interpretative signage for flora and fauna. Any future improvements to this area should be designed to preserve the existing shade trees and picnic table.
- **Main Street Promenade (Vending Concourse):** The Main Street Promenade meets the goal of providing a multi-purpose, high activity area that will support vending activities, art fairs, special events, civic/public events, etc. It is located along



## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

the east edge of the Launch Field and provides a link between the Balloon Museum and the Large Outdoor Performance Area at the north end of the Launch Field.

The linear nature of this area between the Launch Field and the PNM lines makes it appropriate for vending activities and it provides an excellent viewing area for balloon launching. The Main Street Promenade is intended to provide permanent and seasonal vending buildings/structures, vendor storage buildings, permanent restroom facilities, shade structures, landscape materials, recreational structures, and seasonal and permanent parking areas. Vendor parking areas are located on the east side of the Main Street Promenade and the pedestrian amenities are concentrated along the west side adjacent to the Launch Field. The buildings/structures shall have a maximum combined size of 200,000 square feet and a maximum height of 26 feet.

Infrastructure within the Main Street Promenade remains substandard (potable water, reuse irrigation system, natural gas, sanitary sewer, electrical, and storm drainage). Making improvements to the utilities in this area are critical as development of the Park continues forward.

The installation of permanent high quality materials is important at the Main Street Promenade. The pavement should include materials such as brick, stone or concrete pavers, or aggregate concrete, etc. and should incorporate art and patterns which reflect regional and/or ballooning themes.

In 2007, temporary restroom trailers were added to the Main Street Promenade as an interim measure until permanent restrooms can be built. In 2011, a temporary incident command center was constructed.

- **Large Outdoor Performance Area:** This use is located at the far north end of the Launch Field.

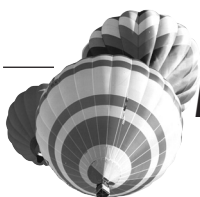
It is intended to be used for large concert events and include a two-sided stage facing north/south, a jumbo screen, speakers, and lighting. The accessory structures will include dressing rooms, restrooms, electrical/mechanical rooms, green rooms, performers' areas, and concessions. The Large Outdoor Performance Area replaced the Auditorium/Entertainment Facility previously approved in the 1998 Master Development Plan. Development of this area is dependent on improvements to the North Camino Arroyo and removal of the flood plain in this area.

Development parameters for this area include:

- Maximum stage size: 10,000 SF
- Maximum combined building size: 52,000 SF
- Maximum building height of accessory structures: 26 feet
- Maximum number of permanent seats: 8,000 (there will also be additional lawn seating on the Balloon Launch Field)
- Parking location: immediately to the north and east

The Large Outdoor Performance Area shall require the typical site development plan approval process by the EPC, including notification to area neighborhood associations and adjacent landowners. In addition to the EPC approval process, the design of this facility, particularly in regard to the stage height, shall require consultation with and approval by the FAA, AIBF, City Parks and Recreation, and the Balloon Fiesta Park Commission.

- **Tribute Area:** The Tribute Area is 4 acres in size and is located to the north of the Balloon Museum. It is designed with a future pedestrian bridge connection over the North La Cueva Channel to the Launch Field. The concept for this space was approved as an Administrative Amendment in June 2012. Phase I was completed in time for the 2012 Albuquerque International Balloon Fiesta.





## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

The Tribute Area is intended to be a focal element of the Park, and will contain walking paths and areas for a small amphitheater, public art, entertainment area, children's play area, balloon demonstration area, and a tribute to balloonists and the sport of ballooning.

The Tribute Area amphitheater area is sized for smaller, more intimate events (500 participants, plus lawn seating) at the Park (larger events are intended to be held at the Large Outdoor Performance Area at the north end of the Launch Field). The placement of the amphitheater is intended to shield participants from light at sunset, and will be depressed in order to absorb sound. The southeast orientation of the stage towards the Balloon Museum is intended to minimize sound impacts to the North Valley and the Wildflower neighborhood. Future buildings on the west side of the Tribute Area will also help block sound from projecting into the North Valley.

Development parameters for the amphitheater include:

- Maximum stage size: 4,200 SF
- Maximum height of stage structure to support lighting: 26 feet
- Pedestrian access from all directions, including west edge of Park
- Utility corridor along west edge

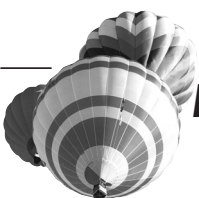


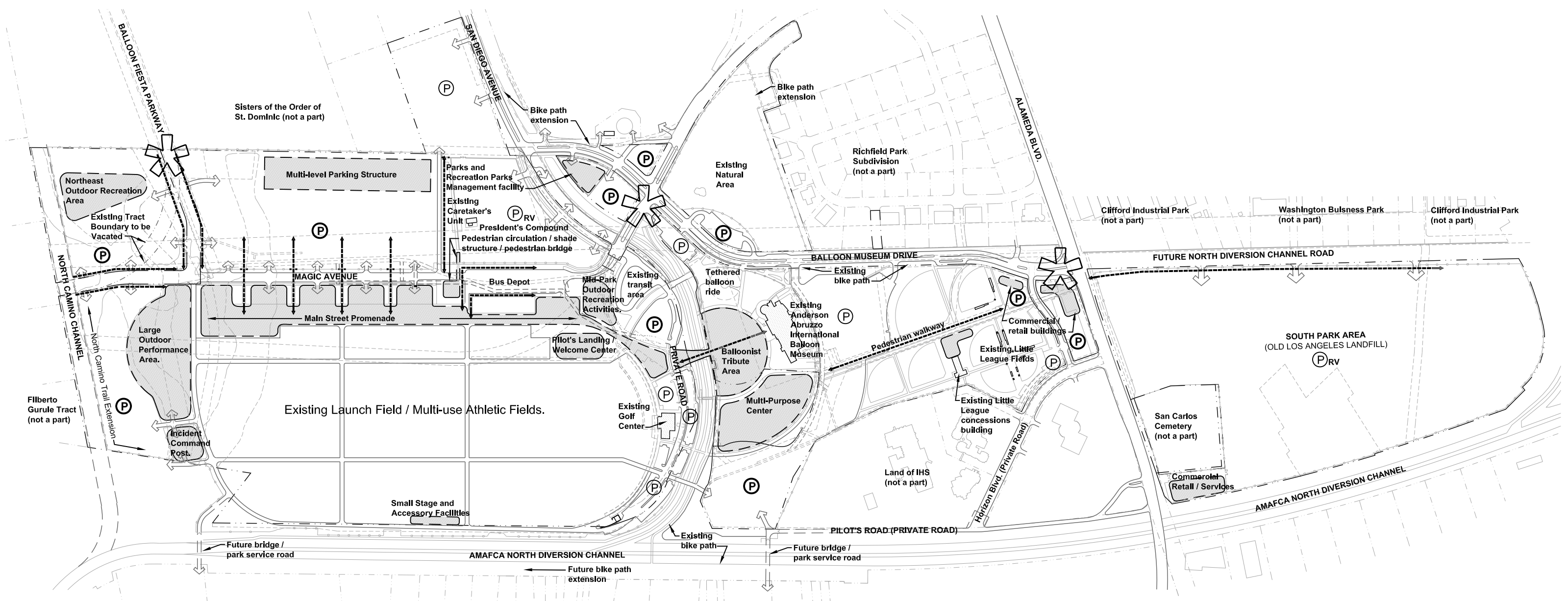
*Tribute Area Phase I improvements - 2012 Balloon Fiesta*

- **Small Outdoor Stage Area:** This area is located on the west side of the Launch Field. It is intended to provide a smaller, alternative performance venue to the Large Outdoor Performance Area and the Tribute Area Amphitheater. This area will include acoustic screening with landscape materials, earthen berms, and/or walls to shield noise from the neighborhood to the west. Accessory structures, such as permanent restrooms, storage, dressing rooms, etc., will be developed in conjunction with the stage structure and will be located on the sides of the stage.

Development parameters for this area include:

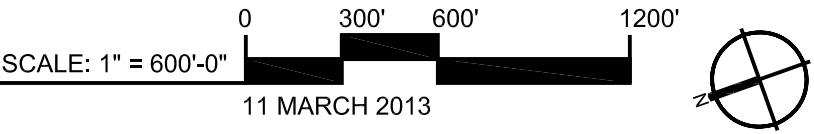
- Maximum combined building area including stage: 3,800 SF
  - Maximum stage size: 800 SF
  - Stage orientation: to face east
  - Elevation of stage above Launch Field: 6 feet
  - Maximum height of stage support structure: 20 feet above Launch sites (removable during Balloon Fiesta)
  - Maximum horizontal distance of stage and structures from west property line: 50 feet
  - Minimum horizontal distance of stage from Launch sites: 50 feet (east, north, and south)
  - Maximum height of accessory buildings above Launch sites: 12 feet
- **Northeast Outdoor Recreation Area:** This area is intended to be used for active recreational uses, including skateboards, bike-cross, extreme sports, etc. It is located at the northeast corner of the site to separate noise and traffic from the neighborhoods, and to utilize the earthen berm on the east side for seating. This location also utilizes adjacent parking in an efficient manner and reduces automobile entry into the Park. Field lighting is prohibited by zoning; however, security lighting is acceptable. Development of this area is dependent on improvements to the North Camino Arroyo and removal of the flood plain in this area.





# SITE PLAN ILLUSTRATIVE

BALLOON FIESTA PARK (SEE FULL SIZE SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT DRAWINGS AT THE BACK OF THIS DOCUMENT)  
ALBUQUERQUE, NEW MEXICO



## LEGEND

	Existing building		Vehicular circulation / access locations
	Area of proposed improvements		Pedestrian circulation (minimum width: 8'-0")
	Existing parking area		Multiple use path (minimum width: 10'-0" with 3'-0" recovery area outside)
	Proposed new or improved parking area		Park entry / gateway feature
	Subdivision boundary line		
	Property line		
	Existing easement / right of way		
	Proposed easement / right of way		
	Deleted road		

**Bohannon & Huston**  
Court yard 1, 7500 Jefferson St. NE, Albuquerque, NM 87109  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

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

LEE GAMELSKY ARCHITECTS P.C.

2412 MILES ROAD SE  
ALBUQUERQUE, NM 87106  
505.842.8865 FAX 842.1693  
lee@lganm.com

## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

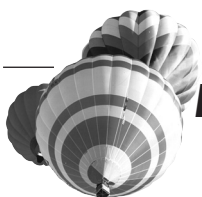
Development of the Northeast Outdoor Recreation Area shall require the typical site development plan approval process by the EPC, including notification to area neighborhood associations and adjacent landowners.

- **Mid-Park Outdoor Recreation Area:** This area is located on the east side of the Main Street Promenade. It is intended to create an activity node along the Main Street Promenade and could include an outdoor climbing wall, zipline, carousel, ice skating rink, and other fun outdoor activities for Park visitors. The maximum height of these incidental structures shall be 26 feet above the adjacent grade.
- **Pedestrian Circulation/Shade Structure and Pedestrian Bridge:** This circulation element located to the east of the Main Street Promenade and north of the Bus Depot is intended to provide pedestrian access from the top of the east escarpment area to a plaza at the field level, while also providing shade above the bus queuing area. The maximum height of this element shall be 8 feet above the edge of the east escarpment (approximately 53 feet above the Launch Field) and shall be ADA compliant. A shade structure element will be provided, which will require coordination with PNM due to its proximity to the existing PNM easement.
- **Presidents' Compound Area:** The Presidents' Compound, primarily used during Balloon Fiesta, is located east of the Bus Depot. Currently, access to the President's Compound from the Launch Field or from San Diego Avenue does not comply with ADA requirements. Harm's Way (park service road) also provides access to this area, but is in need of reconstruction. This entire area needs to be regraded, resurfaced, landscaped, and the utilities upgraded. As this area develops, improvements shall follow the Interim Guidelines for Development within City Designated Landfill Buffer Zones.

As part of the improvements to the Presidents' Compound, a permanent RV parking area for 200 RVs will be created. The RV parking area shall be screened with a solid 6 foot wall and landscaped.

- **East Park Edge Area:** Located at the east Park edge, this area is intended to include a stabilized landscape slope and the location of a potential parking structure.
- **Tethered Balloon Ride:** The Tethered Balloon Ride/Structure will be privately built and operated and will generate revenue for the City through rental fees. The Tethered Balloon is located to the north-east of the Balloon Museum and provides a highly visible, monumental 'icon' for the Balloon Museum, as well as the entire Park. The proposed tethered balloon will carry 30–35 people to heights of 300 feet above the Park, which will require FAA approval. This use may include a permanent structure with a maximum height of 39 feet.
- **Event Parking Area and Park Maintenance Facility:** This 2.4 acre area is located within Tract C, along Balloon Museum Drive to the southeast of the Bus Depot area. This area is used for parking and staging for events. The existing parking area needs to be graded, surfaced, and landscaped.

A Park Maintenance Facility will be located on the east end of the Event Parking Area, which will provide a well located year round satellite location for Balloon Fiesta Park and other City parks on the west side of Albuquerque. The Park Maintenance Facility will include offices, a mechanics workshop, storage and washing areas, and outdoor storage of maintenance equipment and materials. The heated structure will have a maximum size of 3,500 square feet and a maximum height of 18 feet. Improvements will also include covered storage with a maximum size of 4,600 square feet. This area will be landscaped around its perimeter and screened by an 8 foot solid wall that will match existing structures in the Park.





# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

- **Park Entry/Gateway Features:** Three primary Park Entry/Gateway Features are proposed, including one at the main entrance to the Park at Balloon Museum Drive and Alameda Boulevard, one at the north end of the Park at Balloon Fiesta Parkway, and one at the private park entry road and Balloon Museum Drive. These all provide good locations for public art entry features, which should have a ballooning theme. Secondary Park entry/gateway features should be located along North Diversion Channel Road on the northern edge of the Los Angeles landfill as drivers enter Balloon Fiesta Park at this location. The maximum height of these gateways shall be 32 feet.
- **Existing South Park Area (Los Angeles Landfill):** This portion of the Park is south of Alameda Boulevard. It provides parking for approximately 2,000 RV's during Balloon Fiesta and other large events, with approval from City Environmental Health Department. Parking is the only use currently allowed for this area because of the issues associated with methane collection and monitoring. Any future uses will require approval by the City Environmental Health Department. A Landfill Management Plan will be submitted by City Environmental Health separately from the 2012 update to the Master Development Plan. As part of the design and construction of the future North Diversion Channel Road, close attention needs to be paid to providing vehicular, bicycle, and pedestrian access from the old Balloon Fiesta Launch Field and the Park north of Alameda Boulevard during the Balloon Fiesta.
- **Helicopter Pad:** A helicopter pad for emergency purposes is not shown on the Site Plan for Subdivision, but is a permissive use within the Park. This use will be coordinated with the City Police and Fire Departments.
- **Site Furnishings:** Benches, trash receptacles, lighting, bollards, planters, and irrigation should be upgraded and replaced over time as needed.

## BUILDINGS

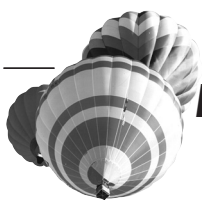
This section describes existing buildings constructed since the 1998 Master Development Plan was adopted, as well as future buildings. The descriptions include the location, size, height, and overall intent for each of the buildings. Maximum heights of buildings, and all other Park elements, have been vetted with the FAA.

Future buildings should be designed to fit the scale and context of Park surroundings and minimize impact to neighborhoods. Architecture within the Park should minimize interruptions in the line of sight along the horizon from adjacent neighborhoods as much as possible.

- **Existing Balloon Museum:** The Balloon Museum is a primary focus of the Park and a tourist destination. The Balloon Museum is 66,730 square feet in size with a building height of 75 feet. It has access from San Diego Avenue and Balloon Museum Drive and an excellent view of the Launch Field.

Parking is provided to the south and shared with the Little League Ballfields area. The Main Street Promenade and the Tribute Area provide the Balloon Museum with a connection to the Launch Field area to the north.

The Balloon Museum building and grounds are intended to support a variety of special events, educational and scientific exhibits, shows, and activities which showcase New Mexico ballooning and help generate revenue. A restaurant, meeting and multi-purpose areas, a simulator ride or large format theatre, offices, a working weather station and command center, shared community/balloonist auditorium are some of the features/elements that could be developed in the future at the Balloon Museum.



## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---



*Balloon Museum under construction*

- **Existing Golf Training Center:** The existing Golf Training Center, located just north of the La Cueva Channel, includes a Golf Driving Range, a 6-hole Pitch-Putt course, a building with a commercial kitchen that is currently used for banquets, meetings, events, and Parks and Recreation administrative offices, and associated parking.

The existing building is 12,300 square feet in size and 26 feet in height. It was previously used as a commercial restaurant, and in 2011, it was converted to a banquet facility and Parks and Recreation Department staff offices were added. The offices were for additional staff to provide enhanced management of the Park. Future uses of the building may include catering, incubator kitchen, or a full service restaurant with a bar.

The Golf Driving Range is located at the south end of the Launch Field to allow a driving range of 1,200 feet facing north. Tee boxes are located on a north-south axis at the south end of the Launch Field. Due to the height of the Golf Training Center building above the Launch Field (34 feet at the roof), the first three rows of launch grids are restricted by the FAA to experienced pilots only.

The Golf Driving Range includes fencing and netting and other safety features to ensure the safety of Park visitors both inside and outside of the area. Fencing and netting are removed during Balloon Fiesta and other special events.

There are a number of improvements that would enhance the continued operation of the Golf Training Center. The improvements include both site and building improvements as follows:

### Site Improvements:

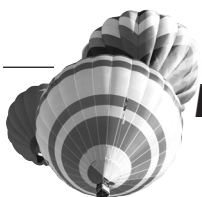
- Outdoor seating/patio redesign to optimize views to mountains and outdoor activities
- Landscape materials
- Shade structure(s)
- New entry and fencing enclosure

### Building Improvements:

- Operable panel partition system in the Banquet Room to facilitate dividing the space into smaller areas
- Reroof all of the low sloped roof areas
- Exterior fenestration improvements to facilitate use of the private rooms as a multi-purpose space
- Refinishing of exposed concrete floors
- Additional shade structure on 2nd level with photovoltaic panels above
- Small roof garden over the private room, irrigated with gray water from the facility and rainwater harvesting
- Updated HVAC system with a more energy efficient system

- **Existing Caretaker's Unit:** The caretaker's unit is an existing modular structure located north of San Diego Avenue and east of the Bus Depot. The building is owned by AIBF and currently staffed by an AIBF employee. This building should be replaced in the future, and additional landscaping planted should be placed around the building and at the overlook to the Launch Field.

- **Future Museum:** A future museum is not shown on the Site Plan for Subdivision, but is a permissive use at the Park. The intent is to create an enhanced tourist destination. Maximum building height for a future museum is limited to 39 feet. The approval





## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

process for this future museum, and all other buildings over 10,000 square feet, involves review and approval by the EPC in a process that allows public comment.

- **Future Multi-Purpose Center:** The Multi-Purpose Center (previously referred to as the Family Recreation Center) is relocated as part of the 2012 update to the south end of the Launch Field adjacent to the Balloon Museum. This location will be more conducive to creating a high activity area of the Park. The Multi-Purpose Center and surrounding area is intended to provide a variety of indoor and outdoor recreational and cultural activities to neighborhood residents, nearby industry employees, and the community at large, including youth and seniors and people with disabilities.

Indoor recreational uses and cultural activities may include, but would not be limited to, multi-purpose gym and associated activities, health/fitness, aquatics, library, learning center, performing arts, or other uses that would complement the Balloon Museum site. Services may include a daycare center or an afterschool program to accommodate and benefit families and workers in the North I-25 area. The Multi-Purpose Center will also include commercial retail/service use that will provide a service to Park users such as recreational equipment sales/rentals, refreshments, etc. The building shall have a maximum size of 110,000 square feet and a maximum building height of 39 feet.

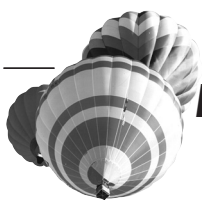
The outdoor area around the building may contain tennis courts, sand volleyball, a swimming pool, and other types of outdoor recreation uses. Visitors to the Multi-Purpose Center will be able to utilize a large parking area to the west and south. An area should be provided for 500 bicycle spaces adjacent to the North La Cueva Trail.

*Additional recreational amenities may be added to the Park in the future as part of the programming for*

*the Multi-Purpose Center. At that time, the City shall reevaluate the recreational planning needs for the Multi-Purpose Center. Some changes to the Master Development Plan may occur as a result. Any proposed changes to the Master Development Plan shall be coordinated with the various users of the Park and shall be approved by the EPC.*

- **Future Pilots' Landing and Welcome Center:** This future building will be located at the southeast corner of the Launch Field. This area provides a prominent and visible location for the facility, which will include exhibit space, restroom facilities, kitchen, and storage areas. This building shall have a maximum size of 18,000 square feet and a maximum height of 26 feet.
- **Future Incident Command Post:** The City's emergency services providers (fire, police, etc) have expressed a need for one or more staging areas within the Park during large special events. As such, an area of approximately one acre is designated on the Site Plan for Subdivision on the far north end of the Launch Field for dedicated emergency services use during special events. The Incident Command Post location has been coordinated with APD, AFD, and AIBF, and will replace the interim security facility currently located at the east side of the Launch Field.

A 40 foot centerline turning radius is needed to access this area. The maximum size of the building shall be 12,000 square feet, with a maximum height of 26 feet (two stories), including antennae. The building shall be located a minimum of 40 feet north from the south edge of Cutter Road. All vehicular bridges in the Park should be designed to carry the load of a fire pumper truck.
- **Future Commercial Retail / Service Buildings:** There is an excellent opportunity to develop commercial retail/service uses at the Park's north and south edges along Alameda Boulevard. These uses are intended to be complementary to and



## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

support the overall vision for Balloon Fiesta Park and provide Park users with needed services. This may include, but would not be limited to, bike and skate rentals, sports equipment, food services, etc. (restaurants were listed as a permissive use in the 1998 Master Development Plan).

The commercial area on the north side of Alameda Boulevard may contain buildings with a maximum combined size of 60,000 square feet, and a maximum building height of 39 feet. The commercial area on the south side of Alameda Boulevard may contain a small commercial building with a maximum size of 8,000 square feet, and a maximum building height of 26 feet.

The development of commercial uses in these two areas of the Park is subject to the Alameda Design Overlay Zone regulations and shall require the typical site development plan approval process by the EPC, including notification to area neighborhood associations and adjacent landowners. Development of the south commercial area shall ensure the public multi-use trail that runs along Alameda Boulevard is maintained along the street frontage and safety measures, such as signage and careful attention to the location of curb cuts and driveways, are provided. Coordination with the Archdiocese of Santa Fe (owner of the San Carlos Cemetery) shall be required regarding the existing access easement in this area.

### PARK ACCESS ELEMENTS

- **Roadways:** There are four existing main roads to the Park, including San Diego Avenue, Balloon Fiesta Parkway, Balloon Museum Drive, and Jefferson Street. North Diversion Channel Road, a future road currently in the design phase by the Department of Municipal Development, will provide access to the Park, south of Alameda Boulevard.

The intent of the design for all roadways within the Park is to require slower traffic speeds and prohibit

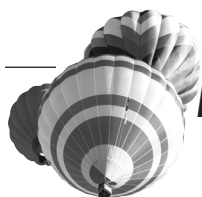
truck through-traffic. The speed limit through the Park is and shall remain 25 mph on the primary Park roadways. However, the speed limit on private park service roads is 10 mph. Signage shall be added for speed limits and restrictions on trucks that exceed 5 ton load limit, with an exception for truck deliveries associated with special events including the Balloon Fiesta.

San Diego Avenue, Balloon Museum Drive, and Balloon Fiesta Parkway will be two to four lanes with medians, which will be xeriscaped (no turf allowed). Balloon Museum Drive has designated bike lanes, but they have not been constructed.

- **Transit Access and Bus Depot:** Public transportation to the Park has become increasingly important during the main Balloon Fiesta events (weekends and evenings), and other large special events as available parking has continued to decrease and roadway congestion has increased. During special events, including Balloon Fiesta, more extensive bus transit service is provided to the Park. This service typically consists of park-and-ride service from various locations throughout the City.

Day-to-day bus transit service in the area is limited to the North Fourth Street route that passes through the Alameda Boulevard/Fourth Street intersection approximately one mile west of the Park, and the San Mateo Boulevard route that serves Jefferson Street north of Alameda Boulevard. Both of these routes only provide normal service to these areas on weekdays.

Although there is no connecting service to the Balloon Fiesta Park area, the Rail Runner serves two stations within a two mile radius of the Park. The Los Ranchos/Journal Center station is located along El Pueblo Road south of Paseo del Norte, approximately 1.5 miles southwest of the Alameda Boulevard/Balloon Museum Drive intersection. The Sandia Pueblo station is located along NM 313 north



## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

of Roy Avenue, approximately 3 miles northwest of the Alameda Boulevard/Balloon Museum Drive intersection. Rail Runner service is currently provided weekdays and weekends. Shuttle service between the Park and the existing stations would improve rail service to the Park.



*Current bus turnaround area*

Transit areas are provided in the Park to support the Master Development Plan goal of encouraging multi-modal travel and increasing transit ridership. The primary transit area is the expanded Bus Depot, which is intended to improve transit service during major events and minimize walking distances. The Bus Depot has been relocated into the east escarpment of the Park, north of San Diego Avenue and east of the Main Street Promenade. It is designed with 28 bus spaces, which are double stacked along the perimeter of the Bus Depot area. Shade structures are located along the bus queuing areas, and shall have a maximum height of 16 feet and a combined size of 10,000 square feet.

Transit staging areas during Balloon Fiesta are provided for approximately 80 buses along Jefferson Street. The access road to the Golf Training Center is being moved to the south of the current Transit Drop-off area for small vehicles. This area will still be used for small bus and taxi staging. Along the access road, there are two drop-off/pick-up areas

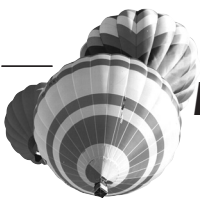
and along Balloon Museum Drive, there are two drop off/pick-up areas east of the Balloon Museum.

There is a strong public desire for more transit access to the Park, particularly during special events. The public has also expressed a desire for a bus stop at the Balloon Museum, which should be pursued in conjunction with the City Transit Department (ABQ Ride).

- **Parking Areas:** The total number of parking spaces provided at the Park will be 8,585 vehicle spaces and 2,200 RV spaces. The standard parking spaces are distributed throughout the Park. The RV parking spaces are provided in two locations: 2,000 spaces at the South Park Area and 200 spaces at the President's Compound. Handicapped and motorcycle spaces will be provided in accordance with the City Comprehensive Zoning Code. Bicycle parking spaces will be provided in four locations, including 500 spaces adjacent to the North La Cueva Channel trail and near the Multi-Purpose Center, and three other locations (50 spaces each) in the Park.

There are five major designated parking areas, which are as follows:

1. Northern and Eastern Parking Areas: These two parking areas are located south of Balloon Fiesta Parkway and west of the Northeast Outdoor Recreation Area, and together will hold approximately 3,360 cars. The eastern parking area would be appropriate for a multi-level structured parking facility (5-6 stories) due to the change in grade at this east edge of the Park. If built, this structure would have a maximum size of 1.5 million square feet and sit no greater than 26 feet above the existing grade at the Park's east property line.
2. Sumitomo Parking Lot (Nazareth Landfill): This area will hold approximately 1,725 vehicles and will serve general Park use. The west part



## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

of this area is also designated for RV parking during special events. Due to this parking area being located over the old Nazareth Landfill, any construction in this area shall require prior approval from the City Environmental Health Department.

3. **South Park Area (Los Angeles Landfill)** - As previously stated, this area holds approximately 2,000 RV spaces and is used for Park and Ride, Balloon Fiesta, and parking for other large events. The planned North Diversion Channel Road will be located on the eastern edge of this area. Any construction in this area shall require prior approval from the City Environmental Health Department.
4. **The Museum/Little League Area:** This area consists of five distributed lots holding a total of 2,210 parking spaces, which are intended to be shared by visitors to the Balloon Museum, Multi-Purpose Center, and Little League Ballfields. Additional parking needs will be met in other parking areas (i.e., north of the La Cueva Channel contains approximately 400 spaces). The Site Plan for Subdivision provides enough parking for the ballfields, Balloon Museum, and the Multi-Purpose Center.
5. **Golf Training Center Area:** This area holds approximately 275 parking spaces south of the Golf Clubhouse parking area. The 2012 updated Master Development Plan changes the configuration of these lots to allow for the future connection to the Balloon Museum.

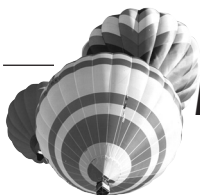
Current conditions of the parking areas in the Park require significant improvements. All of the parking areas are in need of resurfacing and landscaping. Some require regrading, and some parking lots are milled asphalt or the asphalt has become too deteriorated. Most of the parking lots are not landscaped and all require additional signage.

### FENCING

The Park has several levels of security, access control, and safety which is addressed by the Fencing Plan (see page 53). The concept is to use various types of fences with increasing levels of control toward the interior of the Park to create a secure perimeter and provide access control for Balloon Fiesta and other special events. Park access for day-to-day use will be maintained during regular Park hours of operation (6:00 a.m. to 10:00 p.m.). All permanent fencing at the Park should be attractive and shall be installed with a 4 -6 inch gap at the bottom in order to allow small wildlife passage.

- **Secure Perimeter Fence Area:** The perimeter of the Park is protected from unauthorized vehicular entry, yet still allows for community access. A perimeter fence runs along the west property line and the North Diversion Channel, along the north edge, along the east property line, and along San Diego Avenue and running west to the existing bridge at the Launch/Recreation Field southeast entry. This fence continues west along the North La Cueva Channel and terminates at the north side of the confluence of the North La Cueva Channel and the North Diversion Channel. This fence forms the perimeter of the secured area of the Park and performs double duty as the AMAFCA security fence for the North Diversion Channel, North La Cueva Channel, and future North Camino Channel where those structures abut the Park. An access gate allows access from the pedestrian crossing of the North Diversion Channel. This gate is locked between 10:00 p.m. and 6:00 a.m.

The vast size of the area to be security fenced ( $\pm 200$  acres) may dictate economy of construction; however, the eastern and southern edges have high visibility to the finished areas of the Park so aesthetics are a consideration. The fence at the east edge, south of San Diego Avenue, and the south edge of the secure fenced perimeter should be designed with tubular steel, 6 feet high, with steel columns





## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

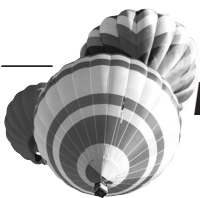
---

or masonry pilasters. The east Park edge, between San Diego Avenue and the north Park boundary, can be chain link. Chain link fencing can also be installed along the north and west edges.

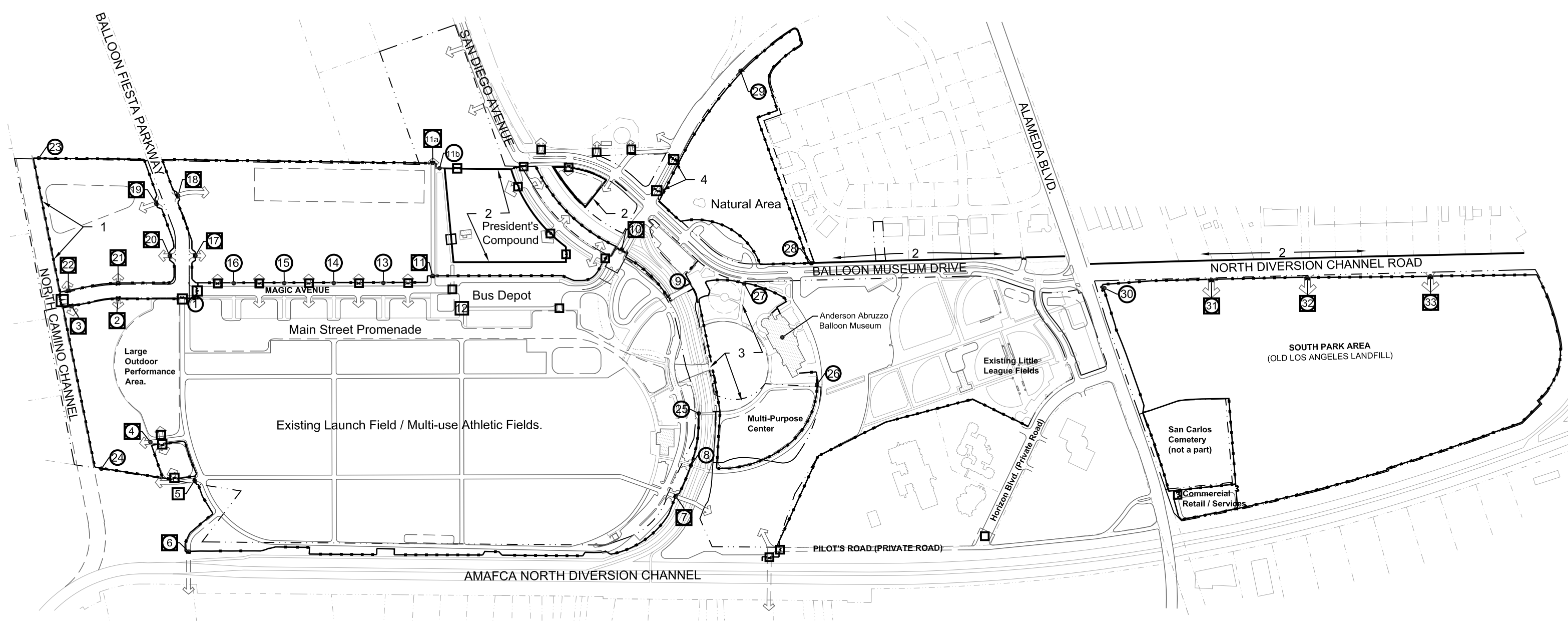
- **Park Access:** Existing pedestrian and bicycle access is provided at the North Diversion Channel crossing where it intersects with the North La Cueva Channel. This crossing provides public access to the Park's interior multi-use trail system. Public pedestrian and bicycle access is also provided to the Park from the Wildflower Neighborhood at Jefferson Street. Two new controlled access crossings at the North Diversion Channel are proposed in the Site Plan for Subdivision.

### OTHER SPECIALIZED FENCING

- **Balloon Fiesta Fences:** AIBF has several specialized fencing needs for exhibits, special parking, and storage of equipment and supplies immediately before and during the event. These fencing needs are highly specific to the Balloon Fiesta event and may conflict functionally and aesthetically with the mission of the Park. Therefore, AIBF is allowed to install chain link fencing specific to each year's Balloon Fiesta event, to be set in imbedded metal sleeves which would normally be capped flush at ground level with metal or PVC inserts. This fencing is removed at the end of Balloon Fiesta. It should be noted that other large special events could contract with Balloon Fiesta to install/remove portions of these fences.
  - **Little League Fencing:** The Eastdale Little League installed chain link fencing around all eight of their fields, including batter's cages, backstops, and outfields.
  - **South Park Area Fence:** This area (Los Angeles Landfill) currently has a chain link fence with dust/erosion control silt fabric around its perimeter. This fencing should be maintained. Additional screening
- along the east edge of the future North Diversion Channel Road should be considered.
- **Museum Area Fence:** The area around the Balloon Museum, north of the Eastdale Little League area and overlooking the Launch/Recreation Fields, contains some perimeter fencing. During the 2012 update, it was determined in conjunction with the City Department of Cultural Affairs that a portion of this fencing could be removed so that the area can remain more open to the public. However, during special events, temporary fencing will be installed to control access to the site.
  - **Golf Driving Range Fencing:** Although the Golf Driving Range is deep enough in size to prevent accidents, 6 foot fencing is provided around the perimeter of the area. Eight foot fencing is also provided at the north end of the Pitch-Putt Course to protect players and park participants. Netting is used at the edge between the Golf Driving Range and the Pitch-Putt Course to ensure safety of Park visitors and to prevent pedestrian access into this area while it is in use. The Golf Driving Range fence is removable during Balloon Fiesta, other ballooning events, and special events.
  - **Temporary Fencing:** In addition to the permanent fencing described above, temporary fencing for special events shall be allowed.
  - **Prohibited Fencing:** Barbed wire or concertina wire is prohibited in Balloon Fiesta Park.

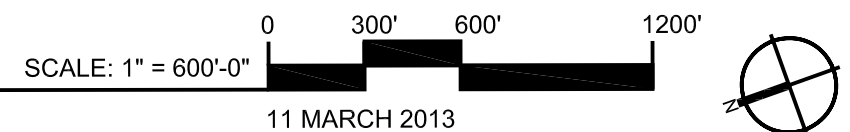






# FENCING PLAN

BALLOON FIESTA PARK (SEE FULL SIZE SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT DRAWINGS AT THE BACK OF THIS DOCUMENT)  
ALBUQUERQUE, NEW MEXICO



## GENERAL NOTES

A. Gate numbers 1-18 correspond with existing AIBF gate numbers.

## KEYED NOTES

1. Fencing along North edge property boundary of Tract A to be modified / relocated at this location per future drainage improvements along North El Camino Channel.
2. Screen walls (minimum of 6' high) shall be provided along East side of Balloon Museum Drive and future North Diversion Channel Road. Screen walls to meet City comprehensive Zoning Code wall regulations.
3. In addition to the permanent fencing indicated, temporary fencing for special events shall be allowed.
4. Limited emergency access gate.

## LEGEND

	Screen Wall Location (6'-0" high minimum)
	Fencing Location
	Vehicular and Bicycle Access Gate / Control Point*
	Pedestrian and Bicycle Access Gate / Control Point*
	Combined Pedestrian, Bicycle and Vehicular Access Gate*
	(Other gates may be developed as needed in the future.)

**Bohannon & Huston**  
Courtyard I, 7500 Jefferson St. NE, Albuquerque, NM 87109  
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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

**LEE GAMESKY ARCHITECTS P.C.**  
  
2412 MILES ROAD SE  
ALBUQUERQUE, NM 87106  
505.842.8865 FAX 842.1693  
lee@lganm.com

# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

## COMMUNITY ACCESS and TRAILS

### RECREATIONAL TRAILS

A major part of Balloon Fiesta Park is designed to be free of private vehicles, except during Balloon Fiesta. This approach creates a pedestrian/bicycle-friendly environment in which recreational multi-use trails at Balloon Fiesta Park will provide an alternative to vehicular access. Multi-use trails were designed to provide access to all of the activity areas within the Park, as well as tie into the existing and proposed trail system routes outside of the Park.

Multi-use trails have been incorporated into many of the improvement projects built over the past decade. In addition to the multi-use trails, sidewalks exist along Alameda Boulevard, Jefferson Street, and portions of San Mateo Boulevard, Balloon Fiesta Parkway, and San Diego Street. There are no existing bicycle lanes on any of these major roadways.

The Site Plan for Subdivision shows some multi-use trails and maintenance buildings within AMAFCA rights-of-way. Continued coordination with AMAFCA is required and any new proposed construction within these rights-of-way shall require prior approval by AMAFCA. AMAFCA and the City shall continue to cooperate on management and operational issues relating to jointly operated areas with the Balloon Fiesta Park.

Signage will be provided at all multi-use trails and trail intersections. Information kiosks with maps showing the trail system throughout the Park will be located at main trail entry points. Secured bike parking at major entrances will encourage bicyclists to dismount, park their bicycles, and move throughout the Park as pedestrians.

Multi-use trail facilities that serve the Park are described below. The descriptions also include the proposed improvements to these facilities, including those identified in the Metropolitan Transportation Plan (MTP) by the Mid Region Council of Governments (MRCOG).

These trail improvements will improve access to the Park for bicyclists and pedestrians.

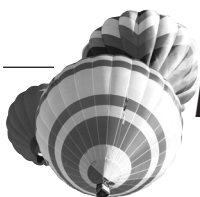
**Existing North Diversion Channel Trail:** The North Diversion Channel Trail provides a continuous north-south paved multi-use trail from the UNM Campus to Balloon Fiesta Park. In the vicinity of the Park, the trail runs along the west side of the North Diversion Channel. It crosses the North Diversion Channel at the south end of the Launch Field and connects to the "Super Trail". The paved portion of the Channel Trail ends just north of this location. There is another crossing just south of Alameda Boulevard.

Proposed Improvements: Construct a new multi-use trail along the North Diversion Channel between Balloon Fiesta Park and Fourth Street/Roy Road. This will be an extension of the existing multi-use trail that currently terminates just south of the Launch Field on the west side of the Channel and will go through AIBF property. The design of the multi-use trail should be coordinated with the AIBF, Pueblo of Sandia, AMAFCA, and the North Valley community.

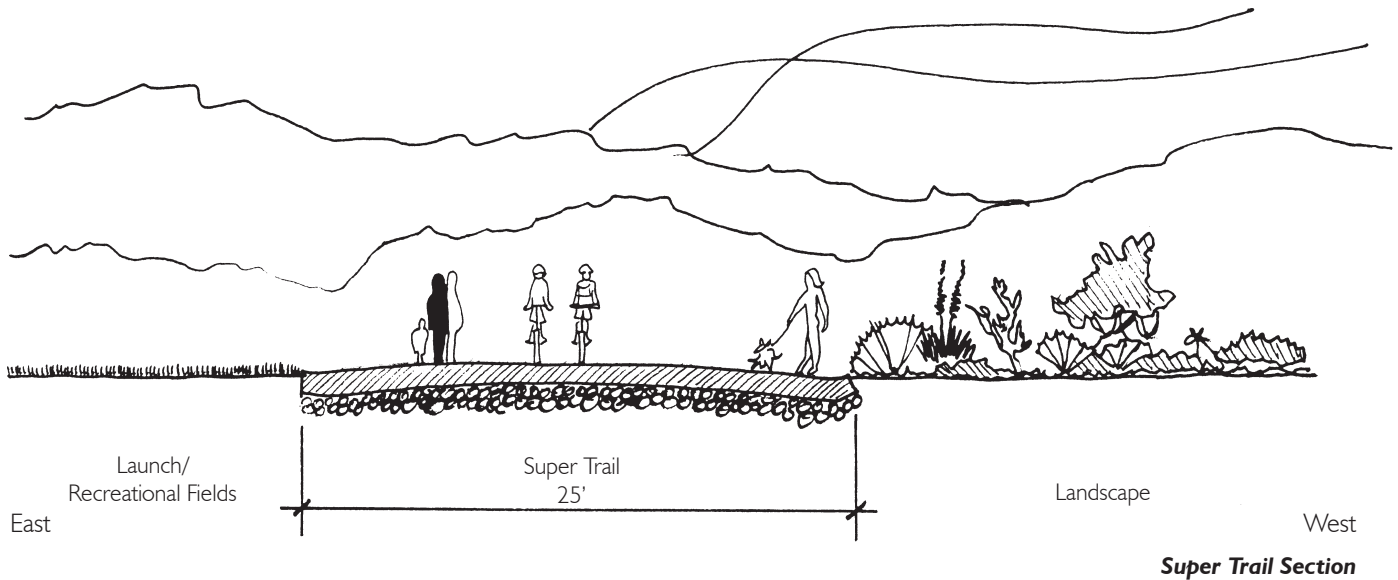
The North Diversion Channel Trail project is programmed in the MTP "late" timeframe (loosely defined as 2035).

**Existing Balloon Museum Drive Trail:** This is an existing 12 foot wide paved multi-use trail that runs west of Balloon Museum Drive between the intersection with Jefferson Street to the south end of the South Park Area (Old Los Angeles Landfill).

**Existing Alameda Trail:** The existing multi-use Alameda Trail, located along the south side of Alameda Boulevard, provides a connection between the existing paved multi-use trail along Balloon Museum Drive to the North Diversion Channel Trail. There is currently a sidewalk between the North Diversion Channel and Edith Boulevard. Together, a continuous connection is provided between the Bosque Trail and Balloon Museum Drive Trail and the future bicycle lanes in Balloon Museum Drive.



## 2012 UPDATE - SITE PLAN FOR SUBDIVISION



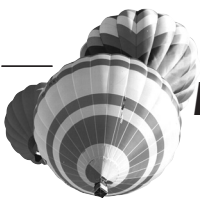
**Existing “Super Trail”:** A 25 foot wide paved multi-use “Super Trail” is provided within the Park to form a loop around the Launch/Recreational Field Area (see section). The multi-use trail is used by pedestrians, bicyclists, joggers, and rollerbladers. It will also accommodate limited park user traffic that is managed through Park operation policies. Maintenance vehicle use is allowed at all times. The “Super Trail” can be sectioned off for running or bicycle races of varying lengths.

**Existing La Cueva Channel Trail:** This existing paved 12 foot wide multi-use trail extends along the south side of the La Cueva Channel from the east end of the bridge crossing over the North Diversion Channel to Jefferson Street, south of Balloon Museum Drive. This multi-use trail intersects with three existing pedestrian bridge crossings over the La Cueva Channel that provide access to the Launch Field. This multi-use trail is designated as a secondary trail in the Trails and Bikeways Facility Plan.

The La Cueva Channel Trail will be extended east along San Diego Avenue. Adequate right-of-way will need to be provided along the south side of San Diego Avenue to accommodate the extension of this multi-use trail.

**Existing Natural Area Trail:** This is an existing dirt trail at the south edge of the Natural Area that runs between Jefferson Street and Balloon Museum Drive. This multi-use trail should be hard surfaced to make it more accessible to Park users and the neighborhood to the east.

**Future North Camino Arroyo Trail:** This planned multi-use trail will provide access from the east and along northern edge of the Park. It will be constructed south of the North Camino Arroyo structure and will provide access from I-25 to the Park. A trail connection to Edith Boulevard via the proposed northern bridge over the North Diversion Channel may be feasible in the future. This segment of the trail would cross AIBF property, as well AMAFCA property, which will require coordination with both entities, plus the City and Bernalillo County, if this project is pursued.



# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

## OTHER PROPOSED BICYCLE/ PEDESTRIAN IMPROVEMENTS

Within the Park, several elements are proposed that will improve pedestrian and bicycle access and circulation by connecting important elements and attractions. These improvements include:

- Pedestrian bridge over the La Cueva Channel between the proposed Balloonist's Tribute Area and the Launch Field;
- Pedestrian pathway through the Little League area between Alameda Boulevard and the Balloon Museum;
- Main Street Promenade east of the Launch Field;
- Sidewalk along the west side of the proposed North Diversion Channel roadway and bike lanes;
- Bike lanes along the widened Balloon Museum Drive;
- Bicycle parking along the North La Cueva Channel; and
- Striping for all existing multi-use trails.

## SPECIAL EVENTS PLANNING and OPPORTUNITIES

Balloon Fiesta Park offers a wide range of venues and overall capabilities for accommodating special events, such as civic and privately organized activities. These types of events can benefit from the large, open Launch Fields, the plazas built into several locations, and ample on-site parking.

In addition to Balloon Fiesta (described below), there are numerous types of special events that have been or could be held at Balloon Fiesta Park, including soccer and rugby tournaments, bike races, wine and arts and crafts festivals, music events, car shows, civic



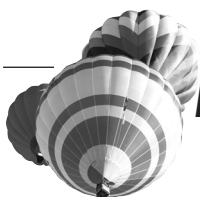
*Special Olympics event*

events, Doggie Dash and Dawdle, etc. Development of a second signature event was identified in the 2011 Strategic Plan. All of these events have the potential to increase tourism and generate gross receipts. All special events shall require coordination with and approval by the Park Commission.

**Balloon Fiesta:** The signature event at Balloon Fiesta Park, the Albuquerque International Balloon Fiesta is the Park's biggest revenue generating event. Balloon participation during Balloon Fiesta has fluctuated over the years, but appears to have stabilized at approximately 600 balloons.

The City and AIBF shall jointly seek to increase transit usage and find additional solutions to the parking shortages for the Park during Balloon Fiesta in order to accommodate the large number of visitors and participants, and to minimize adverse impacts on neighboring properties. However, it is recognized that, over the long term, providing adequate areas for parking during Balloon Fiesta will be challenging regardless of the amount of parking provided within the Park.

Cooperative parking solutions involving agreements with nearby private property owners, parking concessions on adjacent lands during Balloon Fiesta, and a systematically enhanced transit/shuttle system will continue to be needed to service Balloon Fiesta visitor





# 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

needs. The City cannot be expected to provide all of the parking needed for Balloon Fiesta, now or in the future, but the City and AIBF should jointly endeavor to minimize the parking shortage through all means available to them including the use of alternative modes of transportation other than the automobile. AIBF has taken the lead in pursuing the use of offsite parking lots during the Balloon Fiesta, and continues to make yearly improvements with transit improvements for the event.

Until the Park's permanent improvements are constructed, City approved temporary improvements are permitted, especially for short-term periodic special event users of the Park including the Balloon Fiesta. These temporary improvements may include unpaved parking areas, temporary structures, and existing chain link fencing. The use of unpaved parking areas shall require a Surface Disturbance Permit from the City's Environmental Health Department pursuant to the Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. All temporary improvements will be reviewed annually by the Park Commission, City Parks and Recreation Department, and AIBF. Temporary improvements that are deemed to negatively compromise the implementation of the Master Development Plan are not allowed.

Permanent year-round improvements to the Park shall follow the design guidelines of the 2012 Master Development Plan. It has not yet been determined what entity will be responsible for funding all of the Park's permanent improvements; however, it is expected that many revenue sources will be sought over time to build out this regional multi-use Park. The design standards in this Master Development Plan are not intended to stop the not-for-profit AIBF from continuing its current operations during the Balloon Fiesta, so long as it is understood that permanent year-round improvements to the Park shall meet the requirements for final design.

## **SPECIAL EVENT ACCOMMODATIONS**

Special events at Balloon Fiesta Park are required to comply with the Park's adopted Policies and Procedures, which address:

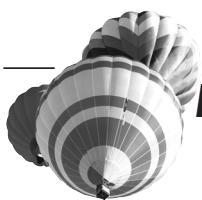
- Application and review process;
- Sound management;
- Vehicular and pedestrian event control;
- Fees and charges;
- Alcohol usage and sales;
- Closing of the park for Special Events;
- Traffic control;
- Public safety;
- Trash management;
- Restroom facilities;
- Dust control; and
- Use of tents and other temporary structures.

Small events as defined in the Policies and Procedures for the Park can be approved by Parks and Recreation Department staff. Larger or more complex events shall be reviewed by the Balloon Fiesta Park Commission and the City's Community Events Committee.

**Traffic Control:** Requirements for traffic control are determined through the City's Community Events Committee with recommendations from the Balloon Fiesta Park Commission. Large events may require manual traffic controls.

**Public Safety Criteria:** Providing adequate public safety at the Park is of paramount importance. As such, the City Parks and Recreation Department has developed the following criteria:

- I. The City of Albuquerque shall be responsible for controlling and providing emergency services for law enforcement, fire suppression, emergency medical, and related services, utilizing resources under their control, in partnership with AIBF Security/Public Safety Officials.



## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

2. All participating public safety agencies agree to operate under the National Incident Management System and National Fire Protection Association (NFPA) 1561 Standard on Emergency Services Incident Management and utilize a recognized Incident Command System during all AIBF events to include a written, consolidated Incident Action Plan, inclusive of standard Incident Command forms.
3. A Unified Command Post shall be utilized and staffed by each participating agency for each AIBF Event. The Command Post shall be staffed during the entire operational period, by designated Incident Commanders from the primary Police, Fire/EMS, and Security Agencies. The primary Police, Fire/EMS, and Security Agency shall control and direct resources from other agencies that share the same purpose.
4. Nationally recognized incident management practices will be utilized during working/expanding incidents.
5. Participating agencies are responsible for ensuring that their emergency responders have and maintain minimum professional qualification standards as identified in the National Incident Management System (NIMS) and have Personal Protective

Equipment (PPE) per established standards that are appropriate for the type of incident response.

6. Participating agencies agree to provide additional ICS training to their emergency responders as needed based on the assigned roles and responsibilities.

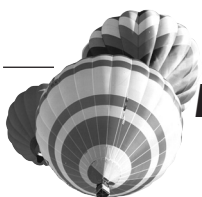
**Enhanced Communications:** During Balloon Fiesta and other large special events, enhanced communications occurs between the Albuquerque Police Department, Bernalillo County Sheriff's Office, and the event organizers.

Wildland firefighting and Urban Search and Rescue (USAR) teams have a long standing history of utilizing an incident action planning procedure that is compliant with the National Incident Management System. The Albuquerque Fire Department (AFD) is incorporating the practice of formal Incident Action Planning into its Special Events Planning and incidents that require multiple operational periods. Examples of special events include the Balloon Fiesta, Summerfest events, and the State Fair.

Given the participation of multiple agencies in events planned for Balloon Fiesta Park, a site for unified command and control is needed. This need has been addressed by locating the Incident Command Post on



Cinco de Mayo event



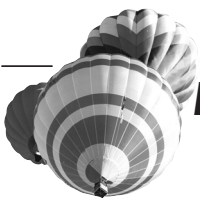
## 2012 UPDATE - SITE PLAN FOR SUBDIVISION

---

the north end of the Launch Field. In addition, a consistent Emergency Access Plan needs to be adopted for the Park. Confusion still exists concerning access to the Park during emergencies at special events. An ongoing, multi-jurisdictional law enforcement plan should be undertaken to coordinate future efforts in providing traffic management and enforcing safety measures by the various law enforcement entities.

**Restroom Facilities:** Portable toilets are needed for large, outdoor, special events in place of constructing the vast number of restrooms these events require. Portable toilets can be set up at the outer perimeter of all parking lots, the North Diversion Channel edge, and behind the Main Street Promenade. Permanent restroom facilities are part of the 2012 update to the Master Development Plan, and are shown in numerous locations in the vicinity of the Launch Field.

**Vendors:** All special events providing food and/or beverages shall contact the City Environmental Health Department for food and beverage vending approval and shall meet all applicable requirements.





# SECTION 5

## LANDSCAPE MASTER PLAN (1998)







# LANDSCAPE MASTER PLAN (1998)

---

## LANDSCAPE MASTER PLAN OBJECTIVES

- Create an overall structure into which the programs for the wide range of activities proposed for the Balloon Fiesta Park are accommodated now and over time.
- Create strong connections between multiple outdoor spaces while providing a distinct sense of separation for both function and safety.
- Create a sense of place and an interesting view from above through the use of strong patterns and forms used consistently throughout the Park.
- Enhance the natural attributes and characteristics of the site.
- Create visual and vehicular connections to the site.
- Create visual buffers to the Park from the surrounding neighborhoods.
- Utilize recycled industry water for irrigation and to establish a community “demonstration project”.

## GENERAL LANDSCAPE DESIGN

Balloon Fiesta Park will be the largest urban park in the City of Albuquerque. The landscape planning and design for the Park take advantage of the site's dramatic location along an eastern bench of the Rio Grande at Albuquerque's far northern edge. The site offers good views of the nearby mountains to the east and of the distant western horizon and its volcanoes.

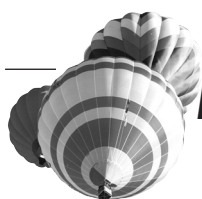
The Park design allows for and encourages year-round use. The landscape planting palette is a four seasons palette used in a creative and playful way, reflecting the natural beauty of New Mexico (see Appendix D:

Grass Criteria and Plant List). A festive atmosphere will be achieved with the use of such items as colorful and unusual art, banners, temporary fabric structures, fountains, and attractive information kiosks. A clear theme and image for the Balloon Fiesta Park is established with the use of a consistent palette of street trees, paving materials, plantings, lighting, site furniture, and signage. A unique view of the Park from the air is created by the use of interesting and colorful patterns of paving, plantings, and chevron patterns of turf.

The proposed landscape design for the Park emphasizes responsible low water use, low maintenance, and recycling to the greatest possible extent. The site itself is an old quarry which is now being recycled for park use. Necessary soils will be constructed from recycled, on-site sand and off-site organic material such as manures, sewage sludge, “chipped” branches, and other decomposed landscape debris. Recycled water from nearby manufacturing plants will be used to irrigate both the proposed launch/playing fields and the park in general. Stones and gravel cleared from the soil during landscape and site construction will be reused to build other park features. The facility for the primary park use - the legendary October launches of hundreds of colorful balloons - will itself be recycled for soccer and other athletic play throughout the rest of the year.

## FORMAL LANDSCAPE AREAS

The formal landscape areas at Balloon Fiesta Park are areas with clearly defined activities. They are intensively used by people. The landscape in these areas serves as a visual clue to visitors that these are the activity centers for the site. The landscape makes these areas recognizable by intensive use of color, signage, banners, specialty paving materials, and formal massing of plant materials. Creative seating and gathering opportunities abound in these areas.



# LANDSCAPE MASTER PLAN (1998)

---

## GRAND PROMENADE

The Grand Promenade (Vending Concourse) acts as a pivotal unifying element in the Balloon Park. The Grand Promenade functions as a major pedestrian spine running from north to south along the eastern edge of the site. It provides an excellent vantage point for viewing of the balloons. The Grand Promenade and associated landscape also provide a visual and spatial separation between the Launch Field and the vehicular traffic associated with the Auditorium, parking, and the vendor service areas to the east. The landscape accentuates the zigzag design of the promenade from both the air and the ground through the use of colored, specialty paving materials and the strategic placement of plantings. The planter areas provide seasonal splashes of color, areas of shade, and reduce glare. They also define seating nooks with groupings of benches, tables, and other site amenities in areas near food vendors. Provisions are made for colorful banners and signage that create a festive atmosphere which can be custom-tailored to fit a particular season or event.

## LAUNCH FIELD

In keeping with the theme of strong patterns in the Park, the Launch Field is designed in a series of chevron patterns which create an interesting view from above. During the off-season the majority of the Launch Field will serve as soccer and general athletic fields.

Due to the intense year-round use of this area, it is critical that the subgrade and planting bed be properly prepared (see Appendix D: Grass Criteria and Plant List). The planting bed will be amended on site to create a rich, healthy growing medium for the turf. Soils in the planting bed will require mixing to achieve equalized percolation. Soil amendments will include sand, organic fertilizer, chemical fertilizer and soil conditioners such as sulfur. The specific type and quantity of each of these amendments will be determined by testing and analysis of the existing soil.

Turf species will be carefully selected in accordance with the specific program requirements of the area. The intense year-round use of the Launch Field will require that hardy species of turf that can withstand heavy use be used throughout the field. The Master Development Plan requires that the Launch Field be reseeded after each Balloon Fiesta (see Appendix D for more information on turf species). Any damage to the irrigation system during Balloon Fiesta will also be repaired at this time.

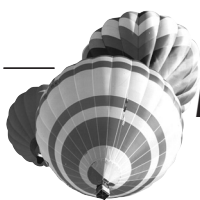
## BUILDING ENTRIES

The building entries are marked with formal landscapes consisting of an exciting variety of color and texture. The landscape connecting the parking areas to the building entries is marked with formal lines of trees, planters, and specialty paving materials. These areas are part of the total language of the building and help people identify the building entries.

## ROADWAYS

Plantings of native and adapted trees and shrubs with a strong presence form the basic structure of the roadside landscapes. Primary theme trees along these roads will be large, substantial, deciduous specimens placed to frame the boulevards and create a sense of entry. Shrubs and trees that bloom in the spring and summer add to the richness of the roadway landscapes.

Primary intersections are accented with specialty roadway landscaping consisting of evergreen tree masses and flowering ornamental trees, with low water use shrubs and groundcovers dominating the ground plane. A selection of plants with strong fall color is used to enrich the specialty roadway landscapes during the Balloon Fiesta. Public transit/tram drop-off areas are fully landscaped to provide shade and a pleasant environment for users. Sidewalks and trails provided along the roadways are lined with buffer landscaping to separate pedestrians and trail users.



# LANDSCAPE MASTER PLAN (1998)

from vehicular traffic. Service roads in close proximity to the Launch Field will be kept clear of street trees in order to provide a clear safety zone for balloon launches.

## PARKING LOTS

There are two types of parking areas for the Park. Close-in parking is provided adjacent to or within walking distance of each of the formal activity areas in the Park. These are paved parking lots designed with large planter islands to provide shade, reduce glare and create resting areas for pedestrians. Some of the large planter islands also serve as shuttle pick-up and drop-off locations for major Park events. There is a minimum of one tree per 10 parking spaces throughout the parking lots. Parking lots are buffered from adjacent activities with perimeter plantings. Wherever possible, parking lots are graded to allow for harvesting of rain water run-off in the large planter islands.

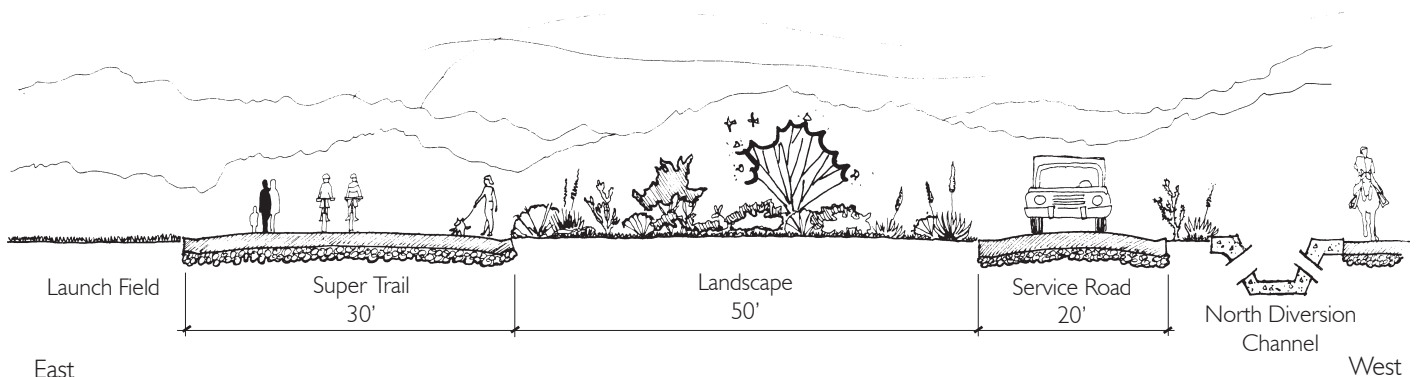
The second type of parking area is outlying parking located on old landfills. These areas are considered to be overflow parking areas to be used during major events only, such as the Balloon Fiesta. Park users are transported to Park activities from these parking areas by trams or shuttles. Because the outlying lots are infrequently used for parking, it is desirable to retain the natural character of these sites as much as possible. In order to achieve this, the areas will be seeded with native grasses, forbs, and wildflowers to

imitate the natural plant communities in these areas. Because these parking lots are located on landfills, landscaping must be limited to only those plants which require no irrigation. The native vegetation provides an excellent way to meet this requirement. In order to protect the native vegetation in these nature conserving parking areas, a rotational parking approach will be implemented. The perimeters of the parking areas will be planted to screen the parking areas from adjacent properties, particularly adjacent residential areas.

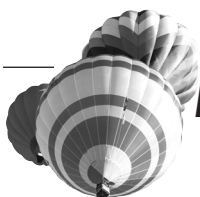
## LANDSCAPE BUFFERS

Landscape buffers are created with a combination of randomly planted deciduous and evergreen plant materials of varied sizes. Where space allows, earth berms are incorporated into the landscape buffer in order to increase the sense of separation in an interesting and playful way. Buffer areas consist of both perimeter and interior landscape buffers.

Perimeter buffer areas serve as screens between the Park and the adjacent property owners. The buffers frame the Park boundaries and serve as Park location indicators. In addition, perimeter buffers control views, dampen sound, provide an identifying element, and provide a sense of enclosure and scale to the park. The buffer landscape on the western edge of the Launch Field provides a separation between the Park and the North Diversion Channel. This area also



**Buffer west of the Launch Field**





# LANDSCAPE MASTER PLAN (1998)

---

provides an opportunity to create an interesting edge which can accommodate service and emergency vehicles, recreational trails, and naturalistic wildlife habitat zones. The landscaping along the western edge of the Little League fields serves as a buffer separating the Park from the adjacent former Horizon Health Care Facility.

A unique perimeter buffer exists on the east side of the Auditorium. Because the Park site was previously quarried, the Launch Field sits approximately 50 feet below the properties east of the site. The resulting ridge line provides the opportunity to create a dramatic sense of enclosure from within the site with clusters of trees and shrubs planted along the ridge. At the request of the adjacent property owner, the trees are planted in clusters rather than in a dense line in order to preserve views into the Park.

The balance of the perimeter buffers are made up of roadway and parking lot landscaping which effectively buffer the site from adjacent property owners.

The interior landscape buffers provide visual and physical separation between primary activity areas and land uses in the Park through the massing of plant materials and manipulation of grades. An example of an interior buffer is the area between the Little League fields and the Balloon Museum.

The slopes created by the drop in elevation along the east and south edges of the Launch Field providing an excellent opportunity to create an interesting and useful interior buffer. The east slope is graded and shaped to form casual seating terraces for viewing of major Park events such as the Balloon Fiesta. The south slope is planted with native grasses, wildflowers and selected accents to create an interesting and beautiful backdrop to the Golf Driving Range.

## WILDLIFE HABITAT AREA

East of the Balloon Museum and main entry road is an existing natural area which is currently home to

many species of birds, as well as rabbits, rodents, and small reptiles. With the development of the Park, this natural area will be enhanced to make it accessible to Park users while protecting the animals that use the area as a home. Water features will be developed that will provide drinking, bathing and habitat areas for the animals as well as aesthetically pleasing features for people viewing the area. The source for these water features is the recycled water that comes from the adjacent industrial properties to the east. Plants, especially native plants that provide food and habitat for the animals, will be planted in the natural wildlife area. In addition, the existing grasses will be amended with a variety of grass species that will provide seed to augment the food supply for the wildlife.

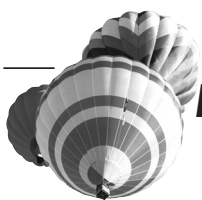
Visitors to the wildlife area will be welcomed with benches, shade, and other amenities. The wildlife area is connected to the Balloon Museum and Park by an asphalt path. Meandering through the wildlife area is a waterway which is supplied by the same recycled water that feeds the water features in the wildlife area.

## NATURALISTIC ZONES

The Park has several areas that present opportunities to create naturalistic zones that reflect the native vegetation of the area and provide wildlife habitat areas. These areas will receive natural plantings of native trees, shrubs and groundcovers that will provide food and habitat for animals in the park. These areas include the North El Camino Arroyo, the La Cueva Trail, and the landscape buffer zone at the western edge of the Launch Field.

## PARK AMENITIES

Site furnishings and other site amenities will be of a consistent high quality, attractive, vandal resistant design. They will be constructed of durable materials such as concrete, powder coated steel and plastic coated steel. Site furnishings and amenities will be of a consistent color palette made up of a select variety



# LANDSCAPE MASTER PLAN (1998)

---

of colors that complement one another, reflecting the festive atmosphere of the Park.

**Seating:** A generous amount of seating in appropriate areas is essential to pedestrian comfort in the Park. During the Balloon Fiesta, thousands of people are in search of places to sit, while other events will have fewer and more event specific seating requirements. The layout of the Park provides many opportunities to furnish a wide variety of seating alternatives for park users. Seating availability will be maximized with the provision of strategically placed benches, tables, raised planter walls and informal seating slopes.

One of the most heavily used areas will be the Grand Promenade (Vending Concourse). A large quantity of seating will be provided in this area. Plazas at the edge of the Grand Promenade provide opportunities for the clustering of benches and tables where people can relax and enjoy their refreshments. Raised planter walls will provide informal seating along the edges of the pedestrian traffic flow.

Seating opportunities are provided in other areas throughout the park that are not as heavily used, but are just as important as the Grande Promenade. Additional launch area seating is provided at the plazas west of the launch field. Public transit and tram pick-up/drop-off areas have shaded benches, buffered from the adjacent vehicular traffic by colorful plantings. The Balloon Museum, Lake, cafe, and associated amenities are furnished with a variety of benches, tables, and informal seating. Pedestrian routes have shaded benches placed periodically along the walks and trails. In addition, seating is provided in the form of both benches and informal turfed berms and slopes throughout the Park's less formal landscape areas and buffer zones.

**Trash Receptacles:** Trash receptacles will be located in all areas where people gather to watch activities, enjoy refreshments, wait for transportation, or picnic.

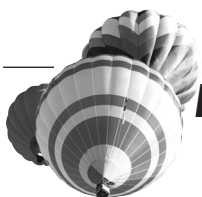
They will also be located in close proximity to area entries and exits so people can easily dispose of their trash when moving from one activity to another. Trash receptacles will be placed in areas that are easily accessible to vehicles in order to provide for ease of maintenance.

**Phone Booths:** Phone booths will be located in banks in high pedestrian use areas such as the Grand Promenade. Phone booths will be enclosed on three sides only and dividing panels will stop short of reaching the ground. Dividing panel surfaces will be decorated to fit the theme of the park. For example, balloon designs could be sandblasted into the transparent plastic panels. Phone booths will be vandal resistant.

**Information Kiosks:** The design of the information kiosks will match the architectural theme of the park. The kiosks will be located in high pedestrian use areas such as the Grand Promenade and Museum grounds. Information kiosks will accommodate permanent signage and maps of the site showing locations of major activity centers. They will also accommodate temporary signage for special events.

**Bollards:** Permanent bollards will be located as required to prohibit vehicular traffic in restricted areas. Removable bollards will be provided where access for fire trucks and other emergency vehicles is required. Bollards will be of a unified design throughout the Park. They will be constructed of durable materials such as cast concrete or powder-coated steel.

**Drinking Fountains:** Drinking fountains will be located in high pedestrian use areas and near athletic fields. They will be provided with freeze-proof valves and located in areas easily accessible to maintenance vehicles.



# LANDSCAPE MASTER PLAN (1998)

---

## IRRIGATION

The irrigation system for Balloon Fiesta Park will be supplied with water from two sources; the reuse of industrial effluent from local industry and non-potable water from the Rio Grande. In the event that problems arise which restrict or prohibit the use of these non-potable supplies, the existing City of Albuquerque potable water system will be used. Further discussion of these supplies is provided in the Infrastructure and Engineering section of the report (see page 75). In order to allow the ability and flexibility to alternate between the non-potable and potable supplies, each shall be delivered to the site at the same hydraulic grade line (pressure). Based on the elevation of the site, the static pressure at delivery to the Balloon Fiesta Park (for both non-potable and potable supplies) is estimated to range from 85 to 90 psi. The estimated maximum daily irrigation demand is 1.5 million gallons per day (MGD).

Storage for the irrigation system will be provided by the construction of two reservoirs. The first will provide equalization and blending and will be located adjacent to the Balloon Fiesta Park on Honeywell's property. The second reservoir will be constructed at the City's existing Coronado reservoir site, which is located between San Pedro and Louisiana Boulevards on Paseo del Norte. These two reservoirs will be part of the City of Albuquerque's water reuse system. The water reuse system is being configured to provide the same pressure as the potable system.

The irrigation system will be a fully automated system with a centralized computer control system. The central control system will be housed in the on-site Park maintenance office. It will be fully capable of communication with and monitoring from the City Park Management Division. Satellite controllers will be placed around the Park and linked back to the central system.

The irrigation mainline may be looped as required to maintain efficient operating pressure. Gate valves will be used along the mainline to allow isolation of areas for maintenance purposes and for the possible phasing of construction of various improvements in the Park.

The irrigation components will be specifically designed for use with non-potable water sources. They will be state-of-the-art components, designed for maximum, efficient, water distribution. Backflow prevention will be provided in accordance with local codes to protect the potable water system from the irrigation system.

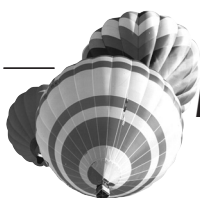
The Launch/Athletic fields will be irrigated with rotor impact heads of large radius distribution. Irrigation at these high performance fields will be isolated field by field for maximum water efficiency and for isolation of fields for ease of maintenance. The balance of the turf areas will be irrigated with spray heads or rotary heads. Trees will be irrigated with bubblers. Shrubs and groundcovers will be irrigated with a hard piped multi-outlet drip system. No poly pipe with drip tubing will be used. Native seed areas will receive temporary irrigation until seed is established.

## LANDSCAPE MAINTENANCE

The landscape of the Park is designed to require low to medium maintenance. Plant materials are native or adapted to the region, therefore requiring minimal water and maintenance. A permanent maintenance facility will be located at the Park to house staff assigned to the maintenance of the Park landscape.

The irrigation system is an automated system tied to a central control irrigation computer. The irrigation system is composed of standard components that are easily repaired or replaced by maintenance crews.

The planting bed for the turf in the Launch Field will be systematically prepared to provide an excellent growing medium for the turf. This will keep the fertilization



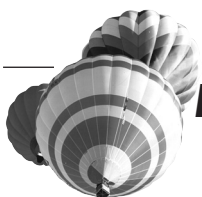
## **LANDSCAPE MASTER PLAN (1998)**

---

and water needs of the turf to the minimum requirements for a healthy stand of grass. Grass species on the Launch Field will include a fast growing cover crop that will facilitate efficient reseeding of the Launch Field after the annual Balloon Fiesta event.

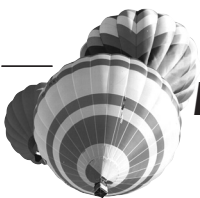
The turf areas outside of the Launch Field will also have proper bed preparation. Because these are not athletic fields these areas will be turfed with grass species that will require less water, less fertilization and less mowing than the turf on the Launch Field.

Because the site furnishings will be made of durable materials, their maintenance requirements will be minimal. Site furnishings will be placed on concrete slabs for ease of maintenance. Mow strips will be located adjacent to turf areas to eliminate hand trimming. Chipping and composting of organic waste generated at the Park will be handled on-site in the maintenance yard. The maintenance yard and associated facilities such as trash dumpsters will be easily accessible to maintenance personnel, while screened from the public with plantings, earth berms, and/or walls.





*This page left blank intentionally.*



# SECTION 6

# DESIGN PERFORMANCE STANDARDS

## (2012)





# 2012 UPDATE - DESIGN PERFORMANCE STANDARDS

---

## GENERAL DESIGN GUIDELINES

The Balloon Fiesta Park is an international tourist destination and a year round recreational park for the City of Albuquerque. It is crucial that all physical elements in Balloon Fiesta Park display the highest standards in creativity. Regional and locally produced materials should be extensively utilized.

### ARCHITECTURE

The Balloon Fiesta Park creates an “urban land form” which should have related materials, colors, and building forms. The exterior architectural aesthetic should reference both the elemental palette of stone and masonry materials of New Mexico and high quality modern glass, metal roof and other high-tech accents to create a marriage of rugged, grounded forms capped with floating, elegant, light-filled roofs. This combination symbolizes the blend of historic and state of the art technology used in hot air ballooning, and the emergence of New Mexico into the forefront of national visibility as a technology development center with its rich cultural traditions intact.

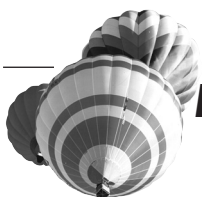
Buildings should utilize custom fixtures, finishes, hardware and details which showcase local artists, and create both interior and exterior spaces and plazas for display of art pieces, sculpture, and landscape features.

The following guidelines are intended to provide design flexibility while creating a high quality recreational atmosphere and timeless, cultural, and regional themes at Balloon Fiesta Park. It is important to maintain a design language and relationship for all architectural elements throughout the Park.

The design of all major features (buildings greater than 10,000 square feet, Main Street Promenade, Large Outdoor Performance Area, Multi-Purpose Center) and Recreational Field Lighting plans shall require review

and approval by the EPC, as delineated in the 1998 EPC Conditions of Approval.

- Buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning regulations, applicable Rank II and Rank III Plans, and Uniform Building and Fire Code requirements, as well as other local applicable codes.
- Appropriate building design shall ensure articulation of all building facades rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.
- Buildings should employ related architectural forms to create visual character and interest, avoiding long, unarticulated facades (e.g., use of arcing walls, rounded corners, stepped walls, and some form of arched, pitched, or raised roof forms).
- Entries to structures should portray a strong, articulated appearance while being architecturally distinct from overall mass and building composition. Glass at entry ways is encouraged.
- Entry canopies and canopy structures are encouraged to use suspension cables as part of their support structure to reference ballooning components.
- Glazing walls, windows, and doors are key elements of any structure's form and should relate to the scale and orientation of the elevation on which they appear. The use of recessed entry openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view,





## 2012 UPDATE - DESIGN PERFORMANCE STANDARDS

---

and orientation. West facing glass is discouraged, as are unshaded skylights.

- Glass colors and reflectivity percentage should be chosen to add drama and contrast to wall/roof materials and conserve energy and maximize usable interior daylight. Bronze, gray, and mirror glass types are prohibited.
- Sensitive alteration and contrast of colors and materials can produce diversity and enhance architectural forms. Natural and regional wall and paving materials, such as sandstone and rock-honed, natural-colored concrete block are recommended. Natural metal roofing (terne metal, copper, zinc) is recommended over painted metal. Large flat roofs are highly discouraged.
- The staggering of planes and articulation of structural columns and piers along exterior wall elevations create pockets of light and shadow, providing relief from monotonous expanses of facade.
- Wall materials should be chosen that can be easily repaired, and will withstand vandalism or accidental damage by machinery.
- Berms in conjunction with landscaping can be used at building edges to reduce structure mass and height along facades.
- Mansard roofs attached to building facades are prohibited.
- All rooftop mechanical equipment shall be screened from the public view by materials of the same nature as the basic materials used for the building.

- Refuse containers, transformers, meters, etc., shall be concealed to the greatest extent possible by masonry enclosures (e.g., split-faced, colored CMU block).

### SETBACKS

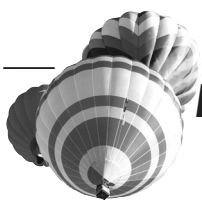
Building and parking area setbacks are required to provide space for the creation of visually attractive streetscapes. Pedestrian walkways, screening devices, and landscape improvements within these setbacks are required.

#### **Buildings shall be located according to the following minimum setback dimensions:**

- 30 feet from the right-of-way of Alameda Boulevard (in compliance with the Alameda Design Overlay Zone)
- 30 feet from the right-of-way of Balloon Museum Drive
- 30 feet from the right-of-way of San Diego Avenue and Balloon Fiesta Parkway

#### **Parking areas shall be setback as follows:**

- 30 feet from the right-of-way of Balloon Museum Drive, except setback is reduced to 10 feet at the south end of the Natural Area and further north
- 30 feet from the right-of-way of Alameda Boulevard
- 10 feet from the right-of-way of Balloon Fiesta Parkway



# 2012 UPDATE - DESIGN PERFORMANCE STANDARDS

---

## **MULTI-USE TRAILS and SIDEWALKS**

- Sidewalks shall be a minimum of 6 feet in width and be constructed of concrete. Sidewalks and ramps shall be built to City standards, as required by the Development Process Manual.
- All concrete sidewalks shall be designed to withstand vehicle crossing (i.e., a minimum of 5" in depth).
- Multi-use trails shall be a minimum of 10 feet in width, with a striped 3 foot recovery zone on each side. They shall be built to City Parks and Recreation standards.
- Multi-use trails shall be constructed of asphalt, except multi-use trails in natural areas may be constructed of stabilized crusher fines.
- Where paths cross roadways or parking areas, designated crosswalks shall be highlighted with contrasting paving materials and signage.
- Rest areas are suggested in various locations within the Park. Vandal-resistant durable materials should be used for seating/benches.
- Shade structures or co-location with accent landscaping (trees) is recommended in locations outside of the balloon launch areas.
- Amenities such as drinking fountains are recommended, where feasible from a cost and infrastructure standpoint.

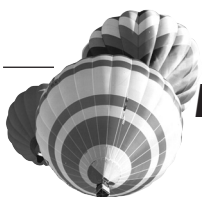


*Bike riders at Balloon Fiesta Park*

## **PARKING AREAS**

Special care should be given to the design of the large parking areas in order to minimize their visual impact (the old Los Angeles Landfill and the Nazareth Landfill are exceptions to these design performance standards because of their environmentally sensitive condition).

- All parking areas shall be designed in compliance with the City Comprehensive Zoning Code, Section 14-16-3-1, including provisions for accessible parking, except as provided below.
- Parking areas are required to contain shade trees at the number required by the City Comprehensive Zoning Code, except they may be planted in groups instead of evenly spaced, as the Zoning Code requires, given the potential conflict between trees and balloon landings.
- In compliance with the City Comprehensive Zoning Code, parking areas that have street frontage greater than 100 linear feet shall include screening in the form of walls, earth berms, or evergreen landscaping, or a combination thereof. Such screening shall have a minimum height of 30 inches, but shall not exceed 36 inches in height. Where walls are provided, the design and materials shall be integrated with building materials and colors in the Park.



# 2012 UPDATE - DESIGN PERFORMANCE STANDARDS

---

## SIGNAGE

It is integral to the success of the Park that a signage program be developed. Providing signage is a priority in the continued development of the Park.

Signage will serve four important functions at Balloon Fiesta Park:

- Direct Park users to various facilities;
- Inform Park users regarding community events or educational aspects of the Park;
- Identify specific buildings or facilities; and
- Manage the huge flow of people and vehicles during the Balloon Fiesta event and other special events.

Wayfinding – Finding your way around the Park can be difficult. To aid in the movement and wayfinding in and around the Park, the north, east, and south entrances of the Park have been color coded. The northern end of the Park is red, the eastern portion is green, and the southern portion is blue. The selection of colors for shade structures, signage, and other colored incidental structures should follow this color coding system.

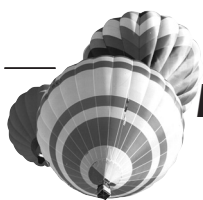
The following general signage standards regulate the size, location, type, and quality of sign elements within the Park:

- Park signage shall comply with the American Disability Act (ADA) requirements and shall be in accordance with the City Comprehensive Zoning Code. All signage shall be reviewed and approved by the Park Commission.
- Blinking and/or flashing signs are prohibited at the Park. In accordance with the City Comprehensive Zoning Code, new electronic signs shall not be

built within 660 feet of the Alameda Boulevard right-of-way.

- Signage and way-finding designs should facilitate Park access to those visitors with hearing impairment, visual impairment, or access limitations. All pedestrian signage used throughout the Park shall incorporate braille and large, high-contrast lettering.
- The use of new technologies, such as computer/phone apps, are encouraged to assist visitors in wayfinding throughout the Park. It would also assist visually impaired visitors in receiving information and safety messages.
- All signage at the Park should incorporate a minimum 70% contrast between the background and the lettering. AIBF adopted a color scheme for signage around the Launch Field (i.e., red on the north end of the Field, blue on the south end of the Field, and green on the east side of the Field).
- **Park Entry/Gateway Features:** Entry signage should reflect a consistent design theme. One free-standing, sculptural, monument sign with a Balloon theme should be provided at each of the primary vehicular access points. One of these signs shall include identification of the Eastdale Little League Ballfields. One large, freestanding, monument type sign in the shape of a balloon sculpture is encouraged along the South I-25 Frontage Road, at Balloon Fiesta Parkway, and at San Diego Avenue.

The existing monument sign at the Balloon Museum Drive / Alameda Boulevard entry is 26 feet in height and contains an electronic message board. This sign is non-conforming due to recent changes in the City Comprehensive Zoning Code. It shall be replaced with a gateway feature that has a maximum height of 32 feet.



# 2012 UPDATE - DESIGN PERFORMANCE STANDARDS

---

- **Building Signs:** Park buildings are allowed one metal, building-mounted sign whose size shall not exceed 20% of the facade to which it is applied. This sign may be backlit or lit with accent lighting. Each building may also have up to two monument signs no more than 4 feet in height.
- **Directional Signage:** Directional signage for multi-use trails, events, parking areas, etc. may be up to 8 feet in height and should be made from permanent concrete, stone, anodized metal, etc.
- **Multi-Use Trails:** Signage at the entries to multi-use trails shall be up to 8 feet in height and should be made out of permanent, durable materials such as concrete, cast metal, etc.
- **Main Street Promenade (Vending Course) Entry Signs:** Each end of the Main Street Promenade shall be allowed a large entry archway/control gate with metal signage letters mounted on a spanning architectural sign support.
- **Pedestrian Access Gates:** This is where most visitors enter the Launch Field/Main Street Promenade area. Signs should provide information regarding current and future events.

## SCREENING WALLS and FENCES

The effective use of screening devices for loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on the Park and surrounding developments (the old Los Angeles Landfill is excluded from these guidelines). The guidelines established in the landscape, setback, and parking sections provide the primary means to screening objectionable views and activities.

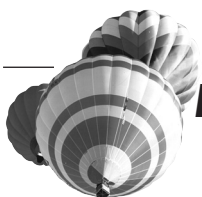
The following are standards to ensure effective screening of negative elements:

- **Outdoor Refuse Containers:** All outdoor refuse containers shall meet City specifications and be screened within a minimum six foot tall, decorative, split-face block, masonry enclosure. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- **Collection Areas:** No refuse collection areas shall be allowed between any street and building front without appropriate screening such as walls, fencing, or landscaping.

## UTILITIES

To ensure the overall aesthetic quality of the Balloon Fiesta Park:

- All new electric distribution lines within the Park should be placed underground.
- All permanent utilities serving irrigation systems and other landscape site amenities will be placed below grade. When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening materials shall be placed to allow access for maintenance of this utility structures.
- Due to the proximity of the landfills, most improvements (e.g., buildings, utilities, landscaping, roads) shall need to comply with planning requirements for facilities near landfills. All proposed improve-





# 2012 UPDATE - DESIGN PERFORMANCE STANDARDS

---

ments, including installation of underground utilities or digging of any kind at the Nazareth and Los Angeles Landfills, shall be closely coordinated with and approved by the City Environmental Health Department.

## **PNM Coordination:**

- Permanent access to all PNM facilities must be maintained and available to allow for maintenance and repair.
- It is necessary to coordinate with PNM regarding any and all changes that may affect electric transmission and distribution facilities.
- Any fences within or crossing PNM easements must be reviewed and approved by PNM. Any encroachment of PNM easements must be approved by PNM.

## **LIGHTING**

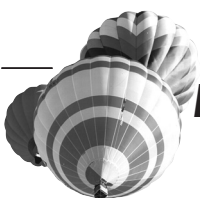
A consistent theme for the lighting system at Balloon Fiesta Park will contribute significantly to the Park's overall aesthetic character. Safety and security should be a primary design consideration, as well as the daytime appearance of lighting fixtures. Lighting will be provided for those areas that will be used at night, such as the Main Street Promenade, parking lots, plazas, buildings, and some of the paths. Security lighting will be provided for those areas not intended for night use. Selected light poles will have electric outlets to provide electrical service throughout the Park. Light pollution from the Park is a concern for the adjacent neighborhoods, and light standards are provided in this section to ensure that light spillage is prevented.

During the installation of the lighting of the Golf Driving Range, the City worked closely with the adjacent neighborhoods and the Balloon Fiesta Park Advisory

Board in the design and installation of the light fixtures. The fixtures are aimed down to prevent light spillage into the surrounding neighborhoods. The Golf Driving Range lights remain in place during the Balloon Fiesta. Any additional lighting systems at the Launch Field must be approved by the EPC and shall be removable in order to prevent potential accidents during ballooning events. It is anticipated that only a certain number of fields would be lighted and that certain hours of operation would be established.

The following design guidelines shall direct the design of the lighting system:

- Placement of fixtures and standards shall conform to State and local safety and illumination requirements. All exterior installations must be provided with ground-fault interruption circuits.
- Shielded-source light fixtures shall be used to prevent light spillage and avoid unnecessary glare or reflection on adjacent properties, buildings, or roadways in compliance with the City Comprehensive Zoning Code, Section 14-16-3-9 Area Lighting Regulations.
- Individual light fixtures should blend with the architectural character of the buildings and other site features.
- Street lighting should be designed to enhance the safety of vehicular and pedestrian traffic at key points along the roadways.
- Controlled, directional lighting should be used to highlight public spaces and walkways. The use of walkway level lighting, such as wall pocket lights, is encouraged to accent pedestrian areas.
- Additional landscape lighting is encouraged to enhance certain landscape features. Landscape lighting should be concealed at grade.



## 2012 UPDATE - DESIGN PERFORMANCE STANDARDS

---

- The fixture itself should be replaceable and readily available.

*Height standards for light fixtures are as follows:*

- Golf Driving Range *30 foot max.*
- Parking Areas and Roadways *20 foot max.*
- Multi-use trails *10-15 feet*
- Buildings *Building-mounted*
- Active Pedestrian Areas *15 foot poles*

### **NOISE, SECURITY, and DUST CONTROL**

In addition to lighting, three of the highest priority concerns from the two primary neighborhoods, the Alameda/North Valley and the Wildflower Neighborhood Associations, are impacts which will be generated from the Park by noise, both during Balloon Fiesta and ongoing use; issues of security, potential vandalism, and crime associated with park usage and access; criteria for ongoing maintenance of dust control related to activities and development.

#### **NOISE**

The concept of Balloon Fiesta Park being a “family park” should be recognized when selecting special events and activities to occur in the Park with regard to noise. The concern for mitigating noise impacts has emerged as a powerful determinant for locating activities in the Park, and precludes the use of the Park for carnivals, fair midways, and similar commercial events.

The City of Albuquerque and Bernalillo County Noise Ordinances provide a baseline for control of noise impacts and measured acceptable maximum noise levels at affected property lines of the Park (sound testing was conducted as part of the planning process for the Park;

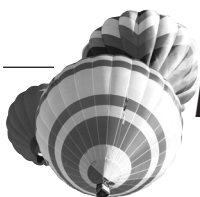
see Appendix J). The City’s Noise Ordinance states that noise levels shall not exceed 50 dba at any noise sensitive property line between 10 p.m. and 7 a.m. Where ambient level exceeds 50 dba, the criteria shall be ambient, plus 5 dba.

The Master Development Plan requires that sound systems and sound levels for all events at the Park must be approved at the time a special permit or lease for use is obtained. The noise standards for all events at the Park, including Balloon Fiesta, other special events, and daily operations, shall comply with the City’s Noise Ordinance. Exceptions for short-term special events and lessees within the Park may be allowed on a case-by-case basis under a temporary permit through the Environmental Health Department and consistent with Park Policies. If approved, this would allow limited, short duration, non-compliance with the Noise Ordinance standards. The event operator shall monitor noise to ensure it meets the standards of the City’s Noise Ordinance and the special provisions of permits and leases.

The City of Albuquerque Environmental Health Department is responsible for responding to any complaints made to the City from surrounding neighborhoods. All special events are required to submit two contact telephone numbers to allow the City to shut down events which exceed allowable criteria.

The sound impact from Balloon Fiesta events has been greatly reduced by several factors, including having a lowered event elevation; mounting of loudspeakers on poles west of the vending concourse and aiming them downward and east in direction. Additionally, the site has been recessed approximately 70-90 feet below the Wildflower Neighborhood and the natural eastern embankment of the new site causing a majority of the noise transmission to be absorbed.

Sound continues to be a concern for the neighborhoods to the west, which are mostly located within



# 2012 UPDATE - DESIGN PERFORMANCE STANDARDS

---

unincorporated Bernalillo County, due to the considerably higher elevation of the Park as compared to the adjacent community area. The Parks and Recreation Department and Environmental Health Department will work with Bernalillo County in a cooperative effort to protect the residents from any negative noise impacts. Sound management is required for all events, including orienting all stages and amplified systems away from the community towards the northeast. As noted below, all event sponsors shall comply with the City Noise Ordinance and Park Policies concerning sound management.

## **Noise Control Criteria**

**Amplified Sound:** Amplified sound is allowed between the hours of 7 a.m. and 10 p.m. only, per the City's Noise Ordinance, but shall not exceed the noise limits as stated above. Balloon Fiesta, and other special events as approved by the City, are allowed to use amplified sound between the hours of 10 p.m. and 7 a.m. on a case-by-case basis only, and as approved by the Environmental Health Department and the Park Commission. Where ambient noise level exceeds 50 dba, the sound level shall not exceed ambient plus 5 dba. No person at the Park shall be exposed to amplified sound over 90 dba.

**Speaker Type and Location:** The speaker design criteria for all events using amplified sound should include a "distributed sound" approach, where more speakers are used at lower volumes. During events where amplified sound is generated, the preferred orientation of speakers shall be north or northeast.

**Noise Monitoring:** During Balloon Fiesta, the Parks and Recreation Department staff monitors sound during the event. If noise exceeds accepted standards, AIBF is contacted immediately. Additional monitoring may occur if a complaint is received by the City.

**Outdoor Active Recreation Area:** The location of the Outdoor Active Recreation Area in the far northeast

corner of the Park will function to minimize the sound impact to neighborhoods. Any amplified sound in this area shall follow time, noise limit, and location standards as stated above.

**Large Outdoor Performance Area:** The stage for the permanent seating area at the Large Outdoor Performance area shall face north. In this configuration, the sound will be projected away from the North Valley and Wildflower neighborhoods. For two sided stage performances, there will be multiple on-field speakers for the lawn seating areas. The speakers will be located to minimize the sound projecting to the residential neighborhoods. In this configuration, the sound levels can be adjusted most effectively to project the sound to the audience and minimize fugitive sound to the outlying areas. Any amplified sound in this area shall follow time, noise limit, and location standards as stated above.

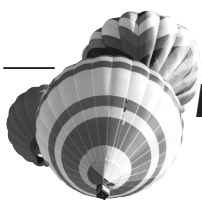
## **SECURITY and ACCESS CONTROL**

A higher level of security is warranted at the Park because of its size. Given its range of potential activities, the Park has been designed to "zone" different areas for access control and have a security program to protect neighbors and Park users.

**Security:** The City shall continue work on the installation of security fencing, signage, road barriers, and other necessary security elements in a timely manner. Security for the Park is a high priority and is necessary to protect the investments of Park funding participants, to limit liability concerns, and to provide for the overall safety of Park users.

**Hours of Operation:** The Park's hours of operation are 6:00 a.m. to 10:00 p.m., except for special events or indoor events in Park buildings. Hours of operation for special events will be established at the time that each permit or lease is approved by the City.

**Access:** Access will be maintained to main parking areas for the Large Outdoor Performance Area, Northeast



## 2012 UPDATE - DESIGN PERFORMANCE STANDARDS

---

Outdoor Recreation Area, Multi-Purpose Center, Little League, and Balloon Museum for extended hours. Access gates to these main parking areas allows a full perimeter enclosure of the Park for vehicles, while allowing bike/jogging path access along the North Diversion Channel, west of the Launch Field fence.

The Launch Field Area is secured on a more restricted basis. As previously noted, fencing is provided behind the Main Street Promenade, Corporate Pavilions, and west loop drive within a primary control zone and access gates are provided at Balloon Fiesta Parkway, San Diego Avenue, and Balloon Museum Drive, just north of the Balloon Museum.

### DUST CONTROL

Dust control is a significant issue for the Park, particularly during Balloon Fiesta. The landscape design criteria and Landscape Master Plan section outlines various strategies for long term build-out of the Park that meets City Dust Control standards. Soil disturbances during construction activities within the Park shall follow the provisions of the Albuquerque-Bernalillo County Air Quality Control Board Regulation 20.11.20 NMAC.

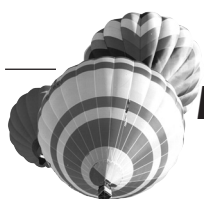
**Environmental Issues:** Any disturbance within the Park during construction activities must follow the provisions of the City's Dust Control Ordinance. Dust control and seeding of existing disturbed areas will continue.

**Balloon Fiesta and Special Events:** Balloon Fiesta and other special events are required to submit a formal Dust Control Plan to the City Environmental Health Department, which details the following:

- Vehicular Access and Parking Areas;
- Watering for Dust Control of Vehicular Areas;
- Revegetation of the site use areas following the event; and

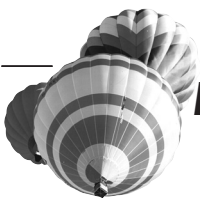
- Air monitoring agreements with the City of Albuquerque on a daily basis.

**Little League Ballfields:** These ballfields should be watered to reduce airborne dust on a regular basis and tied to game schedules.





*This page left blank intentionally.*



# SECTION 7

# INFRASTRUCTURE & ENGINEERING

# (1998)





### CONCEPTUAL GRADING and DRAINAGE PLAN

#### BACKGROUND

Balloon Fiesta Park is situated at the bottom of several large watersheds in northeast Albuquerque. Among these watersheds are the North and South Camino, the North and South La Cueva, and the North and South Domingo Baca. The Park is adjacent to and upstream from the North Diversion Channel, which parallels the west edge of the site.

The Park can be divided into three separate areas with respect to storm drainage; the Launch Field area, the Little League/Museum area, and the parking area in the old Los Angeles Landfill. The Launch Field area is bounded by the La Cueva Channel on the south and the north property line. The Little League/Museum area is bounded by Alameda Boulevard on the south and the La Cueva Channel on the north. The RV parking area in the old Los Angeles Landfill is bounded by the Domingo Baca Arroyo on the south and Alameda Boulevard on the north.

Management of storm drainage has developed substantially since the recommendations made in the 1998 Master Development Plan, which were initially developed in the Balloon Fiesta Park Conceptual Drainage Master Plan, dated February 12, 1998. Amendments to the Conceptual Drainage Master Plan were prepared in January 1999 (Amendment 1) and October 2000 (Amendment 2). The majority of off-site run-on flows are managed in the La Cueva Channel and the North Camino Channel but several storm drain systems have been constructed for this purpose as well. These systems are described in more detail in the following section. The La Cueva and North Diversion Channels continue to serve as the primary outfalls for the off-site and on-site flows.



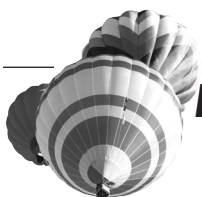
*Balloon shown flying over the North Diversion Channel*

#### ON-SITE EXISTING CONDITIONS and RECOMMENDATIONS

The original 1998 Master Development Plan and Conceptual Drainage Master Plan provided conceptual recommendations for storm drainage and grading for the Park. Many of the recommendations have been implemented to provide the existing storm drainage infrastructure that includes the following areas described in this section. Note: All proposed drainage facilities shown and/or described in this section are for illustrative purposes only.

##### 1. Launch Field Area

Existing Conditions: This area is approximately 200 acres and is bounded by the La Cueva Channel on the south, the east and north property boundaries, and the North Diversion Channel on the west. It includes Tracts A and B as defined in the Plat of Balloon Fiesta Park, dated May 2000. The majority of this area drains to the North Diversion Channel in part from surface flow, but primarily from existing storm drains within the Launch Field. There are three surface drainage rundowns at the east sill of the North Diversion





Channel. These collect surface flows from west side of the Launch Field and the Golf Training Center area.

As part of the Launch Field development, the drainage patterns were changed from east-to-west sheet flow to the North Diversion Channel, to one percent inverted basins toward the middle of the Launch Field. This allowed for flows to be collected in the storm drain systems. Another component of the Launch Field drainage system are the park service roads, which serve to transport storm water and for access within the Park. Additionally, there are two channel penetrations to the North Diversion Channel from the Launch Field storm drains; one is a 66" pipe and the other is a 42" pipe.

**System 1:** The 66" pipe discharges flows from a storm drain trunk system that extends to the east along the north access road crossing the Launch Field (Key Grab Road) and then south to the south end of the Field. This system collects on-site flows from the Main Street Promenade east of the Launch Field, the parking area east of the Main Street Promenade, and the north portion of the Launch Field. This system was recommended in the BFP North Launch Site Grading and Drainage Plan and Amendment 2 to the Conceptual Drainage Master Plan, both documents dated October 24, 2000. This trunk system is approximately 3,050 feet in length with pipe sizes ranging from 30" to 66" and includes a 48" stub-out to the east for future expansion.

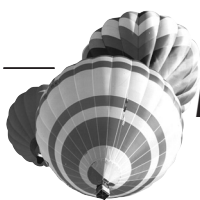
**System 2:** The 42" pipe discharges drainage from the Golf Driving Range and is approximately 200 feet in length. Although this system was not recommended in the BFP Golf Center Grading and Drainage Report and Amendment 1 of the Conceptual Drainage Master Plan, both dated January 22, 1999, following grading of the Golf Center area it became apparent that an additional storm drain system was needed to address isolated low points in the northwest portion of the Golf Training Center.

Within the Launch Field area, the park service road system was constructed in 2001. Valley gutters, 2 feet in width, were added in 2011 to address the deterioration of the road surface from the storm and irrigation water running along it. Valley gutters will need to be added to the remaining park service roads to correct similar problem areas.

Off-site flows in the Launch Field area are channeled across the Launch Field in the North Camino and the La Cueva Channels. The North Camino Channel is a concrete-lined channel between I-25 and San Mateo Boulevard (extended). Between San Mateo Boulevard and the northeast corner of the Park property, a distance of approximately 950 feet, the North Camino Channel is unimproved. The Channel remains unimproved within the Park from the northeast property corner to a point approximately 800 feet southwest of the northeast property corner. At this point, the Channel is improved as a riprap-lined channel for approximately 950 feet west to a point approximately in line with the east-most, north-south access road to the Launch Field (Liftoff Lane). From this point to the Camino Inlet to the North Diversion Channel, a distance of approximately 850 feet, the Channel is unimproved.

**System 3:** The North Camino Channel also receives off-site flows from the 78" Citicorp (now Presbyterian Health Systems) outfall pipe at the top of the escarpment, east of the eastern parking area. These flows are diverted north from the 78" pipe outfall and cross under Balloon Fiesta Parkway through 6-48" corrugated metal pipe (CMP) culverts.

Additional off-site flows approach the Park property from the north, just outside of the northwest corner of the Park. These flows remain outside the Park boundary and within AMAFCA right-of-way but cross the Park access road in the northwest corner, as they are diverted to the North Camino Inlet to the North Diversion Channel.





**System 4:** Off-site flows traverse the south end of the Launch Field in the La Cueva Channel which receives flows from the North La Cueva Channel and the South La Cueva storm drain. From the Launch Field area there is only one area where flows enter the La Cueva Channel. This is at a short storm drain system in the southeast corner of this area, between San Diego Avenue (extended) and Tract C (old Transition Area). This system (System 4) is approximately 350 feet long and collects flows from the upper parking area east of the Field along the north side of San Diego Avenue, and diverts them to the North La Cueva Channel through a 60" pipe that penetrates the north side of the Channel.

**Floodplains:** As a result of the drainage improvements made to the site, most 100-year floodplains are confined to improved channels and storm drains. The exceptions are at the north end of the Launch Field where there are two 100-year floodplains. The southern-most floodplain is situated south of Balloon Fiesta Parkway and extends west from the vicinity of the 78" Presbyterian outfall pipe at the top of the escarpment, to the North Camino Inlet at the North Diversion Channel. The northern-most floodplain is situated north of Balloon Fiesta Parkway and extends west from the North Camino Arroyo in the northeast corner of the Park, to the North Camino Inlet at the North Diversion Channel (see page 91 for the location of these floodplains). A Letter of Map Revision (LOMR) will be submitted to FEMA when drainage improvements have been constructed.

**Proposed Launch Field Improvements:** As stated previously, the original recommendations for the Launch Field Area presented in the 1998 Master Development Plan and Conceptual Drainage Master Plan were amended to reflect refinements related to the Park planning and design.

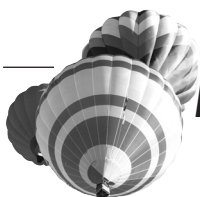
The existing topography and storm drain system reflect the amended recommendations for the Launch Field. Storm drainage improvements to serve future

development as recommended in the amended Conceptual Drainage Master Plan include:

- Realignment of the North Camino Channel to the northern Park property line;
- Construction of an 84" storm drain to connect the Presbyterian outfall to the realigned North Camino Channel;
- Construction of a 36" storm drain to drain the northernmost portion of the Launch Field Area to the North Camino Channel;
- Construction of a 48" storm drain east of the Promenade to drain the area between the Promenade and east escarpment;
- Continue adding concrete drainage swales on Launch Field park service roads; and
- Address drainage issues from the Presidents' Compound to System 4A. These improvements are needed to address increased methane levels in the area from the Nazareth Landfill.

These recommendations form the basis for the proposed improvements as applicable to the Site Plan for Subdivision. In addition to the following specific recommendations, future design should incorporate sustainable drainage design features such as on-site water retention and infiltration through storm water management.

**System A:** The main storm drainage improvement to the Launch Field area is realignment of the North Camino Channel to the north Balloon Fiesta Park property line. The channel alignment was conceptualized for AMAFCA in the North Camino Arroyo Conceptual Design & Alignment Study, I-25 to the North Diversion Channel, Easterling & Associates, Inc., October 2004. Within the Park, the proposed conceptual design included the following:



## 2012 UPDATE - INFRASTRUCTURE & ENGINEERING

---

- A single-barrel, 12 foot x 10 foot concrete box culvert from the northeast corner, down the escarpment for a distance of approximately 250 feet. The proposed box culvert would begin 850 feet east of the Park boundary at San Mateo Boulevard.
- A 190 foot long energy dissipater structure to transition from the concrete box culvert to a trapezoidal channel.
- A 1,950 foot long trapezoidal channel extending to the west property boundary. The proposed channel consists of a 10 foot bottom width, a 36 foot top width, maintenance road and multi-use trail within a 100 foot right-of-way. The proposed channel would continue west of the Park boundary for another 800 feet to a new inlet location at the North Diversion Channel.

In addition to the off-site flows entering the site from the east, the realigned channel would receive surface flows from the proposed parking areas at the north end of the Park, north of the proposed Large Outdoor Performance Area, and from off-site areas immediately north of the north Park boundary.

**System B:** The realigned channel would also receive flows from an 84" storm drain extension of the Presbyterian outfall. This storm drain extension would run north from the current outfall location along the east property line, cross Balloon Fiesta Parkway, and turn northwest to an outfall at the channel. The approximate length of this storm drain extension would be 1,650 feet.

It should be noted that the next phase of development of the Presbyterian property east of the Park is currently being designed. The proposed improvements include a building addition and additional parking that are consistent with previous planning for the site, and therefore, consistent with the Conceptual Drainage Master Plan and amendments. As such, it is anticipated

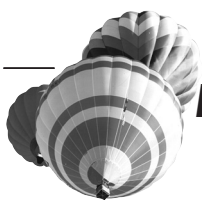
that this phase of development will not result in any unplanned off-site flows over the long term.

With the construction of the next phase of improvements to the Presbyterian site, which will include a second building and parking lot expansion, additional drainage from the site to the north end of the Launch Field area will negatively affect the North Camino Channel in its current interim state as an earthen channel. Interim improvements to the North Camino Channel will be needed to address the added flows prior to construction of the proposed Large Outdoor Performance Area or the relocated North Camino Channel.

As designs of the north end of the Park are developed and refined, it may be necessary to include smaller storm drain systems that drain to the realigned North Camino Channel, as recommended in the Conceptual Drainage Master Plan. The size and geometry of these smaller systems will be determined in subsequent project phases.

**System C:** The other main storm drain extension needed for the Launch Field Area would be to intercept on-site flows from the east parking areas north and south of Balloon Fiesta Parkway. This system would be a 48" storm drain extending east and north from the 48" stub-out of the existing System I for a distance of approximately 1,300 feet. The remainder of the Launch Field Area would be served by existing storm drain systems.

Proposed grading of the Launch Field Area would include the north end of the site for the proposed Large Outdoor Performance Area, Incident Command Post and Outdoor Active Recreation Area, the east side of the site for the proposed Multi-Level Parking Structure, and the President's Compound and east escarpment. The proposed grading would be consistent with the amended Conceptual Drainage Master Plan with surface flows being diverted north to the realigned North Camino Channel and west toward the Launch



Field storm drain, respectively. The remainder of the area would only require minor grading modifications that will be defined as designs are done in subsequent project phases. Additionally, isolated drainage problem areas will need to be addressed as Park improvements are made. These areas are illustrated on the Storm Drain System exhibit on page 91.

### 2. Little League/Museum Area

**Existing Conditions:** This area is approximately 81 acres and is bounded by Alameda Boulevard on the south, the La Cueva Channel on the north, the east property boundary/Balloon Museum Drive on the east and the Horizon Healthcare facility to the west. This area consists of the Natural Wildlife area, Balloon Museum Drive, the Anderson-Abruzzo International Balloon Museum and the Eastdale Little League facility. It includes Tracts C, D, E, and F as defined in the Plat of Balloon Fiesta Park dated May 2000, public rights-of-way for roadways as defined in the Plat of Balloon Fiesta Park dated May 2000, and Tracts G-1 and G-2 as defined in the Plat of Tracts G-1 and G-2 Balloon Fiesta Park dated June 2001.

**System 5:** The majority of this area drains to the La Cueva Channel through the Vista Sandia Diversion storm drain system. This storm drain bisects the Little League fields and extends from approximately 300 feet north of Alameda Boulevard to the La Cueva Channel for a length of approximately 2,700 feet. Pipe sizes for the system range from 60" to 72" with a 72" outfall to the channel. Two major laterals connect to the Vista Sandia Diversion from the east as described under Systems 6 and 7 below.

**System 6:** The south lateral is a 48" storm drain aligned with Columbine Avenue to the east and conveys flows from the industrial park (Richfield Park) east of Balloon Museum Drive, and a portion of Balloon Museum Drive.

**System 7:** The north lateral is a 42" pipe and is situated approximately 550 feet north of Columbine Avenue

extended, and also conveys flows from Richfield Park and a portion of Balloon Museum Drive.

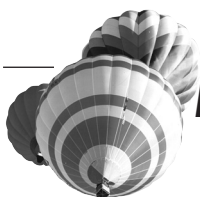
**System 8:** The Natural Wildlife Area has a short storm drain that drains to the La Cueva Channel. This system is approximately 600 feet in length with pipe sizes ranging from 24" to a 30" outfall to the channel. This system also collects flows from a portion of Balloon Museum Drive.

**System 9:** The Balloon Museum roof and parking lot drain to the Vista Sandia Diversion through a network of storm drain ranging in size from 12" to 30". The area on the north side of the Balloon Museum surface drains directly to a rundown in the south sill of the La Cueva Channel.

Tracts C and D at the east end of the Park surface drain to riprap-lined swales along the southwest boundaries, adjacent to Jefferson Street. The swale for Tract D drains to a storm drain inlet which discharges to the South La Cueva Channel storm drain. The swale for Tract C drains directly to a rundown in the south sill of the La Cueva Channel.

There is a storm water quality structure in the La Cueva Channel, approximately 650 feet upstream from the North Diversion Channel inlet. This structure is within the AMAFCA right-of-way and diverts low flows to a large concrete rundown in the east sill of the North Diversion Channel.

**Proposed Little League/Balloon Museum Area Improvements:** Storm drainage for the proposed improvements for the Little League / Balloon Museum Area can be accommodated by the existing systems. Grading for the area will only require minor grading modifications that will be defined as designs are done in subsequent project phases. Small, localized storm drains that connect to the existing storm drain systems may also be required but they will also be defined in subsequent project phases. Additionally, isolated drainage problem areas will need to be addressed as Park



improvements are made. These areas are illustrated on the Storm Drain System exhibit on page 91.

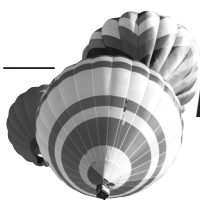
### **3. Old Los Angeles Landfill / South Park Area**

Existing Conditions: This area is bounded by the Domingo Baca Arroyo on the south, Alameda Boulevard on the north, the Clifford Industrial Park on the east, and the North Diversion Channel on the west. It includes Tracts I-1, I-2, 1 and 2 as defined in the Plat of Tracts I-1 and I-2 Balloon Fiesta Park and Tracts 1 and 2 San Carlos Cemetery dated January 2003. The South Park Area is situated over the closed Los Angeles Landfill, and as such, experiences ongoing settlement caused by infiltration and consolidation. Infiltration of storm water runoff is also causing increased methane gas production from the landfill. The City currently operates a landfill gas extraction system at the landfill.

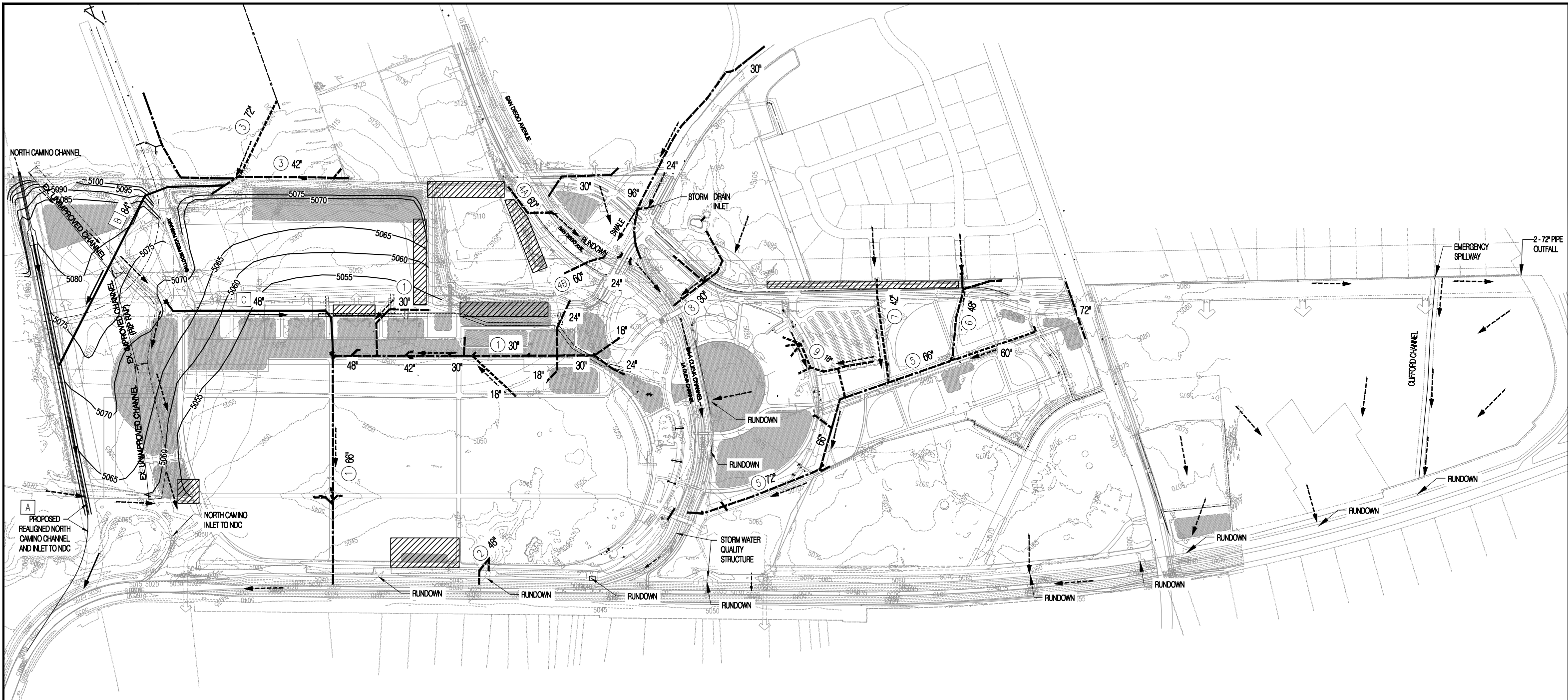
The South Park Area contains approximately 77 acres and drains to the North Diversion Channel at three concrete rundowns in the east channel sill. The southern one-third of this area drains to the Clifford Channel which crosses the site from east to west, and discharges to the North Diversion Channel at the southern-most concrete rundown. The Clifford Channel consists of two main elements; a north-south oriented channel along the east property line and an east-west channel that crosses the southern one-third of the site. The channel along the east property line extends approximately 2,100 feet and diverts off-site flows from the Clifford Industrial Park to the east, south to the Domingo Baca Arroyo. This channel is concrete and asphalt-lined and includes a concrete containment wall along its west side to contain flows within the channel. The outfall to the Domingo Baca Arroyo consists of two 72" pipes. Approximately 700 feet north of the outfall there is an emergency spillway into the east-west portion of the Clifford Channel. This part of the Clifford Channel is an earthen channel with a clay liner that is approximately 1,300 feet long. The northern two-thirds of RV Parking Area and the

San Carlos Cemetery drain via surface flow directly to the North Diversion Channel.

Proposed South Park Area Improvements: As part of this Master Development Plan update, no significant improvements are planned for this area. Access to the area from Alameda Boulevard will be improved with the construction of the North Diversion Channel Road along the east edge of the South Park Area, adjacent to the Clifford Industrial Park. Storm drainage for the road corridor will need to be addressed during the design phase of the roadway. With the improvements associated with the Clifford Channel, much of the offsite run-on flows are channeled away from the landfill. However, due to the continued settlement and consolidation of the landfill, grading and drainage of low-lying areas will need to be periodically addressed until such time as a permanent solution can be implemented. Grading and drainage of the landfill site is addressed in more detail as part of the City's Landfill Management Plan prepared by the Environmental Health Department and provided as an appendix to the Master Development Plan.







**LEGEND**

- |  |                           |  |   |
|--|---------------------------|--|---|
|  | = EXISTING FLOW DIRECTION |  | = EXISTING LINE   |
|  | = PROPOSED FLOW DIRECTION |  | = PROPOSED LINE   |
|  | = PROPOSED CONTOUR        |  | = EXISTING PARK BOUNDARY                                |
|  | = EXISTING CONTOUR        |  | = PROPOSED TRACT BOUNDARY                               |
|  |                           |  | = ISOLATED AREAS WITH DRAINAGE PROBLEMS TO BE ADDRESSED |

NOTE:  
ALL PROPOSED DRAINAGE FACILITIES SHOWN  
ARE FOR ILLUSTRATIVE PURPOSES ONLY.



0 150 300 600  
SCALE IN FEET

<b>CITY OF ALBUQUERQUE</b> <b>DEPARTMENT OF</b> <b>PARKS AND RECREATION</b>	
<b>BALLOON FIESTA PARK</b> <b>MASTER DEVELOPMENT PLAN UPDATE</b> <b>STORM DRAIN SYSTEM</b>	

### ROADWAYS & CIRCULATION

A fundamental design objective for Balloon Fiesta Park is to emphasize access into the Park from roads which **least impact surrounding neighborhoods**. The street network related to the Park has been and will continue to be designed to complement the Park function and design, protect Park users, and maintain the integrity of the surrounding neighborhood character, as feasible, through reduction of traffic speed in the immediate areas adjacent to Balloon Fiesta Park. All roads within the Park will be properly surfaced, shall meet the Uniform Fire Code, and have truck restrictions in order to prevent short-cutting through the Park by semi-trucks. The designated truck route for the industrial park north of Alameda Boulevard will be San Mateo Boulevard.

Vehicular circulation within the Park is very controlled in order to be consistent with the goal of buffering neighborhoods and preserving security controls. Special events parking of up to 2,000 RV's will be available at the South Park Area. As previously stated, bicycle parking areas for approximately 650 bicycles will be distributed in four locations in the Park.

Internal roads are used for pedestrians, bicycles, fire trucks, service access, security patrols, AMAFCA access, and balloonist access during Balloon Fiesta. These roads include the Pilot Access Road along the North Diversion Channel south of the La Cueva Channel, the Pilot/Crew Access Road west of the northwest Launch Field corner, and the Loop Road surrounding the Launch Field. Service vehicle access is provided via Magic Road, east of the Main Street Promenade.

The internal service roads should be designed for service/emergency vehicle access and shared use as jogging/bicycle paths. The design criteria are as follows:

- Width: 25-30 feet wide
- Surface: Millings or asphaltic concrete
- Speed: 10-15 mph maximum

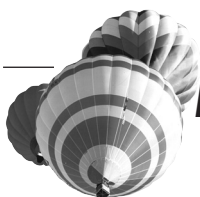
A description of the existing conditions of each roadway system followed by a list of proposed roadway improvements is provided below. There are no changes proposed in the classifications of the roadways external or internal to Balloon Fiesta Park.

### EXTERNAL ROADS

**Alameda Boulevard:** Alameda Boulevard is classified by the Mid-Region Council of Governments (MRCOG) as an urban arterial roadway. It runs east-west and bisects the Park, thus creating the main north area of the Park and the South Park Area within the Old Los Angeles Landfill. Alameda Boulevard is a 4-lane divided roadway with a multi-use trail on the south side of the road and landscaping. A traffic signal is located at the intersection of Alameda Boulevard and Balloon Museum Drive.

Proposed Improvements: The 2035 Metropolitan Transportation Plan (MTP) prepared by the MRCOG identifies widening Alameda Boulevard from 4 to 6 lanes, including bike lanes, between Edith Boulevard and I-25. Landscaping is proposed for the Alameda right-of-way within the limits of Balloon Fiesta Park. The North I-25 Sector Development Plan also identifies bicycle lanes on Alameda Boulevard from Jefferson Street to Louisiana Boulevard.

**Jefferson Street:** Classified as an urban collector by the MRCOG, Jefferson Street provides primary access from Alameda Boulevard to residential and commercial developments southeast of the Park. Jefferson Street is a 4-lane divided roadway. There is a gated emergency entrance from the north end of Jefferson Street to Balloon Museum Drive that is closed to all vehicles except buses and emergency vehicles during Balloon Fiesta and other approved special events. Jefferson Street also connects to San Diego Avenue with a 2-lane connection (*referred to as the Jefferson Street Connector Road in this document*) at its north end. This connection is within a public street right-of-way granted to the City with the filing of the Plat of Honeywell Site, dated February 1999. The Jefferson Street/Alameda Boulevard intersection is signalized.



## 2012 UPDATE - INFRASTRUCTURE & ENGINEERING

---

An existing temporary 2-lane connection between the existing Honeywell entrance drive and Balloon Museum Drive is used for access during major special events. Jefferson Street will not be extended to intersect Balloon Museum Drive unless and until warranted by a traffic study and the connection is approved by the EPC and the City Council. The temporary connection shall remain closed to through traffic at all other times. Bicycle and pedestrian access will be maintained at this location.

Proposed Improvements: The City retains an 86 foot right-of-way for Jefferson Street between the existing Honeywell entrance drive and Balloon Museum Drive. The 2035 MTP and the North I-25 Sector Development Plan identify the construction of the Jefferson Street bike lanes from Paseo del Norte to the north end of Jefferson Street, just south of the intersection of Balloon Museum Drive with the temporary 2-lane connection.

**San Diego Avenue:** San Diego Avenue is classified by the MRCOG as an urban collector, and is a 2-lane undivided roadway that serves the business park east of Balloon Fiesta Park and provides primary access to the Park from the I-25 West Frontage Road. San Diego Avenue ties into Balloon Museum Drive, north of the North La Cueva Channel, and provides primary access to the upper parking areas at the east end of the Park and access to the Park during events.

Proposed Improvements: San Diego Avenue may be widened to a 4-lane divided roadway between Balloon Museum Drive and San Mateo Boulevard.

San Diego Avenue will continue to provide primary access to the parking areas east of the Park and will provide access to proposed parking areas immediately west of the Balloon Museum Drive/San Diego Avenue intersection. A multi-use trail is proposed along the south side of San Diego Avenue, either on the north or south side of the North La Cueva Channel.

**San Mateo Avenue:** Classified as an urban collector, San Mateo Avenue provides access to the business park east of Balloon Fiesta Park from Alameda Boulevard. San Mateo Avenue is a 4-lane divided roadway that intersects with San Diego Avenue and Balloon Fiesta Parkway. The intersection of San Mateo Avenue and Alameda Boulevard is signalized.

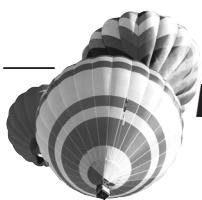
**Horizon Road:** Horizon Road is a private road that intersects with Alameda Boulevard approximately 700 feet west of Balloon Museum Drive. The road provides access to the Horizon Healthcare facilities and to the Eastdale Little League parking lot along Alameda Boulevard. The Horizon Road/Alameda Boulevard intersection has a traffic signal, but it is currently not in service. Based on a Settlement Agreement between the City, NMDOT, and the current property owners of the Horizon facilities, the City will be restoring the traffic signal and all turn lanes at the Alameda/Horizon intersection to provide full left-turn ingress and egress. The Settlement Agreement defines the conditions under which the signal will be installed and will remain in place.

**Pilots' Road:** Pilots' Road is an existing private road located to the west of the Park, within an access easement in the AMAFCA right-of-way for the North Diversion Channel, and west of the Horizon facility. This road provides access to the Launch Field from Alameda Boulevard during special events.

Proposed Improvements: Pilots' Road will be improved to a 2-lane road constructed within a 50 foot wide access easement. As part of the improvements for Pilots' Road, the City shall pursue an access agreement with owner of Horizon Road.

### OTHER ROADWAY IMPROVEMENTS EXTERNAL TO THE PARK

In addition to the improvements previously described in this section, the 2035 Metropolitan Transportation Plan (MTP) prepared by the Mid Regional Council of Governments (MRCOG) identifies the following





improvements to the roadway network in the vicinity of Balloon Fiesta Park:

### **Alameda Boulevard** (see *previous section*)

**Roy Avenue:** Widen the existing road from 2 to 4 lanes between NM 313 (Fourth Street) and I-25.

**North Diversion Channel Road** (external and internal to the Park): Construct a new 2-lane roadway from Osuna Boulevard to Alameda Boulevard.

**I-25/Paseo del Norte Interchange:** Reconstruct the existing interchange including I-25 from Osuna Road to Alameda Boulevard and Paseo del Norte from Second Street to San Pedro Drive.

**MTP Timeframe:** All of these projects are currently programmed in the “mid” timeframe (2025) in the MTP. Of these projects, the North Diversion Channel Road and the I-25/Paseo del Norte Interchange are included in the current Transportation Improvement Program (TIP). The North Diversion Channel Road has programmed funds in FY-14 & 15 for construction, with some funding from FY-10. The I-25/Paseo del Norte Interchange has programmed funds for preliminary engineering in FY-12.

Of these projects, widening Alameda Boulevard and constructing the North Diversion Channel Road will have the greatest direct impact to vehicular traffic in the vicinity of Balloon Fiesta Park. Alameda Boulevard widening will provide added capacity that will improve access to and from the Park. The North Diversion Channel Road will provide an alternative route by which to access the Park. It should be noted that the current phasing plan for the North Diversion Channel Road project includes the section from El Pueblo/Paseo del Norte to Alameda Boulevard as Phase 4, the final project phase, anticipated to occur in the next 7-10 years (2019-2022).

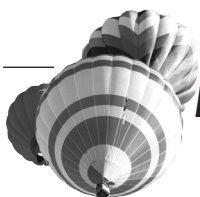
Concurrence, coordination, and approval is needed from one or more of the following government bodies: NMDOT, MRCOG, AMAFCA, Bernalillo County Public Works, Department of Municipal Development, Parks and Recreation, Environmental Health and City Transportation for infrastructure improvements and access modifications to roadways external to the park (including Alameda Boulevard, Jefferson Street, San Diego Avenue, Balloon Fiesta Parkway, I-25/Paseo del Norte Interchange, the vehicle access bridges over the North Diversion Channel linking to Edith Boulevard, and construction of the new North Diversion Channel Road) and access bridges over La Cueva Channel within the Park.

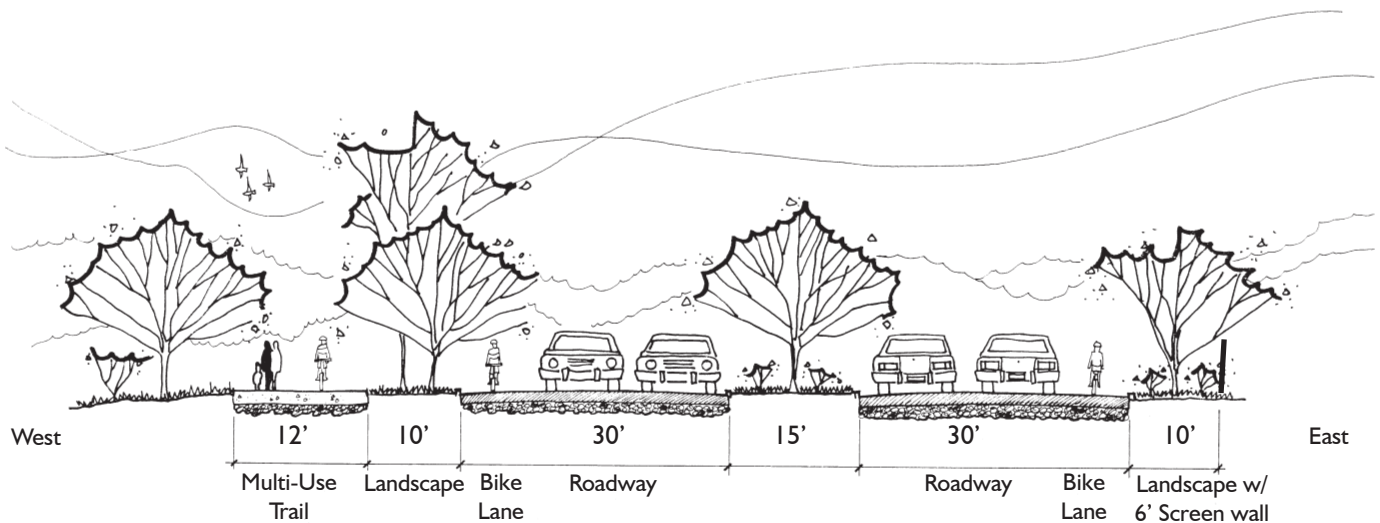
### **INTERNAL PARK ROADS**

**Balloon Museum Drive:** Balloon Museum Drive is classified by the MRCOG as an urban collector. It provides primary Park access from Alameda Boulevard and functions as a connection between major roadway systems and destinations within the Park, including the Little League Ballfields, Balloon Museum, and Golf Training Center.

Balloon Museum Drive is currently a 2-lane undivided roadway with an additional 2-lane millings road paralleling the east side that is used to provide additional capacity during events. The Balloon Museum Drive/Alameda Boulevard intersection is signalized. Balloon Museum Drive intersects with Jefferson Street at its gated connection and extends beyond Jefferson with a connection to San Diego Avenue that is only used during events. This connection to San Diego Avenue and the intersection with Jefferson Street are consistent with the recommendations contained in the North I-25 Sector Development Plan.

An existing 12 foot wide paved multi-use trail is on the west side of Balloon Museum Drive. It provides bicycle, roller blade, and pedestrian access to the Park from the main entrance at Balloon Museum Drive and Alameda Boulevard. Additionally, there are bike lanes planned for Balloon Museum Drive that will provide greater access





**Balloon Museum Drive Section**

to the Balloon Museum and Little League areas and the North and South La Cueva Arroyo multi-use trails. Balloon Museum Drive is also used as a pedestrian and shuttle route during Balloon Fiesta.

Proposed Improvements: Balloon Museum Drive will be continuous between Alameda Boulevard and San Diego Avenue, and be widened to a 4-lane divided road with a raised, landscape median and bicycle lanes. Speed limits (25 mph) and vehicle restrictions (no-through trucks) will remain to discourage cut-through truck traffic.

The intersection with Alameda Boulevard will need realignment to align with the North Diversion Channel Road to the south. The intersection will remain signalized. Right-of-way exists to accommodate realignment of the intersection to the west.

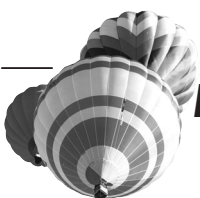
The Balloon Museum Drive/San Diego Avenue intersection should be realigned to improve the geometry and operation of the intersection. The existing bridge over the North La Cueva Channel south of the intersection would be used as possible, or widened/replaced, if needed, for the modified intersection geometry.

The landscape for Balloon Museum Drive is intended to be a distinctive and striking formal streetscape. Existing

street trees are on the west side of Balloon Museum Drive; however, street trees have not been installed on the east side, but are planned as a future improvement. The street trees and associated landscaping are also intended to screen the multi-use trails from vehicular traffic and screen the roadway from adjacent areas. Medians will be landscaped with trees and shrub masses. All landscape improvements shall adhere to xeriscape principles of design, and shall not obstruct vehicle or pedestrian sight distance.

As part of the 2012 update to the Master Development Plan, and consistent with the North I-25 Sector Development Plan, a 6 foot solid wall will be provided on the east side of Balloon Museum Drive to screen the view of industrial development and storage yards along the roadway. The wall should be designed to terminate at the north end of the industrial development. The design of this screen wall shall meet the City Comprehensive Zoning Code Wall Regulations.

**Jefferson Street Connector Road:** The Jefferson Street Connector Road between the north end of the 4-lane Jefferson Street and San Diego Avenue is a 2-lane road within City right-of-way. This road is approximately 950 feet in length and serves as a connection between Jefferson Street and the industrial area east of the Park, and provides access to the reuse water tank site and a



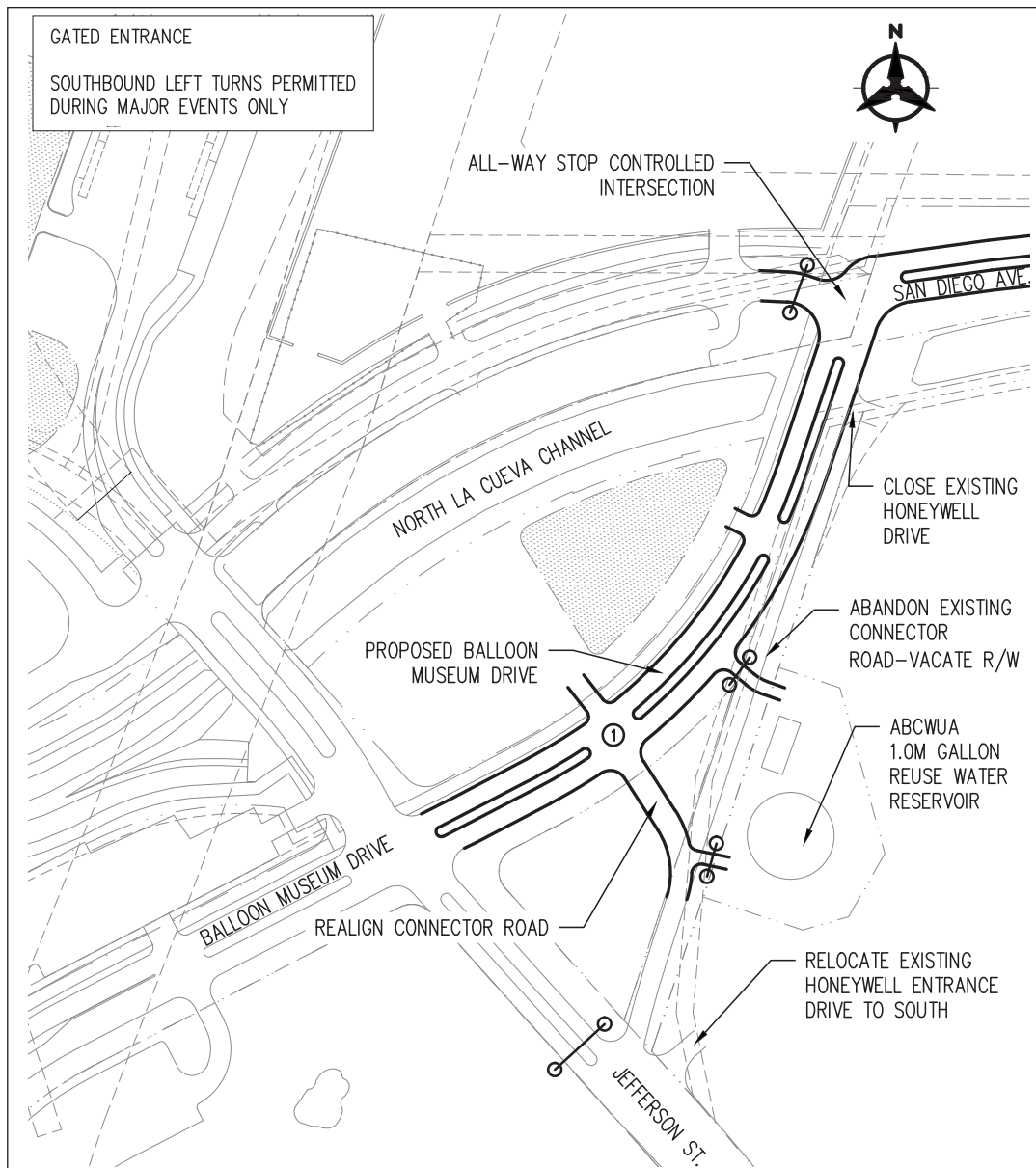


## 2012 UPDATE - INFRASTRUCTURE & ENGINEERING

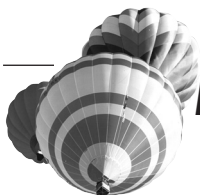
driveway into the Honeywell plant. The ABQ Ride San Mateo route also uses this connector road.

**Proposed Improvements:** As previously stated, Balloon Museum Drive will be extended to San Diego Avenue partially along the existing alignment of the Jefferson Street Connector Road, and using the existing bridge that carries the Connector Road over the North La Cueva Channel. As such, the Jefferson Street Connector Road will be realigned to intersect with the extension

of Balloon Museum Drive (see graphic below). Access to the ABCWUA water tank site will be maintained from the realigned Connector Road and from the Balloon Museum Drive extension. Southbound traffic from Balloon Museum Drive to the realigned Jefferson Street Connector Road will be controlled in compliance with the North I-25 Sector Development Plan. The driveway to the Honeywell plant immediately south of the North La Cueva Channel will either be relocated further south or closed. The intersection of



**Jefferson Street Connector Road Realignment**



the Jefferson Street Connector Road, Jefferson Street, and the main Honeywell driveway will be modified to eliminate conflicting movements and provide spacing between the intersection and the Honeywell driveway.

**Balloon Fiesta Parkway:** Balloon Fiesta Parkway is classified as an urban collector by the MRCOG. It provides the primary access to the Launch Field Area, main northern parking areas, and other amenities on the far north end of the Park.

Balloon Fiesta Parkway is a 4-lane divided roadway (outside the Park) that is planned to include a landscaped median and sidewalks within the Park. It primarily serves the business park east of Balloon Fiesta Park and extends from the I-25 West Frontage Road to the Park. Balloon Fiesta Parkway is currently gated where it enters the Park.

Proposed Improvements: The proposed road alignment of Balloon Fiesta Parkway shown on the Site Plan for Subdivision will match the existing alignment, with the exception of a slight shift to the north to provide for a perpendicular intersection with Magic Avenue. The existing right-of-way for Balloon Fiesta Parkway that curves to the north within the Park boundary will be vacated, and right-of-way will be defined for the proposed configuration. Balloon Fiesta Parkway will be widened within the Park to a 4-lane divided road and will intersect with the proposed Magic Avenue. It will provide access to the proposed parking areas for the north end and central portion of the Launch Field Area.

The current slope on a portion of Balloon Fiesta Parkway from the eastern property line to Gate 1 is 7%. As the road is developed, the slope of the road should be reduced to allow for ADA access along Balloon Fiesta Parkway and to improve access for mass transit.

Balloon Fiesta Parkway (internal and external to the Park) will be landscaped with street trees per City of Albuquerque Street Tree Ordinance, with species as listed in the Plant List (see Appendix D: Grass Criteria and

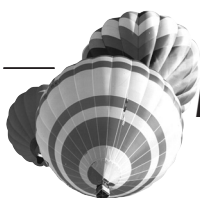
Plant List). Sidewalks shall be 6 feet wide and meander within a 20-25 foot wide public sidewalk and landscape easement along each street side. Street trees, flowering shrubs, and special pavement treatments should be part of the design. All landscape improvements shall adhere to xeriscape principles of design.

The intersection of Balloon Fiesta Parkway and San Mateo Boulevard may require traffic signal control with the continued development of the area. The need for signalization would be established by an appropriate engineering study.

**Sam Baxter Road:** Sam Baxter Road provides an east-west connection between Balloon Museum Drive and Horizon Road. Due to its close proximity to the Alameda Boulevard intersection (*approximately 250 feet north*), the intersection with Balloon Museum Drive may ultimately need to be limited to right-in/right-out movements only. It should also be improved to meet City standards.

**North Diversion Channel Road (within the South Park Area):** The North Diversion Channel Road is a multi-phased project, both external and internal to the Park. The segment relevant to Balloon Fiesta Park was identified in the North I-25 Sector Development Plan, and runs between Paseo del Norte and Alameda Boulevard. North Diversion Channel Road will be located along the east side of the Los Angeles Landfill area and connect to Alameda Boulevard. The City Department of Municipal Development (DMD) plan for this segment includes a 2-lane roadway with 12 foot driving lanes, 6 foot shoulders, and curb and gutter, all within a 60 to 70 foot right-of-way. A 6 foot sidewalk on the west side of the road is also proposed.

Proposed Improvements: As the roadway configuration for the North Diversion Channel Road proposed by DMD will adequately serve the traffic that is projected to use the corridor south of Balloon Fiesta Park, it is anticipated that a wider section will be needed to accommodate the vehicle types that commonly use the



segment between Gate 8 to the RV parking area and Alameda Boulevard. Therefore, proposed improvements for this segment include a 4-lane roadway with 12 foot driving lanes, a 16 foot center turn lane/median, 6 foot bicycle lanes in each direction, curb and gutter, a 6 foot wide landscape buffer between the curb and sidewalk, and a 9 foot sidewalk on the west side of the road and a 6 foot sidewalk on the east side. These improvements will require a 110 foot right of way width.

As part of the 2012 Update of the Master Development Plan, the ultimate road section for Channel Road would be wider starting from the south property line of the South Park Area (Los Angeles Landfill) and going north to Alameda Boulevard in order to accommodate the through traffic and event support traffic during the annual Balloon Fiesta event and other large events. During events, this segment of Channel Road would be used for through traffic, access for RV parking, event shuttles from RV parking, pedestrian and bicycle traffic. A four lane section with a wide sidewalk on the west side of the road would be needed to accommodate the anticipated traffic.

The 2012 Update of the Master Development Plan is not requesting a reclassification of the road to a principal arterial, but rather, to match the street section on Balloon Museum Drive north of Alameda Boulevard. Design for this expanded road section will be in the future and funding for the improvements will be determined at that time.

The design of the road and parking areas require close coordination between the various City departments (Parks and Recreation, Department of Municipal Development, and Environmental Health) to allow for multi-modal transportation and access to the Park (north-south traffic access, vehicular access from the parking area to the main area of the Park via trams and other special vehicles, and pedestrian and bicycle access) during the Balloon Fiesta and other special events.

### **PROPOSED IMPROVEMENTS TO INTERNAL PARK ROADS**

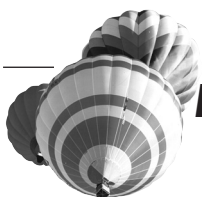
In addition to the projects that will affect vehicular traffic travelling to and from the Park, several road improvements are planned to improve traffic circulation within the Park. Primary access into the Park will continue to be from Balloon Museum Drive on the south, and San Diego Avenue and Balloon Fiesta Parkway on the east. Jefferson Street will continue to provide access only during major special events via a temporary connection to Balloon Museum Drive. Key elements of improvements to the primary access roads into the Park are as follows:

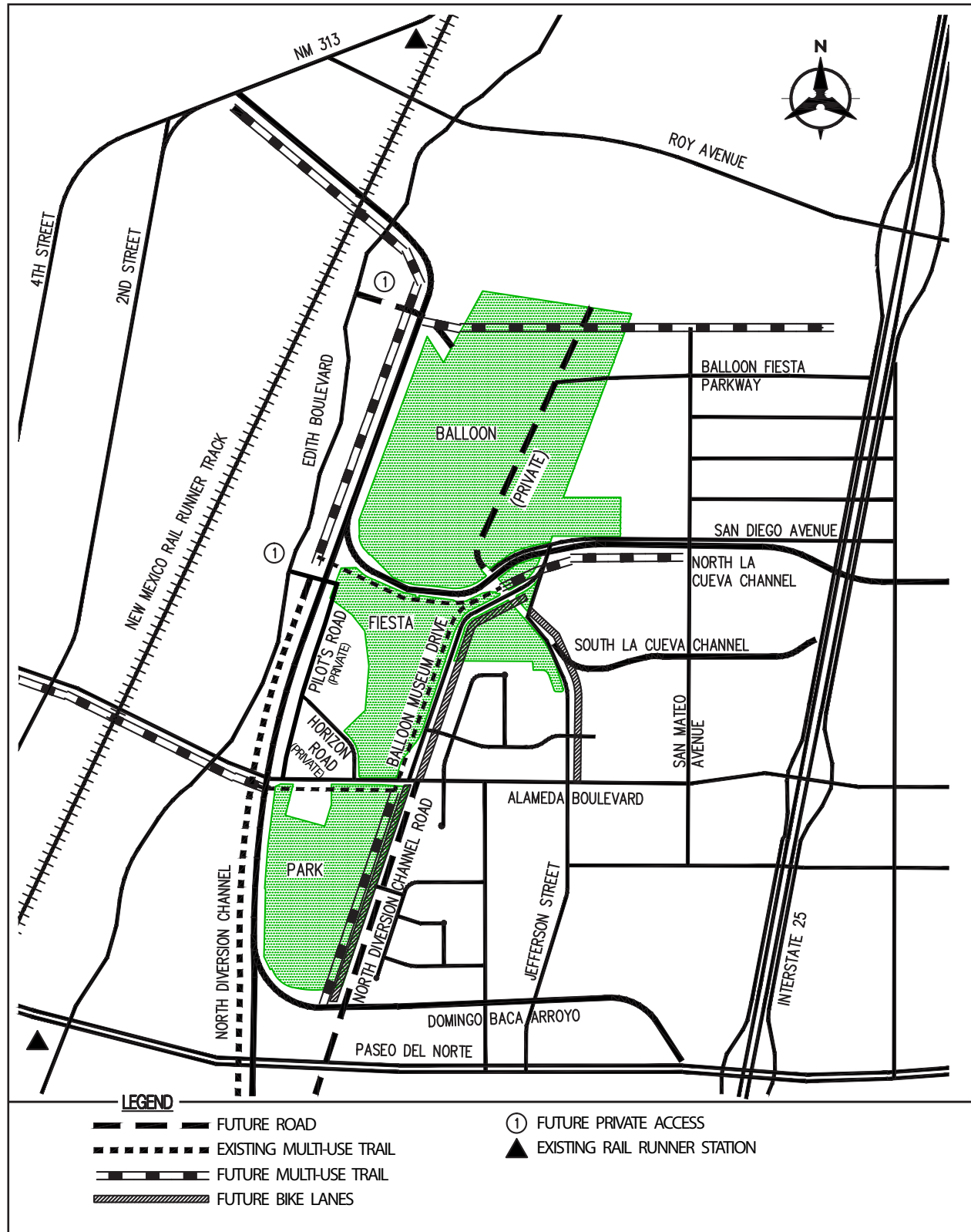
**Magic Avenue:** Magic Avenue will be the main road providing access to the Launch Field, and will be situated east of the Main Street Promenade. It will extend from the Bus Depot on the south to Balloon Fiesta Parkway to Balloon Fiesta Parkway as a private road, and then intersect with the realigned right-of-way of Balloon Fiesta Parkway.

Magic Avenue will provide access to the Main Street Promenade, the parking area east of the Main Street Promenade and future parking structure, the Large Outdoor Performance Area, and the Northeast Outdoor Recreation Area. Magic Avenue will also provide fire access to the Park.

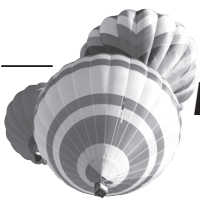
### **Limited Access to Edith Boulevard**

Access to Edith Boulevard for special access during special events is proposed at two locations; near the south end of the Launch Field on an alignment that extends from Alameda Road, and near the north end of the Launch Field just south of the point where the North Diversion Channel curves to the west. The design and implementation of these limited access roadways, which will increase traffic on Edith Boulevard during special events, shall require coordination and approval from Bernalillo County Public Works, AMAFCA, and City Transportation.





Existing and Proposed Transportation Facilities





The access roads will consist of a 2-lane road within a 50 foot access easement. The access roads will require bridge structures crossing the North Diversion Channel and will traverse AIBF property between the AMAFCA right-of-way and Edith Boulevard.

### TRANSIT IMPROVEMENTS

In addition to the internal transit improvements identified earlier in the Master Development Plan, there are other proposed external transit improvements that would improve transit access to Balloon Fiesta Park. The 2035 MTP has identified several transit initiatives within the vicinity of Balloon Fiesta Park, including the following:

**Jefferson Street:** Jefferson Street is identified in the MTP as a Priority Transit Improvement Corridor, meaning that the corridor is well suited for further evaluation and development of potential high frequency and high volume transit service over the coming decades.

**Alameda Boulevard:** The Alameda Boulevard corridor is within the limits of the Northwest Mesa Bus Rapid Transit Study Corridor currently underway.

**Rail Spur and Station:** There is a study currently programmed in the MTP in the “early” timeframe to assess the feasibility of constructing a railroad spur and station to serve Balloon Fiesta Park. The Master Development Plan recommends that this study and any future or planned rail spurs that may connect with Balloon Fiesta Park be coordinated with all stakeholders, including the Parks and Recreation Department, Balloon Fiesta Park Commission, Bernalillo County, AMAFCA, and the surrounding community.

As previously stated, rail service is in the general vicinity of the Park, but does not provide direct service to the Park. Shuttle service between the Park and the existing Rail Runner stations will improve rail service to the Park.

An overall illustration of the transportation facilities, both existing and proposed, within the Balloon Fiesta Park area is provided on page 100.

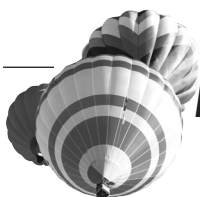
### AIR QUALITY IMPACT ANALYSIS

The current air quality throughout Albuquerque and Bernalillo County is good and in compliance with all federal and state ambient air quality standards. Activities at the Park shall continue to comply with these standards.

The following is a summary of the Air Quality Impact Assessment (AQIA) performed as part of the 1998 Master Development Plan process to evaluate the air quality effects of developing Balloon Fiesta Park. Existing air quality conditions for the study area and the findings of the emissions analysis and the carbon monoxide (CO) hotspot modeling analysis are summarized. The analyses were performed in consultation with the City Environmental Health Department and the Air Pollution Control Division (APCD). Traffic assumptions used in the analyses were consistent with those used in the Traffic Impact Study (see Appendix F for the complete Traffic Impact Study and Air Quality Impact Assessment Report).

### EXISTING AIR QUALITY CONDITIONS

Albuquerque and the surrounding areas of Bernalillo County, have the potential to develop excessive pollutant concentrations due to the area’s physiographic features and meteorological conditions. Historically, air quality monitors in the Uptown area and near Del Norte High School have recorded violations of the federal eight-hour standard for carbon monoxide (CO). However, in recent years, CO concentrations have declined substantially, and no violations of the CO standard have occurred within Bernalillo County since 1991. In 1996, the EPA designated Bernalillo County as an air quality maintenance area for CO. The decline in CO concentrations in the area is attributed to several factors, including the Federal Motor Vehicle Control Program and local programs such as



the motor vehicle inspection/maintenance program, the oxygenated fuels program, and the wood burning program. Even though air quality has improved in the metropolitan area, it is important to maintain current efforts to ensure that additional growth does not reverse the decline in CO levels and prevent the area from maintaining federal ambient air quality standards.

The City of Albuquerque does not currently perform air quality monitoring near the Balloon Fiesta Park. However, the City operates a monitor approximately 2 miles west of the study area, near the Coors Road/Alameda Boulevard intersection (2ZL). Although this monitor is located west of the Rio Grande, the monitor is located in an area with a roadway network similar to the one present in the Balloon Park study area, and is similarly in an area experiencing rapid growth. Based on these similarities, data from the 2ZL monitor was used as an estimate of background CO concentrations within the study area. Over the past five years, maximum eight-hour CO levels at this monitor typically range between 2-3 parts per million (ppm). Based on this information, maximum background CO levels within the Balloon Park study area are likely to be between 2 and 3 ppm, well below the federal standard of 9 ppm.

### EMISSIONS ANALYSIS

An emissions analysis was performed to compare the quantities of emissions generated on study area roadways with and without the proposed development at Balloon Fiesta Park. Peak-hour vehicle emissions (in kilograms) were estimated for carbon monoxide (CO), non-methane hydrocarbons (NMHC), and oxides of nitrogen (NO<sub>x</sub>). According to the results of the emissions analysis for year 2002 (near-term), study area emissions are expected to increase by approximately 37 to 40% with the development of the Park. Similarly, the development of the Park would increase study area emissions by 10 to 12 percent in the horizon year (2020). The increased emissions are the direct result of increased vehicle miles of

travel (VMT) expected on study area roadways after development of the Park.

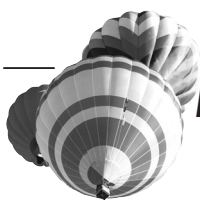
### CO HOTSPOT ANALYSIS

The 1998 AQIA included an intersection hotspot analysis to quantify the incremental changes in CO concentrations likely to occur in the study area as a result of developing the Park. The CO hotspot analysis evaluated five high-volume intersections on Alameda Boulevard. According to the results of the analysis, the Build scenario generally resulted in slightly higher CO levels than the No Build scenario. The increase for the Build scenario is the result of higher traffic volumes expected on study area roadways after developing the site. The incremental difference between No Build and Build CO levels were relatively minor for the 2020 year analysis, with increases of less than 0.5 ppm at all receptors. For the 2002 year analysis, the incremental difference between No Build and Build CO levels were somewhat greater (up to 1.2 ppm at two receptors near the Alameda/San Mateo Boulevards intersection). The highest CO levels were predicted at receptors near the Alameda Boulevard/I-25 frontage roads, which reflects the higher traffic volumes near this freeway interchange. However, future CO levels are expected to remain below the 9 ppm federal standard at all of the intersections included in the analysis.

### CONCLUSIONS

The following are the key conclusions of the 1998 AQIA conducted for the Park:

- Existing 8-hour CO concentrations in the study area are likely to be 2 to 3 ppm which is well below the federal standard of 9 ppm. The Park is located in an area that is experiencing growth in commercial and industrial development. The development of the Park and the adjacent industrial park is expected to increase vehicle emissions and CO concentrations in the study area.



- According to the emissions analysis, development of the Park is expected to increase study area emissions 37 to 40% in the year 2002. Development of the Park site would increase study area emissions by 10 to 12% in the horizon year (2020). Future vehicle emissions are expected to increase relative to the expected increase in vehicle miles of travel in the study area.
- According to the CO hotspot modeling analysis, development of the Park would result in slight to moderate increases in CO concentrations at major intersections in the study area. However, future CO levels are expected to remain below the 9 ppm federal standard at all of the intersections in the study area.

### SANITARY SEWER

#### EXISTING CONDITIONS

Sanitary sewer service is being provided to the Park as follows:

**System 1:** System 1 consists of a 10" gravity sewer line that extends from Lift Station 1 in the southwest corner of the Launch Field, east along the north side of the La Cueva Channel, and north along the east side of the Concession area to a terminus approximately two-thirds of the length of the Launch Field. This system provides service to the east side of the Launch Field, the Main Street Promenade, and Golf Training Center.

**System 2:** System 2 is an 8" sewer stub-out from Lift Station 1 in the southwest corner of the Launch Field and is in place to provide future service to the west side and north end of the Launch Field.

**System 3:** System 3 is in the southwest corner of the Launch Field. This system collects flows from Systems 1 and 2 and diverts them through an 8" force main across the La Cueva Channel to a junction manhole

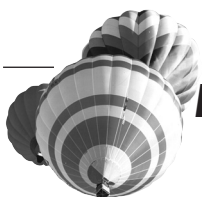
southwest of the Balloon Museum. In addition to the 8" force main, a 4" force main parallels System 3 from Lift Station 1 to the junction manhole. This 4" parallel system (System 3A) was installed to provide for phasing and future expansion of the system.

**System 4:** System 4 is a 6" gravity sewer line that extends along the Balloon Museum entrance drive. This system provides service to the Balloon Museum and extends from the east side of the Balloon Museum and along the entrance drive to the junction manhole southwest of the Balloon Museum, at the downstream end of System 3.

**System 5:** System 5 extends from the Balloon Museum south to Alameda Boulevard. This system connects the junction manhole southwest of the Balloon Museum at the junction of Systems 3 and 4 to the Alameda Interceptor. This system is a 15" gravity sewer and extends directly south from the junction manhole and connects to the Alameda Interceptor approximately 250' west of the existing Balloon Museum Drive intersection. The Little League facilities are served by this line. The Albuquerque Interceptor is a 24" line in Alameda Boulevard that runs west to the North Diversion Channel and then follows the North Diversion Channel right-of-way to the south.

**System 6:** This sanitary sewer line was constructed to serve the security residence on the north side of the east parking lot on top of the escarpment, north of San Diego Avenue. This line is a 1.5" force main and connects to the north end of the Alameda Interceptor within San Mateo Boulevard.

**System 7:** This line is a 24" sewer that runs south along Jefferson Street from San Diego Avenue.



## 2012 UPDATE - INFRASTRUCTURE & ENGINEERING

---

### **Proposed Sanitary Sewer Improvements**

**Launch Field Area:** Proposed improvements for the Launch Field Area that will require sanitary sewer service include:

- Permanent restrooms at the Small Outdoor Stage on the west side of the Launch Field;
- Incident Command Post at the north end of the Launch Field;
- Large Outdoor Performance area at the north end of the Launch Field;
- Permanent restrooms along the Main Street Promenade;
- Pilots Landing and Welcome Center at the south end of the Launch Field;
- Parks Maintenance Facility east of the Launch Field;
- Northeast Outdoor Recreation Area;
- Presidents Compound RV Parking Area; and
- In-ground utility improvements at the intersections of the Launch Field park service roads.

**System A:** System A will serve the Small Outdoor Stage area on the west side of the Launch Field and the Incident Command Post. The Small Outdoor Stage Area is situated at the low point of the Launch Field and cannot be served by a gravity sewer from the existing 8" stub-out (System 2) at the southwest corner of the Launch Field. Although the stub-out is approximately 16 feet below existing ground, it is only approximately 4 feet below the existing ground elevation at the Small Outdoor Stage area. A gravity sewer between these two points would require a slope of 0.4% to maintain minimum flow velocities and would be approximately 1,200 feet in length,

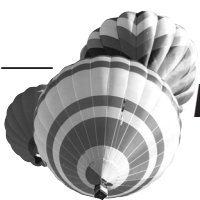
resulting in an elevation increase of approximately 4.8 feet over its length. As such, a gravity sewer would "daylight" at the Small Outdoor Stage area; therefore, a lift station or grinder pump will be required to serve this facility and carry the flows through a 6" force main south to the 8" stub out at the southwest corner of the Launch Field.

Beyond the Small Outdoor Stage area, the existing ground elevation increases by approximately 14 feet to the north end of the Launch Field where the Incident Command Post is proposed. As such, this facility can be served by an 8" gravity sewer extending from the Small Outdoor Stage lift station or grinder pump. In addition to providing service to the Incident Command Post, this system can be further extended to the east with a 4" line to serve the in-ground utilities proposed at the north intersection of the Launch Field park service roads (Cutter Road and Liftoff Lane).

**System B:** System B will serve the Large Outdoor Performance area at the north end of the Launch Field and the Northeast Outdoor Recreation Area, and will involve a 10" extension of the existing System 1 10" sanitary sewer along the east side of the Launch Field. This system currently terminates approximately 800 feet south of Balloon Fiesta Parkway extended (Cutter Road) and has sufficient depth, combined with the increasing ground elevation to the north, to service these facilities. With the construction of System 1, a 10" stub-out was installed at the last manhole in the system to accommodate future extension to the north.

**System C:** The in-ground utility improvements at the interior intersections of the Launch Field park service roads can be served by 4" gravity sanitary sewer lines that connect to System A.

The permanent restrooms, vending area (with built-in grease traps) and food service along the Main Street Promenade, Pilots' Landing and Welcome Center, and the President's Compound can all be served from the



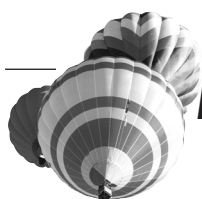


existing System 1, 10" sanitary sewer line as well. The line has sufficient depth and capacity to adequately serve these facilities.

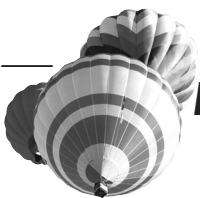
The Park Maintenance Facility can be served by the existing 24" sanitary sewer line (System 7) within the Jefferson Street Connector Road, south of the North La Cueva Channel. This line can be reached with a service line from the Park Maintenance Facility.

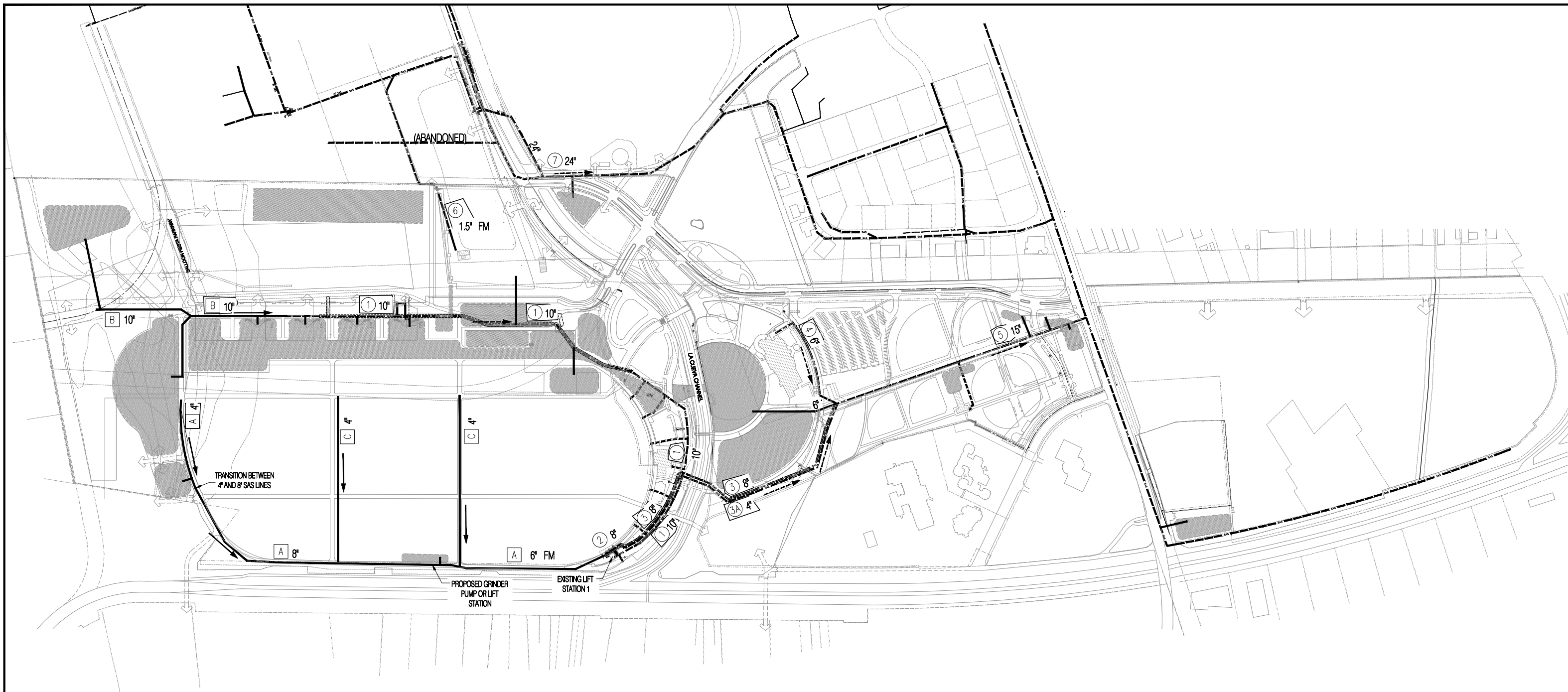
**Little League/Museum Area:** Proposed improvements for the Little League/Museum area that will require sanitary sewer service include:

- Multi-Purpose Center west of the Balloon Museum and Balloonist Tribute Area north of the Balloon Museum. There is an existing manhole that is upstream (north) of the junction manhole at the upstream end of the existing System 5 that can be used to serve the Multi-Purpose Center and Balloonist Tribute Area. The private line from this manhole is a 6" line and would have sufficient capacity for these areas. This manhole is approximately 9' deep and the site currently slopes away to the north, so depending on finish-floor elevations it may be necessary to install a grinder pump.
- Commercial retail/service buildings northwest of the Alameda/Balloon Museum Drive intersection. These buildings would be served by the existing 15" sanitary sewer line of System 5.
- Commercial retail/service area on the south side of Alameda Boulevard. The existing 24" line within Alameda Boulevard (the Albuquerque Interceptor) runs along the north and west sides of the South Park Area (Los Angeles Landfill), so a service line from the future commercial retail/service buildings can discharge to the existing line.



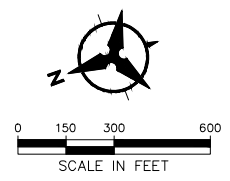
*This page left blank intentionally.*





**LEGEND**

- = EXISTING FLOW DIRECTION
- = PROPOSED FLOW DIRECTION
- = EXISTING LINE
- = PROPOSED LINE
- = EXISTING PARK BOUNDARY
- = PROPOSED TRACT BOUNDARY



**Behrman & Huston** CONSULTING ENGINEERS  
 1700 Lomas Blvd. NE, Albuquerque, NM 87108-4008  
 (505) 263-1000

**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF  
 PARKS AND RECREATION

BALLOON FIESTA PARK  
 MASTER DEVELOPMENT PLAN UPDATE  
 SANITARY SEWER SYSTEM

## WATER SYSTEM

### EXISTING CONDITIONS

Potable water service is being provided to the Park as follows:

**System 1:** System 1 consists of a 14" line that enters the Park along Jefferson Street and turns to the west along the existing road to the Golf Center, terminating in the southeast corner of the Launch Field. A 10" line extends from the 14" line and provides service to the east side of the Launch Field, connecting to a 10" line in Balloon Fiesta Parkway at the northeast corner of the Park. This system provides the primary water service to the Park.

**System 2:** System 2 is a 6" water line connecting to the 14" water line (System 1) in the southeast corner of the Launch Field, and extending south and west along the north side of the North La Cueva Channel. This line terminates at the southwest corner of the Launch Field.

**System 3:** System 3 extends along Balloon Museum Drive from the 14" line of System 1 at Jefferson Street, southwest to the Balloon Museum entrance drive. This system provides service to the Balloon Museum and the Little League Fields and consists of a 10" line connecting to the 14" line of System 1, transitioning to an 8" line along the entrance drive to the Balloon Museum and continuing south to a connection with the 12" line in Alameda Boulevard. This system also includes a 6" extension that extends west of the Balloon Museum for approximately 600 feet.

**System 4:** System 4 is a 2" line that parallels the south end of the Launch Field serving the Golf Training Center, and ties to the 6" line of System 2.

**Systems 5 & 6:** Systems 5 and 6 are located in the President's Compound on top of the east escarpment, north of San Diego Avenue. These systems include

two 1" service lines that provide service to the President's Compound parking lot and the caretaker's unit on the north side of the lot, respectively.

**System 7:** System 7 follows the extended alignment of San Diego Avenue west of the Jefferson Street Connector Road. This system is a 12" water line that enters the Park from the east at San Diego Avenue and runs along the road alignment to an intersection with the 14" water line of System 1. The 1" service lines of Systems 5 and 6 are tapped from this 12" line.

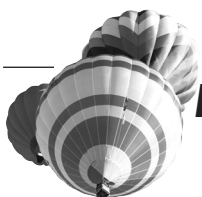
**System 8:** System 8 is a 6" water line that extends north from the intersection of San Diego Avenue and Jefferson Street, and is capped in front of the existing reuse water storage tank on the east side of San Diego Avenue.

**System 9:** System 9 is a service line that serves the South Park Area on the south side of Alameda Boulevard. This system provides water to several fill stations throughout the RV parking area that consist of hose bibs connected to 1" riser pipes. The fill stations are located along the center drive isle in the RV parking area.

### PROPOSED IMPROVEMENTS

**Launch Field Area:** Proposed improvements for the Launch Field Area that will require water service include:

- Permanent restrooms at the Small Outdoor Stage area on the west side of the Launch Field;
- Incident Command Post at the north end of the Launch Field;
- Large Outdoor Performance area at the north end of the Launch Field;
- Northeast Outdoor Recreation Area;
- Multi-level parking structure;





## 2012 UPDATE - INFRASTRUCTURE & ENGINEERING

---

- Permanent restrooms, vending area, and food service along Main Street Promenade;
- Pilots Landing and Welcome Center at the south end of the Launch Field;
- Parks Maintenance Facility east of the Launch Field;
- President's Compound and caretaker's unit; and
- In-ground utility improvements at the intersections of the Launch Field park service roads.

**System A:** System A will extend from existing System 2 in the southwest corner of the Launch Field, along the wet side and north end, and connect to existing System 1 in the northeast corner. This system will provide the needed service for the Small Outdoor Stage Area, the Incident Command Post, and the Large Outdoor Performance Area. It is estimated that a 10" extension will need to extend west from System 1 to serve fire flow needs for the Large Outdoor Performance Area and Incident Command Post, at which point the line can transition to a 6" line to serve the Small Outdoor Stage Area. Completion of this system will result in a looped system that will provide a more evenly distributed water supply for the Launch Field Area.

**System B:** For the in-ground utility improvements at the northern Launch Field service road intersection, service can be provided from the proposed 6" and 10" lines of System A. At the interior Launch Field park service road intersection, 2" service lines can be extended east from the proposed 6" line of System A to provide the needed service.

**System C:** The Park Maintenance Facility can be served by an extension of the existing 6" water line of System 8 to a connection with the existing 12" water line of System 7. This system would provide for a service connection and fire protection for the facility.

**System D:** The Multi-level Parking Structure will require water service for fire protection. This service can be provided with a 10" line connected between the existing 10" lines of System 1; between Balloon Fiesta Parkway on the north and point along the Main Street Promenade on the south.

The Northeast Outdoor Recreation Area can be served from the existing 10" water line of System 1 in Balloon Fiesta Parkway.

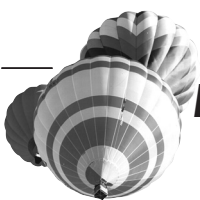
The permanent restrooms, vending area, and food service along the Main Street Promenade can all be served from existing water lines that extend from the 10" System 1 line. Fire hydrants will need to be spaced along the Main Street Promenade to provide adequate fire protection for this area.

The Pilots' Landing and Welcome Center can be served from the existing 14" water line that enters the site at the southeast corner. The size of this facility may require two fire hydrants to provide fire protection, which will require a 6" water line to serve each.

The Presidents' Compound and the existing caretakers unit are currently served by the 1" water lines of Systems 5 and 6. These lines are in poor condition and will need to be replaced as part of future improvements.

**Little League/Museum Area:** Proposed improvements for the Little League/Museum Area will be served by existing water lines. The facilities that will require water service include:

- Multi-Purpose Center west of the Balloon Museum and Balloonist Tribute Area north of the Balloon Museum. The Multi-Purpose Center will be served from the existing System 3, 6" water line that extends west from the Balloon Museum. This system currently has a 6" private fire line stub and a 2" service line stub to serve future development in this area, which may include an aquatic center. There is also a fire hydrant along this line



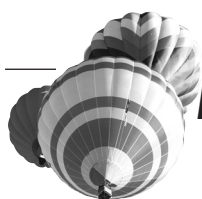
at the west termini and two other fire hydrants immediately west of the Balloon Museum that will provide fire protection for the proposed development. The Balloonist Tribute Area will be served by extensions of the private lines that currently serve the Balloon Museum.

- Commercial retail/service buildings northwest of the Alameda/Balloon Museum Drive intersection. These buildings will be served by the existing System 3, 8" water line. There is an existing fire hydrant along the line and within the Alameda Boulevard right-of-way that will provide fire protection for the building west of the water line, but additional 6" fire lines may be required to provide fire protection for the buildings along Balloon Museum Drive.

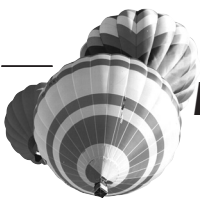
### **South Park Area (Old Los Angeles Landfill):**

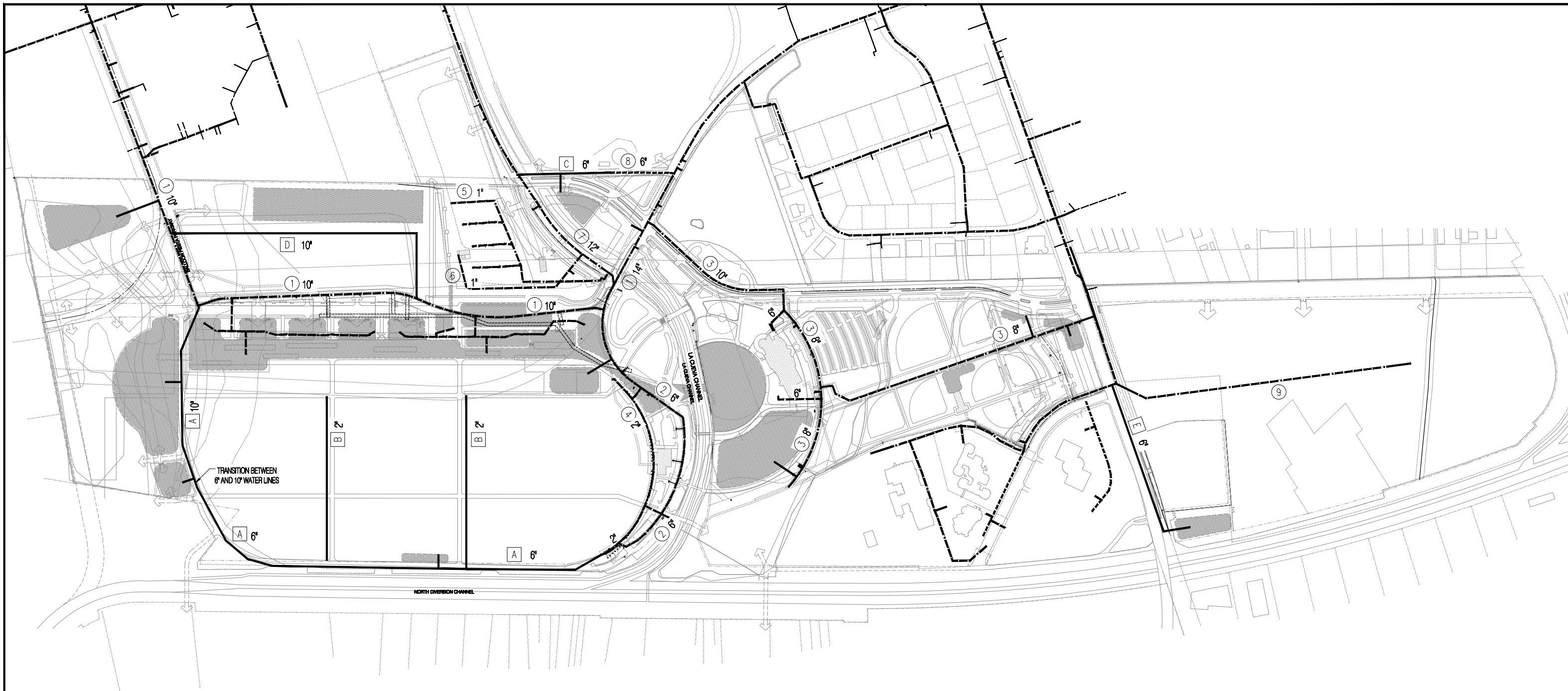
Proposed improvements for the South Park Area that will require water service include:

- **System E:** Commercial retail/service area on the south side of Alameda Boulevard. These buildings will require water service for domestic and fire protection. There is an existing 12" water line in Alameda Boulevard that extends from the east to Horizon Boulevard, and then turns north into the Horizon development. A 6" water line will need to be extended from the 12" line to the proposed building(s) to provide the needed water service.







*This page left blank intentionally.*






**LEGEND**

-  = EXISTING LINE
-  = PROPOSED LINE
-  = EXISTING PARK BOUNDARY
-  = PROPOSED TRACT BOUNDARY





**CITY OF ALBUQUERQUE**  
DEPARTMENT OF  
PARKS AND RECREATION

BALLOON FIESTA PARK  
MASTER DEVELOPMENT PLAN UPDATE  
WATER SYSTEM

Copyright © 2013 Behrman & Huston, Inc. All Rights Reserved. 104 07103-0001  
DESIGNED - 10701.LIN - 10/08/2012



### WATER REUSE SYSTEM

#### EXISTING CONDITIONS

Irrigation requirements for the Park are being served by an existing reuse water system. This system was constructed over the course of the last decade as a component of the Water Resource Management Strategy updated by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) in 2007. The purpose of the Strategy is to provide a safe and sustainable water supply for the metropolitan area by:

- Determining and utilizing the existing water resources owned by the ABCWUA; and
- Planning and making the best choices for future supplies and management.

The Strategy provides for a continuation of the policies, projects, and recommendations in the original Strategy adopted by the Albuquerque City Council in 1997 and then the ABCWUA in 2003. As part of this Strategy, the ABCWUA has implemented two water reuse and reclamation projects to supply non-potable water for large turf and industrial needs in the northeast heights and north valley areas. One of these projects, the North I-25 Non-potable Surface and Industrial Reuse Project, serves reuse water needs for the Park. This was the first large scale use of reuse water in the City. The reuse system for the Park consists of the following:

**System 1:** This system consists of a 16" line extending from the 1.0 million gallon storage reservoir, north to San Diego Avenue, then west along San Diego Avenue to Jefferson Street and north on Jefferson Street to the southeast corner of the Launch Field. The 16" line then extends north along the east access road (Liftoff Lane) for the Launch Field to the north end where it terminates. This system provides the irrigation water to the Launch Field through laterals that extend east-west along the access roads.

**System 2:** This system extends a 6" line from System 1 at the southeast corner of the Launch Field south and west along the La Cueva Channel to the southwest corner of the Launch Field. This System is intended for future expansion of the reuse water system to the west side of the Launch Field.

**System 3:** System 3 serves the Balloon Museum area and extends a 10" line from Columbine Avenue, extended, north along Balloon Museum Drive to the main entrance drive to the Balloon Museum. The line parallels the main access drive to the west as an 8" line transitioning to a 6" line where it terminates west of the Balloon Museum.

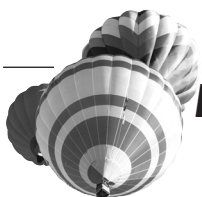
**System 4:** System 4 extends an 8" line that transitions to a 6" line south of Columbine Avenue extended to the Little League parking lot north of Alameda Boulevard, then west to the west side of the ballfields, then north along Horizon Boulevard. This system serves the Little League ballfields.

**System 5:** System 5 is a 24" reuse transmission line that follows the Balloon Museum Drive corridor from Alameda Boulevard to the 1.0 million gallon storage reservoir. This system is part of the North I-25 Non-potable Surface and Industrial Reuse Project and delivers non-potable water from the Rio Grande to the storage reservoir.

#### PROPOSED IMPROVEMENTS

Proposed features that will need to be served by the reuse water system in the Launch Field area include landscaped areas in the following locations:

- In and around the Large Outdoor Performance Area;
- In and around the Northeast Outdoor Recreation Area;
- Along the Main Street Promenade;



## 2012 UPDATE - INFRASTRUCTURE & ENGINEERING

---

- Around the Mid-Park Outdoor Recreation Activities Area;
- In and around the Presidents' Compound;
- Around the Small Outdoor Stage Area on the west side of the Launch Field; and
- Around the Incident Command Center.
- Tethered Balloon Ride and Outdoor Activity Areas east of the Balloon Museum;
- Landscaped areas in and around the Multi-Purpose Center;
- Balloon Museum Drive corridor;
- Landscape activity area at the Balloon Museum Drive/Alameda Boulevard intersection; and
- Landscaped areas in and around the Commercial retail/service buildings northwest of the Alameda/Balloon Museum Drive intersection.

**System A:** System A will provide reuse water service to the east side of the Launch Field and will extend from the 16" line of System 1 at the south end of the Launch Field, north along the Magic Avenue alignment and terminate in the vicinity of the Northeast Outdoor Recreation Area. This system will provide service to Northeast Outdoor Recreation Area, the Main Street Promenade, and the Mid-Park Outdoor Recreation Activities Area.

**System B:** System B will provide service to the Incident Command Center area and will consist of a 6" line extending from the north end of the existing 16" line of System 1 at the intersection of Lifford Lane and Cutter Road.

**System C:** System C will provide service to the Presidents' Compound area and will consist of a 6" line extending north from the existing 16" line of System 1 where it runs along San Diego Avenue, extended.

The existing reuse water system within the Launch Field Area (System 1) can provide service to the remaining proposed improvements, including the Large Outdoor Recreation Area and the Small Outdoor Stage Area on the west side of the Launch Field.

Proposed features that will need to be served by the reuse water system in the Balloon Museum/Little League area include:

- Balloonist's Tribute Area;

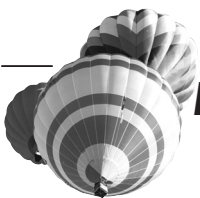
**System D:** The Balloon Museum Drive corridor south of the Balloon Museum entrance drive can be served by the existing 10" line of System 3 and the 6" line of System 4. North of the Balloon Museum entrance drive a 6" reuse line (System C) will need to be extended to the north from the 10" line of System 3 to serve proposed corridor landscaping.

The areas in and around the Balloon Museum including the Balloonist's Tribute Area, Tethered Balloon Ride and Outdoor Event Area, and the Multi-Purpose Center can be served by the existing System 3 reuse line that extends west from Balloon Museum Drive along the access drive for the Balloon Museum.

The landscape activity area and the commercial retail/service buildings in the vicinity of the Balloon Museum Drive/Alameda Boulevard intersection can also be served by the 8" and 6" lines of System 4.

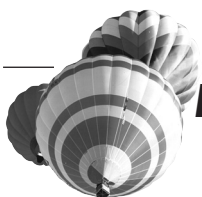
Proposed features that will need to be served by the reuse water system within the South Park Area include the North Diversion Channel Road corridor along the east side of the area and the future commercial retail/service buildings west of the San Carlos Cemetery.

**System E:** Landscape features along the North Diversion Channel Road corridor will require a 6" reuse

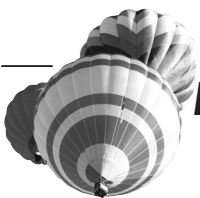


line extension from the existing 6" reuse water line that crosses Alameda Boulevard approximately 100 feet west of the future Balloon Museum Drive / North Diversion Channel Road intersection location.

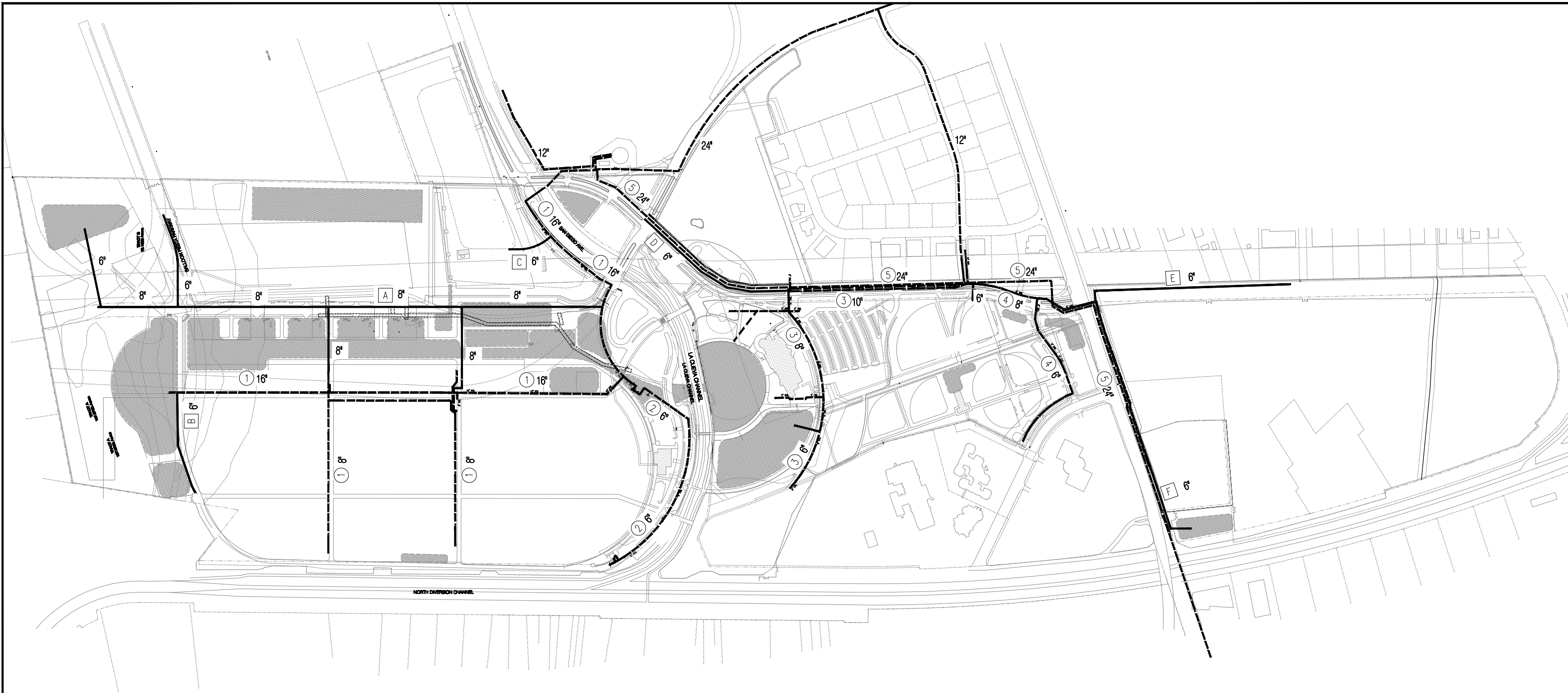
**System F:** Landscape improvements for the commercial retail/service buildings within the South Park Area, west of the San Carlos Cemetery can be served by a 6" extension of the existing 6" reuse water line that runs along Alameda Boulevard.



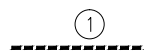
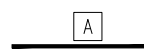


*This page left blank intentionally.*

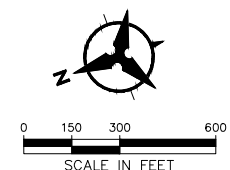








**LEGEND**

-  = EXISTING LINE
-  = PROPOSED LINE
-  = EXISTING PARK BOUNDARY
-  = PROPOSED TRACT BOUNDARY



 <small>Copyright © 1990, Behannan &amp; Huston, Inc., Albuquerque, NM 87105-4000</small> <small>Engineers - Surveyors - Architects</small>	
 <b>CITY OF ALBUQUERQUE</b> <b>DEPARTMENT OF</b> <b>PARKS AND RECREATION</b>	
<b>BALLOON FIESTA PARK</b> <b>MASTER DEVELOPMENT PLAN UPDATE</b> <b>WATER REUSE SYSTEM</b>	

## LANDFILLS

**Los Angeles Landfill:** The landfill gas extraction system at the old Los Angeles Landfill (referred to as the South Park Area in the 2012 update) is being operated by the City Environmental Health Department. The system is composed of 61 wells located throughout the site with an 8 inch perimeter header pipe which draws the landfill gas to the flare station located at the south edge of the property.

A soil vapor extraction system is operated along the central spine of the landfill which removes volatile organic compounds and landfill gases from the vadose zone in the soils just below the waste. This system is composed of 20 wells, collection piping, and a blower/extraction system located in the center of the landfill.

Design constraints for the Los Angeles Landfill (South Park Area) include:

- Full access to all equipment and piping for maintenance and repair;
- Safety radius around equipment;
- Meet the requirements of the Interim Guidelines for development within City Designated Landfill Buffer Zones; and
- Site considerations due to waste decomposition and surface subsidence.

The site is secured with limited access controlled by the Environmental Health Department. Long term maintenance of the site is required to maintain the gas extraction and soil vapor extraction systems.

A Landfill Management Plan has been developed as an appendix to the Balloon Fiesta Park Master Development Plan to further describe the site.

**Nazareth Landfill:** The former Nazareth Landfill is about 8 acres in size and is located on the east side of the Park within the President's Compound Area. It was in operation between 1971 and 1972. The Environmental Health Department maintains and monitors 10 landfill gas perimeter wells at the site. Groundwater monitoring wells are located in the southeast corner of the site and southwest on San Diego Avenue adjacent to the AMAFCA Channel.

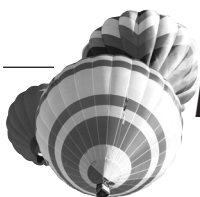
The landfill is paved and used for parking and a CDL trucking school. The surface has not experienced significant subsidence due to the impervious pavement cover. Design constraints include providing full access to the landfill gas monitoring wells and the groundwater monitoring wells. Any construction in this area must meet the requirements of the Interim Guidelines for Development within City Designated Landfill Buffer Zones.

## SOLID WASTE

The specification and placement of solid waste receptacles within the Park shall be submitted for approval by the City Solid Waste Division and Park Management at the time that each major Park element is approved. The intent of this Master Development Plan is to promote a Park-wide recycling program to reduce the waste stream going to landfills and to ease centralized collection of recycled materials. The Park's recycling program will be addressed in greater detail by the Balloon Fiesta Park Commission.



*Recycling receptacle at the Park*



## NATURAL GAS

### EXISTING CONDITIONS

Existing gas service enters the Park from Jefferson Street at the intersection of Jefferson Street and Balloon Museum Drive. Service extends to the Golf Training Center area from a line that follows the existing entrance road and then extends west along the south end of the Launch Field. The Balloon Museum is served by a line that extends from the Jefferson Street/Balloon Museum Drive intersection west and south along Balloon Museum Drive and turns into the Balloon Museum parcel just north of the entrance drive. Other existing gas facilities in the area include a gas line along Balloon Fiesta Parkway that serves the Presbyterian property, a gas line along San Diego Avenue that extends 900 feet west of San Mateo Boulevard, and a gas line that is within the Alameda Boulevard right-of-way.

### PROPOSED IMPROVEMENTS

Gas lines will need to be extended into the Launch Field area to serve the following proposed facilities:

- Permanent restrooms at the Small Outdoor Stage Area on the west side of the Launch Field;
- Incident Command Post at the north end of the Launch Field;
- Large Outdoor Performance Area at the north end of the Launch Field;
- Permanent restrooms, vending area, and food service along Main Street Promenade;
- Pilots' Landing and Welcome Center at the south end of the Launch Field;
- Parks Maintenance Facility east of the Launch Field; and

- In-ground utility improvements at the intersections of the Launch Field park service roads.

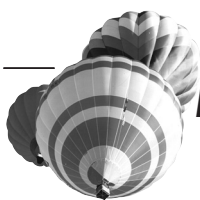
Proposed improvements within the Balloon Museum/Little League Area can be served by existing gas lines that extend to the Balloon Museum, or service lines that connect to the existing Alameda Boulevard gas line. A determination of the specific facilities required is beyond the scope of this Master Development Plan and will be conducted during the design of these proposed improvements.

## PNM TRANSMISSION FACILITIES

PNM operates significant above-ground electric transmission (115kv) and distribution (12.47kv and below) facilities within the Balloon Fiesta Park. These facilities have been designed, developed, and are operated to provide safe and reliable electric service to residential, commercial, and industrial users located in and around the Park and the greater Albuquerque metro area. The existing overhead transmission line facilities also serve as critical links in the Albuquerque and Northern New Mexico transmission grid. It is crucial that the operational integrity of these overhead electric facilities be maintained to continue to provide reliable electric service to the Albuquerque area. There are no plans to relocate any of these lines in the near future.

If relocation is considered in the future, all siting and permitting shall be in accordance with the City of Albuquerque "2010-2020 Electric Facility Plan". The City will identify the funding source to pay for any relocation and/or undergrounding of these facilities and will need to provide or acquire the necessary utility easements. The City shall take the lead in these relocation activities.

No buildings or other facilities shall be constructed within the existing PNM transmission line easement, until relocation, funding, siting, permitting, and schedule for relocation of the transmission lines has been accomplished. Safety issues involving activities around



the overhead lines are critical to any relocation plans for these transmission line facilities.

All Park structures, facilities, features, and events shall be designed and operated to comply with National Electrical Safety Code (NESC) clearance requirements at all times. All events taking place at the Park shall follow proper processes, procedures, training, and safeguards to avoid contact accidents with transmission or distribution facilities.

### **ELECTRIC SERVICE**

#### **EXISTING CONDITIONS**

Electric service lines exist throughout the Park. In the Launch Field Area, existing electric service is provided along the Main Street Promenade on the east side of the Launch Field, at the Golf Training Center, along the north end and west side of the Launch Field, and in the Presidents' Compound on top of the escarpment. Electric service is also provided throughout the Balloon Museum/Little League Area, and in the South Park Area for the purpose of serving RV hookups.

#### **PNM Coordination:**

- Permanent access to all PNM facilities must be maintained and available to allow for maintenance and repair.
- It is necessary to coordinate with PNM regarding any and all changes that may affect electric transmission and distribution facilities.
- Any fences within or crossing PNM easements must be reviewed and approved by PNM. Any encroachment of PNM easements must be approved by PNM.

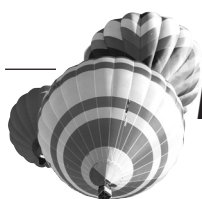
#### **PROPOSED IMPROVEMENTS**

Improvements proposed with the Master Development Plan will require adequate electric service from these or new facilities. A determination of the specific

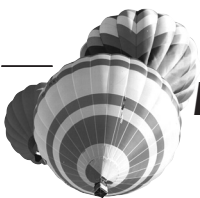
facilities required is beyond the scope of this Master Development Plan and will be conducted during the design of the proposed improvements.

### **PHONE SERVICE**

The existing telephone service at the Park is located at the northeast corner of the Bus Depot area. Service is currently provided through a private telephone vendor. The City should pursue the installation of public telephone service in the future.



*This page left blank intentionally.*





# SECTION 8 PROJECT BUDGET (1998)





# PROJECT BUDGET (1998)

## PROJECT BUDGET

The following is a preliminary breakdown of project component budgets for various elements of the Balloon Fiesta Park. In each of the components, cost estimates for utilities, site lighting, landscaping, irrigation, design/permitting, tax, and administrative costs are included. These preliminary estimates are subject to change over time.

### PROJECT COMPONENTS

1. <b>Park Recreation Elements</b>	<u><b>Cost</b></u>
Balloon Launch/Play Fields	\$5-8 mil.
Lake (Recycled Process Water)	\$1.5-2 mil.
Grand Promenade, Concession Buildings, and Restrooms	\$4-6 mil.
Parking Lots and Roads	\$5-8 mil.
Landscaping, Trails, and Buffers	\$6-8 mil.
<b>Park Subtotal</b>	<b>\$21.5-32 Million</b>
 2. <b>Balloon Museum</b>	 \$12-15 mil.
<b>Museum Subtotal</b>	<b>\$12-15 Million</b>
 3. <b>Public Buildings</b>	
Tournament Game Area	\$3-5 mil.
Family Recreation Center	\$7-10 mil.
<b>Public Buildings Subtotal</b>	<b>\$10-15 Million</b>

4. <b>Privately-Built Buildings</b>	<u><b>Investment</b></u>
Auditorium	\$15-22 mil.
Tethered Balloon	\$3 mil.
Hotel(s)	\$8-12 mil.
Golf Training Center	\$3-5 mil.
<b>Private Buildings Subtotal</b>	<b>\$29-42 Million</b>

### FUNDING

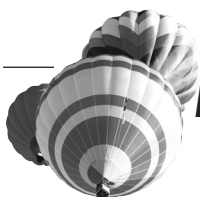
The Balloon Fiesta Park project represents a combined scope which may exceed \$30–\$50 million over a development period of 8–10 years. It is the intent of this Master Development Plan to encourage private/public partnerships to help fund the Park and its various elements. The net result of these private/public partnerships will be the creation of a world class Park that provides direct access and benefit to the public.

### PUBLIC FUNDING OPPORTUNITIES

#### Capital Contributions

Balloon Fiesta Park has already received intra-governmental funding, including Bernalillo County, AMAFCA, and the State. The following options are continued capital possibilities for funding mechanisms by government agencies:

- **City Bond Funding:** The City holds General Bond Elections every two years, which would be a potential source of minor funding for Balloon Fiesta Park.
- **City Operational Funds:** The City General Fund may contribute to operational costs of both the Balloon Museum and Balloon Fiesta Park, however, the City has not allocated funding for operational costs for either project. The large size of Balloon Fiesta Park would represent a significant proportional increase to existing budgets.



## PROJECT BUDGET (1998)

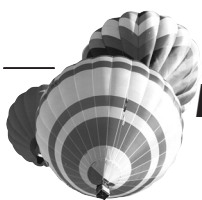
---

- **State General Funding:** The State of New Mexico issues General Obligation monies at each Legislative Session for capital projects. Further, road improvements for the Park could come through this fund under highway funding.
- **AMAFCA:** AMAFCA collects tax revenues which are used for construction of drainage improvements. Cooperative projects with the City may be possible.
- **Special City Elections:** A special City election to create tax increment funding for construction of the Park is another possibility.
- **Leveraged Cash Flows—Privately Operated Venues on Leased Land:** Several opportunities for privately constructed and operated venues exist in the Park. These include the Golf Center, Auditorium, hotel, the Balloon Fiesta event, and the Tethered Balloon facility. Each of these venues could be built on land leased from the Park.

### PRIVATE FUNDING

**Private Donations:** If Balloon Fiesta Park and the Balloon Museum establish a methodology for a 501(c)3 (not-for-profit), private donations can be made directly by individuals, corporate, and public groups. This sort of fundraising will be crucial to the ongoing development of both facilities, and has strong potential for international money contributions for plaques, rooms, exhibits, and other architectural features.

- **Corporate Advertising/Capital Contributions:** Both the Park and the Balloon Museum have excellent potential for corporate “venue naming,” wherein corporate sponsors are sold the “name plate” rights to various venues within the Park, such as the Launch Field, Grand Promenade, Tournament Game Area, the Balloon Museum or parts thereof; Ballfields, or the Family Recreation Center.





## SECTION 9

# OPERATIONS & MANAGEMENT (1998)







## INTRODUCTION

The City of Albuquerque will manage and operate Balloon Fiesta Park. Numerous issues covered in this Master Development Plan affect Park operations and management. These issues are summarized below at a preliminary or conceptual level. Many of these issues are also discussed in the Preferred Master Plan Concept section of this Plan. The following provides some basic criteria that will be used to guide a subsequent, more detailed Operations and Management Plan. The Operations and Management Plan will be developed by the City, with collaboration from many City Departments and other governmental entities. It shall be submitted for review and approval by the City Council within one year of the creation of an Advisory Board (see description below).

Until the Park's permanent improvements are constructed, approved temporary improvements are allowed. However, permanent year-round improvements to the Park shall follow the design guidelines of the Plan. It has not yet been determined who will pay for all the permanent improvements in the Park. It is expected that many revenue sources will be sought over time to build out this large multi-use Park.

## CONCEPTUAL CRITERIA FOR PARK OPERATIONS AND MANAGEMENT

### Advisory/Stakeholder Input

An advisory/stakeholder group will be established to provide input on Park management issues and the development of the subsequent Operations and Management Plan. It is envisioned that the Mayor's Office and City Council will create the Advisory Board and develop the methodology for appointing or receiving nominations for positions on the Board. Balloon Fiesta representatives shall have a role in the preparation of the Operations and Management Plan, and will have representation on the Advisory Board created in conjunction with the Plan. The Advisory Board

will also include other representative stakeholders involved with the Park, including Balloon Museum board, recreational users, Sandia Pueblo, AMAFCA, industry, neighborhoods, etc.

### AMAFCA Rights-of-Way

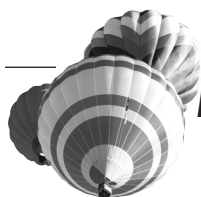
Prior to any of the trails and maintenance buildings located within AMAFCA rights-of-way being built, agreements with AMAFCA concerning the use and conditions of the easements shall be approved by the City and the AMAFCA Board of Directors. AMAFCA and the City shall cooperate on management and operational issues relating to jointly operated areas within the Balloon Fiesta Park. These issues shall be addressed in the Operations and Management Plan. AMAFCA and the City shall develop drainage management plans for arroyos traversing the Park and shall agree on cost-sharing methodologies.

### Signage

Signage at Balloon Fiesta Park shall be used to direct and inform visitors, prohibit motorized access to trails and pedestrian areas, identify specific facilities, and manage crowds during the Balloon Fiesta and other Park events. Signage shall comply with ADA requirements and be in accordance with the City of Albuquerque Zoning Code. Blinking, flashing, and/or moveable signs shall be prohibited at the Park. All new signage proposed shall be reviewed for consistency with the Master Development Plan criteria. These criteria generally specify a unified theme or style for Park signage as a requirement, but do not specify an exact design at the Master Plan stage (see Design Guidelines, page 66 for more detail on signage).

### Lighting

Lighting at the Park shall be designed to illuminate only to the minimum standard needed for the purpose intended. All lighting at the Park shall be shielded-source in order to prevent any light spillage onto adjacent properties, buildings, or roadways. No uplighting will



## OPERATIONS & MANAGEMENT (1998)

---

be allowed at the Park. Street lighting will be designed to ensure the safety of vehicular and pedestrian traffic at key points along the roadways. Security lighting will be provided for those areas not intended for night use. Whenever possible, motion detection lights will be used in security lighting areas.

Height standards for light fixtures are as follows:

	<u>Height</u>
• Playing Fields/Multi-purpose Areas	30 foot max.
• Golf Driving Range	30 foot max.
• Parking Areas and Roadways	20 foot max.
• Trails	10-15 feet
• Buildings	Building-mounted
• Active Pedestrian Areas	15 feet

The following are lighting requirements for specific areas and events:

Tournament Game Area: Field lighting is prohibited at the Tournament Game Area, however, security lighting is acceptable (see Public Zoning Actions, page 13).

Special Events: The Operations and Management Plan should specify requirements for the submittal of a lighting plan at the time of event permitting. Lighting shall be consistent with criteria listed above.

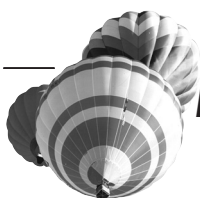
Parking and Roadways: Parking and roadway lighting will ensure safety while minimizing light spillage onto adjacent areas.

Golf Driving Range: Lighting for the Golf Driving Range must fulfill the following requirements:

- Lighting shall be designed to illuminate necessary Golf Driving Range only, without spill-over to neighborhoods (shielded-source directional lighting is required).
- Light fixtures shall be removable during Balloon Fiesta and other ballooning events for safety reasons.
- The design of the lighting system for the Golf Driving Range will need to meet strict performance standards. The design for the lighting system at the Golf Driving Range shall be submitted to the Environmental Planning Commission for approval prior to installation. Lighting systems for this area must be removable in order to avoid potential accidents during ballooning events. The hours of lighting operation for the Golf Driving Range will be addressed in the Operations and Management Plan.

Recreation/Launch Field: Lighting at playing fields/multi-purpose areas must fulfill the following requirements:

- Lighting shall be designed to be portable and illuminate the playing fields and multi-purpose areas only, without spill-over to neighborhoods (shielded-source directional lighting is required).
- Light fixtures shall be removable during Balloon Fiesta and other ballooning events for safety reasons.
- The design of the lighting system for the Recreation/Launch Field will need to meet strict performance standards. The design for the lighting system at the Recreation/Launch Field shall be submitted to the Environmental Planning Commission for approval prior to installation. Lighting systems for these fields must be removable in order to avoid



# OPERATIONS & MANAGEMENT (1998)

---

potential accidents during ballooning events. It is anticipated that only a certain number of fields would be lighted and that certain hours of operation would be established. The number of fields and hours of lighting operation will be addressed in the Operations and Management Plan.

Auditorium, Balloon Museum, and Family Recreation Center: All public access buildings will require lighting for safety and security purposes. The Operations and Management Plan may identify more detailed lighting requirements for buildings than those listed above.

## **Hours of Operation**

Hours of operation for the Park are 6:00 a.m. to 10:00 p.m. year-round. The Operations and Management Plan may set aside certain regular hours on specific days for Balloon Fiesta, other ballooning events, and special events. Specific hours of operation for these events will be established at the time that each permit or lease is approved.

## **Temporary and Permanent Seating**

Temporary seating is allowed at the Tournament Game Area with the requirement that it is removed after the event. A maximum of 1,000 permanent seats are allowed at the Tournament Game Area (see Public Zoning Actions, page 16). There are no seating restrictions anywhere else in the Park at this time.

## **Use of the Los Angeles and Nazareth Landfills**

A Landfill Management Plan shall be completed within one year of the Environmental Planning Commission's approval of the Master Development Plan. The Landfill Management Plan should address the various environmental concerns regarding the development of the Park and shall include an implementation schedule for the identified actions. The use of the former Nazareth and Los Angeles Landfills (Old Balloon Fiesta Park) shall be per approval by the City, with the City Environmen-

tal Health Department participating in the approval process for each request. The Master Development Plan identifies parking for cars and RVs as the only use currently allowed at the Los Angeles Landfill.

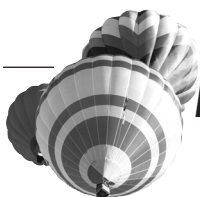
## **Sound Management Techniques**

Numerous design and sound management techniques have been developed to minimize noise at the Park. The topography at the Park site contributes significantly to noise minimization, as the playing fields are approximately 60 feet lower than the adjacent neighborhoods and are separated from them by an earthen berm to the east. Additionally, it is a criteria of this Master Development Plan that all sound systems be designed to utilize directional sound technology, rather than large broadcast systems that impact areas larger than necessary. Sound systems and sound levels for all events at the Park must be approved at the time a special permit or lease for use is obtained.

Tournament Game Area: The sound system for the Tournament Game Area will be directed toward the eastern berm of the Park. The permanent seating at the Tournament Game Area will be constructed out of sound absorbing materials, such as grass.

## **Noise Monitoring**

The City of Albuquerque shall be responsible for noise monitoring and enforcement at the Park. Noise levels may not exceed 50 dba at the nearest residential property lines between the hours of 10 p.m. and 7 a.m. Where ambient noise levels exceed 50 dba, such as the Park's south edge at Alameda Boulevard, the sound level shall not exceed ambient plus 10 dba. Amplified sound is not allowed to face west under any circumstances and is not allowed between the hours of 10 p.m. to 9 a.m., except for Balloon Fiesta and other special events to be approved by the City. A sound monitoring system for the Auditorium shall be provided to allow detailed measurement at nearest residential property lines. All special events will require a 24



# **OPERATIONS & MANAGEMENT (1998)**

---

hour contact telephone number to allow the City to shut down events which exceed the criteria. These requirements are consistent with the sound tests conducted early in the planning process for the Park.

## **Dust Control**

Any disturbance within the Park during construction activities must follow the City's Dust Control Ordinance (see Dust Control on page 71 in Section 6: Design Performance Standards). The Landfill Management Plan shall address dust control and reseeded.

Balloon Fiesta and other special events shall submit a Dust Control Plan for approval by the City Environmental Health Department and shall comply with existing City ordinances.

Permanent dirt parking lots or roads are prohibited at the Park. Dirt ballfields should be watered regularly to reduce airborne dust.

## **Fencing - Temporary and Permanent**

The Master Development Plan includes a Fencing Plan for the Park (see page 53) which delineates several levels of security, access control, and safety measures. Increasing levels of control are provided towards the interior of the Park to create a secure perimeter and provide access control for special events and Balloon Fiesta. Temporary fencing provided for special events will require City approval and shall be removed within 24 hours of the event closure unless other requirements are specified in the permit/lease documents for the event. Public access to the Park will be maintained during regular hours of operation, 6:00 a.m. to 10:00 p.m., except during Balloon Fiesta and other special events access may be restricted in certain areas. Some special purpose fencing is allowed (i.e., Golf Driving Range) which must be removable during ballooning events.

## **Traffic Management**

A detailed traffic management plan is required for those events expected to attract over 10,000 participants. The plans shall be submitted to and reviewed by the City prior to the event (see Appendix K for a prototypical strategy for Balloon Fiesta traffic management that builds on the experience gained at the Balloon Launch '96 and Launch '97). Traffic management plans must be cognizant of nearby industry emergency preparedness plans. This is particularly critical during special events, and shall be a requirement of special event traffic management plans.

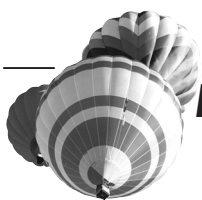
The separation of different transportation modes is critical to traffic management. Crossing of pedestrian, automobile, bicycle, and pedestrian traffic should be avoided where possible. The Operation and Management Plan shall address this issue in greater detail as it relates specifically to special events.

## **Solid Waste**

The specification and placement of solid waste receptacles with the Park shall be submitted for approval by the City's Solid Waste Division and Park Management at the time when each major Park element is approved. The Operations and Management Plan shall address the Park's recycling program in greater detail.

## **Scheduling - "Day to Day" & Special Events**

A master schedule of all Park activities and events will be maintained by the City. All special events, defined as those events expected to attract more than 500 participants for a specific activity, will require submittal to and approval of plans by the City. The submittal shall include the number of expected participants; a Traffic Management Plan (if over 10,000 participants); temporary fencing proposed, if any; sound and lighting systems proposed; safety and security measures needed; staffing plans; and 24 hour telephone contact





## **OPERATIONS & MANAGEMENT (1998)**

---

numbers for use by City staff in emergencies or in the case of non-compliance with any Operations and Management criteria.

### **Alcohol**

Sales and consumption of alcohol is allowed at the Park per the approved zoning. Vendors booths and restaurants are permitted to sell full service liquor for consumption on premises and within special events areas and designated Park areas. Alcohol sales and use at the Park will be permitted on a case-by-case basis.

### **Staffing**

The City shall provide staff for all City-run events and facilities (Family Recreation Center, Museums, etc.). Special events or privately-sponsored events shall provide a staffing plan for approval by the City along with applications for permitted uses.

### **Review/Approval Process**

All major elements of the Balloon Fiesta Park including buildings over 10,000 square feet (i.e., Balloon Museum, Auditorium, Family Recreation Center, etc.); Grand Promenade; and recreational field lighting plans shall be reviewed and approved by the Environmental Planning Commission (EPC). Minor elements (i.e., concession stands, storage buildings, etc.) may be delegated to and approved by the Development Review Board (DRB) at the discretion of the EPC. Special events and private sponsorship agreement criteria will be identified in the Operations and Management Plan. Park phasing plans will be reviewed and approved by the DRB.

### **Sponsorships**

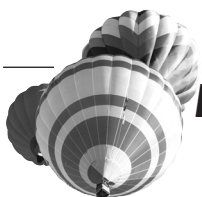
It is envisioned that the Park will receive substantial financial support through various public and private agreements. These can include various sponsorship opportunities, leasing/permitting fees, royalties, and other contributions. Private vendors and sponsors could fund many of the Park's amenities and substantial portions of the maintenance costs. The subsequent Operations and Management Plan will discuss revenue generating opportunities in more detail.

### **Dispute Resolution**

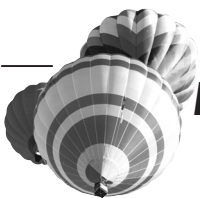
A dispute resolution process shall be included as part of the Operations and Management Plan. This process should identify the body who will review and make determinations on disputes. It should also provide for an appeal process.

### **Liability and Insurance**

Liability and insurance requirements shall be included in the Operations and Management Plan.



*This page left blank intentionally.*



# SECTION 10 PHASING PLAN (1998)





# PHASING PLAN (1998)

---

## PHASING IMPROVEMENTS

The Balloon Fiesta Park will develop in phases. The earliest phases of development have already occurred (land acquisition; some drainage, utility, and roadway improvements; and Eastdale Little League fields).

Due to the scale of Balloon Fiesta Park, the future phases for the Park can best be described with two levels: design and construction. The phasing site plan exhibit shown on page 141 identifies major design zones of the Park. The design zones represent those areas which logically need to be designed in unison in order for the large backbone infrastructure items of the Park to be planned most efficiently.

Within each design zone will be several construction zones. These construction zones represent those areas which can be incrementally constructed as funds become available. Not all elements of each design zone will be built at one time.

The timing of the phases is also subject to the availability of funding. For this reason, the phases within Balloon Fiesta Park will need to remain flexible. For example, the A phase is intended as the first phase of the Park. However, there is no funding yet available for all elements of the A phase, which will have to be built out over time. The other letter designations do not imply a rank order after the A phase.

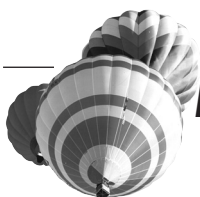
Subsequent phases will be further identified and prioritized in the future as funding sources are better identified. For example, the Lake is currently identified as Phase B-1 on the Phasing Plan. The timing of the Lake construction may precede other phases dependent on availability of funding. The Lake is an important recreational and educational feature of the Park. The Lake should also be a functional element of the water reuse system and should be constructed as soon as possible, per the EPC's direction.

Schematic plans for all of Phase A will be completed as part of the design for Phase A-1's initial construction to ensure that the entire field area design has been comprehensively studied. Subsequent phases after A-1 shall be delegated to the DRB for review and approval, except for those individual Park elements previously listed as requiring EPC approval such as the Auditorium, Family Recreation Center, and the Tournament Game Area.

Grading will occur outside of the phase boundaries when necessary to balance the earthwork on the site. For example, the dirt from Phase B or C may need to be moved in order to construct part of Phase A. This provision relates to rough grading for Park construction. It does not, however, remove the requirement to receive a Surface Disturbance Permit from the City Environmental Health Department for temporary unpaved parking lots.

At the current Master Development Plan level, detailed design and cost estimates cannot be identified. More detailed design and cost information will be provided at future stages of Plan approval, and will be addressed in greater detail within the subsequent Operations and Management Plan.

The first phase of the Park will be partially funded by the 1997 City General Obligation Bond Program and 1998 State Grants, and possibly with financial participation by other public and private entities. Funding from some of these sources is designated for development of some of the game fields in the launch field area and to build the water reuse distribution system. The preliminary phasing of the Park is anticipated as follows:





# PHASING PLAN (1998)

---

**Phase 1 Developments (Initial Phases):** The following phased elements will be divided into sub-phases as information becomes available in the future. Note that items below are not prioritized or in rank order within each phase.

- Community Ballfields
- Game Fields/Launch Field
- Golf Center and Driving Range
- Irrigation System
- Traffic Signal at Alameda and Balloon Museum Drive
- Trails and Trail access points
- Water Reuse System
- Lake

**Phase 2 Development (Later Phases):**

- Auditorium/Entertainment Center
- Balloon Museum Drive (Alameda Boulevard to San Diego Avenue)
- Balloon Museum Drive Bridge (across North La Cueva Channel)
- Balloon Fiesta Parkway (extension into Park to Launch Field Area)
- Balloon Museum
- Emergency Service Staging Area
- Family Recreation Center
- Grande Promenade/Vending Concourse

- PNM Line Alterations
- Second Museum
- San Diego Avenue (extension into Park to Launch Field Area)
- Tethered Balloon
- Tournament Game/Track Area
- Other Park facilities

Some of the facilities identified in the Master Development Plan are envisioned to be built with private funding. Development of these facilities (auditorium/entertainment center, etc.) will be developed based on private sector sponsorship and funding and cost/benefit analysis for the proposed facility. Specific cost information will be generated in more detail in the subsequent Operations and Management Plan.

**Follow-Up Action Tasks**

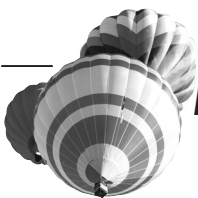
In order to implement the Preferred Master Plan Concept other actions are required, including, but not limited to:

Operation and Management Tasks

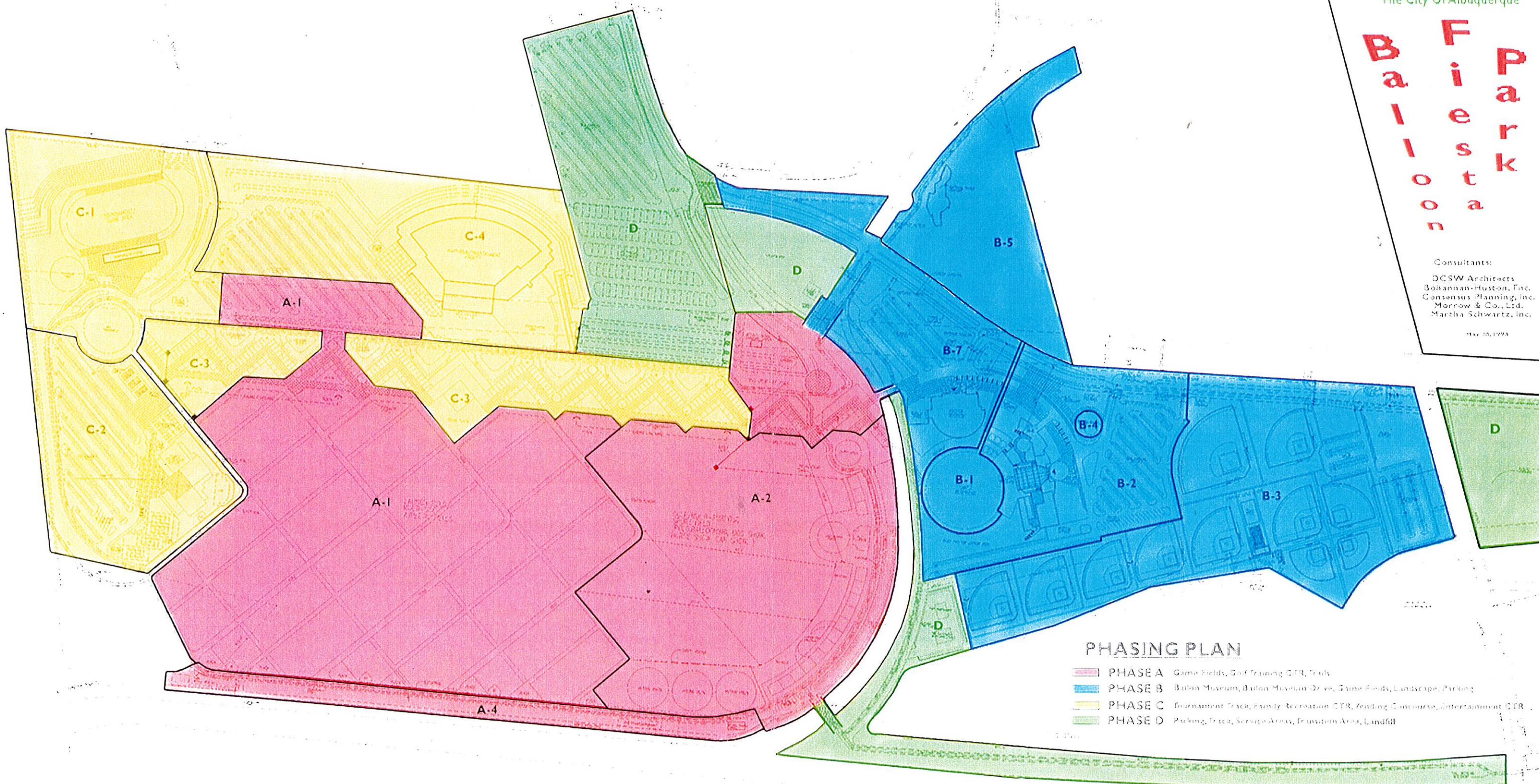
- Appoint the Operation and Management Advisory Committee.
- Develop the Operations and Management Plan.
- Pursue long term funding sources for the development and management of the Park.

Planning Tasks

- Develop Landfill Management Plan.
- Amend Long Range Major Street Plan to reflect Jefferson realignment and other Traffic Impact Study recommendations.







The City Of Albuquerque

# Fierston Ballston

Consultants:  
 DCSW Architects  
 Bohannon-Huston, Inc.  
 Consensus Planning, Inc.  
 Morrow & Co., Ltd.  
 Martha Schwartz, Inc.

May 28, 1993

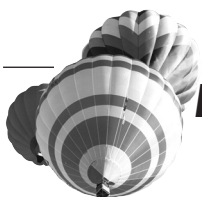
- ### PHASING PLAN
- PHASE A Game Fields, Golf Training CTR, Trails
  - PHASE B Ballon Museum, Ballon Museum Drive, Game Fields, Landscape, Parking
  - PHASE C Tournament Track, Family Recreation CTR, Zending Concourse, Entertainment CTR
  - PHASE D Parking, Track, Service Areas, Transition Area, Landfill



## PHASING PLAN (1998)

---

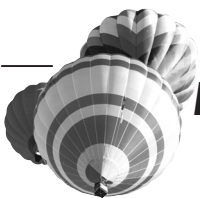
- Pursue cost share agreement with AMAFCA and other involved parties concerning the development of the North El Camino Arroyo.
  - Obtain recycled water agreements with nearby industrial users and begin implementation of the North I-25 Water Reuse Plan.
  - Pursue discussions with Sandia Pueblo on transportation and access issues, interest in propane vending, special event notification, etc.
  - Coordinate with the New Mexico State Highway and Transportation Department, and other governmental entities concerning the interchange at Roy and I-25.
  - Coordinate with the New Mexico State Highway and Transportation Department concerning proposed traffic control lights on Alameda Boulevard.
  - Submit a formal request that the north-south street in the Park be renamed to Balloon Museum Drive.
  - Pursue right-of-ways (and possible funding) for trail connections and pedestrian bridge to Edith Boulevard.
  - Pursue right-of-ways (and possible funding) for Balloon Fiesta Parkway (south side) and provide landscaping along the roadway.
  - Pursue right-of-ways (and possible funding) for the northwest corner of the Richfield Subdivision.
  - Pursue a Drainage Management Plan involving the Balloon Park and the North El Camino Arroyo addressing both long and short term issues, and to approved by the City and the AMAFCA Board of Directors.
  - Develop agreements with AMAFCA concerning the use and conditions of AMAFCA easements (long and short term). These agreements will be developed jointly by all involved parties and approved by the City and the AMAFCA Board of Directors.
  - Prepare design guidelines for all 'gateway' areas around the Park.
- DEVELOPMENT TASKS
- Conduct a soil analysis (geotechnical, chemical, etc.) of the existing soils at the Park.
  - Prepare more detailed schematic design/construction documents for all physical elements within the Park.
  - Extend the North Diversion Channel Trail between Paseo del Norte and the Balloon Fiesta Park.
  - Install a sign on I-25 indicating the Balloon Fiesta Parkway as the primary entrance to the Balloon Fiesta Park.
  - Design and complete construction of the North El Camino Arroyo.



## ***PHASING PLAN (1998)***

---

*This page left blank intentionally.*



APPENDICES, ADDITIONAL  
ACKNOWLEDGEMENTS,  
SITE PLAN FOR SUBDIVISION &  
LANDSCAPE MASTER PLAN







**CITY of ALBUQUERQUE  
EIGHTEENTH COUNCIL**

COUNCIL BILL NO. F/S O-09-90

ENACTMENT NO.

*0.2010.004*

SPONSORED BY: Debbie O'Malley

**1 ORDINANCE**

**2 ESTABLISHING THE BALLOON FIESTA PARK COMMISSION; ESTABLISHING  
3 THE RESPONSIBILITY OF THE COMMISSION.**

**4 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
5 ALBUQUERQUE:**

**6 SECTION 1. Creating a new provision, Chapter 10, Article 10 of the Revised  
7 Code of Albuquerque, 1994, establishing the Balloon Fiesta Park Commission  
8 as follows:**

**9 "Section 10-10-1 PURPOSE AND INTENT.**

**10 The Balloon Fiesta Park constitutes a unique resource of the City of  
11 Albuquerque with attributes of a park, a museum and a recreational center.  
12 The operation of the Park has significant and direct impacts on a wide range  
13 of groups and entities.**

**14 The purpose of this ordinance is to create a new city organization that  
15 provides advice and recommendations concerning the operations,  
16 management, and development of the Balloon Fiesta Park. It is the intent of  
17 this ordinance to create a Balloon Fiesta Park Commission that can provide a  
18 voice for the public and stakeholders in the management of Balloon Fiesta  
19 Park.**

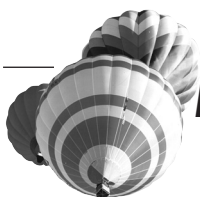
**20 Section 10-10-2 SHORT TITLE.**

**21 This Ordinance may be cited as the "Balloon Fiesta Park Commission  
22 Ordinance."**

**23 Section 10-10-3 DEFINITIONS.**

**24 COMMISSION: The Balloon Fiesta Park Commission. The Commission is  
25 the organization created by this Ordinance with the powers here set out with a**

[-Bracketed/Strikethrough Material.] - Deletion



## 2012 UPDATE - APPENDICES

1 responsibility to see that the interests of the public and stakeholders in the  
2 Balloon Fiesta Park are represented.

3 **LONG TERM PARK TENANTS:** Persons or organizations with authority  
4 from the City to occupy a portion of the Park on a long term basis. Such  
5 authority would generally be a multi-year lease but involves any grant of a  
6 right to occupy Park property for a period of more than one month or to  
7 occupy Park property in multiple years.

8 **SHORT TERM PARK TENANTS:** Persons or organizations with authority  
9 from the City to occupy a portion of the Park as other than a Long Term Park  
10 Tenant. Such authority would generally be for a period of one month or less  
11 and for a single event.

### 12 **Section 10-10-4 COMPOSITION OF THE COMMISSION.**

13 The Commission shall consist of thirteen voting members. The  
14 Commission shall not include any elected City officials. Each Commission  
15 member shall be recommended by the entity that the member is representing  
16 and appointed by the City Council except that the members listed below in  
17 paragraphs F and K shall be appointed by the Mayor with the advice and  
18 consent of the City Council:

19 (A) Two representatives from the Board of Directors of the Albuquerque  
20 International Balloon Fiesta;

21 (B) One representative from the Wildflower Neighborhood Association;

22 (C) One representative from the Alameda North Valley Association;

23 (D) One person representing the broader recreation interests of the  
24 community and the Metropolitan Parks and Recreation Advisory Board;

25 (E) One person representing the Pueblo of Sandia;

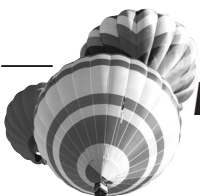
26 (F) One person representing local businesses located near the Park;

27 (G) One person representing the Anderson-Abruzzo Albuquerque  
28 International Balloon Museum;

29 (H) One person representing the Albuquerque Convention and Visitors  
30 Bureau;

31 (I) The director of the Parks and Recreation Department, or designee;  
32 and

33 (J) A City employee representing City public safety issues; and



## 2012 UPDATE - APPENDICES

1        (K) Two at-large positions to be filled by persons residing in other areas  
2 of the City, in particular, one person from the west side of the City and the  
3 other person from the east side of the City.

4        Voting members shall serve three-year terms that are staggered as to the  
5 year of termination. Members shall not be subject to term limits. Members are  
6 not required to be a resident of the City of Albuquerque.

### 7        Section 10-10-5 DUTIES AND POWERS OF THE COMMISSION.

8        The Commission is hereby created to oversee the operation, management,  
9 and development of the Park with the following duties and powers:

10       (A) Recommend to the Parks and Recreation Department, the Mayor and  
11 City Council guidelines and procedures governing the operation,  
12 management, and development of the Park, including event review and  
13 appropriate fee schedules.

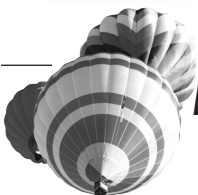
14       (B) Review and recommend with respect to the approval or denial of  
15 agreements with short term park tenants. Short term park tenants shall be  
16 approved by the Parks and Recreation Department under guidelines and  
17 procedures adopted by City Council resolution.

18       (C) Review and recommend with respect to the approval or denial of  
19 agreements with long term park tenants. Long term park tenancies shall not  
20 be in effect until approved by the City Council.

21       (D) Review all existing licensure agreements, lease agreements, and  
22 similar agreements and make recommendations to the Parks and Recreation  
23 Department, Mayor and City Council with respect to the status and  
24 continuation of those agreements.

25       (E) Review and recommend to the Parks and Recreation Department, the  
26 Mayor and City Council regarding the yearly Operating Budget and City's  
27 General Obligation Bond Program.

28       (F) Receive actual timely notice of all proposed planning and  
29 development actions within the Park, including but not limited to: any  
30 permanent changes to the physical layout of the Park; any construction within  
31 the Park, any changes to the Site Development Plan and any application for  
32 any such changes. The Commission has the right to participate in, review and  
33 have its position given full consideration with respect to any planning and





## 2012 UPDATE - APPENDICES

[Bracketed/Strikethrough Material] - Deletion

1 development actions related to the Park. The Commission shall have standing  
2 in front of all City boards or commissions authorized to consider or review  
3 such actions, and in front of the City Council for any appeal or other  
4 consideration of such actions.

5 (G) Recommend sponsorships for the Park and Park Events.

6 (H) Work collaboratively with other organizations to market the Park.

7 (I) Such other powers not inconsistent with law that are necessary to  
8 fully perform the assigned duties.

### 9 Section 10-10-6 RESPONSIBILITIES OF THE CITY.

10 (A) The Parks and Recreation Department will operate and maintain  
11 Balloon Fiesta Park and all related recreation facilities within the boundaries  
12 of the Park in cooperation with the Balloon Fiesta Park Commission.

13 (B) Provide the Commission with a draft of the City's Operating Budget  
14 and the City's General Obligation Bond program prior to City Council  
15 approval.

### 16 Section 10-10-7 ESTABLISHING THE BALLOON FIESTA PARK STAFF 17 LIAISON

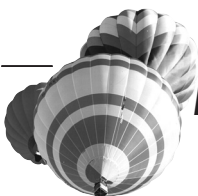
18 (A) The Balloon Fiesta Park Staff Liaison shall be a Parks and Recreation  
19 Department employee designated as the liaison between the Commission and  
20 various City departments, including but not limited to City departments  
21 responsible for the capital improvements of the park, the Anderson-Abruzzo  
22 Albuquerque International Museum and the landfills in the park.

23 (B) The Balloon Fiesta Park Staff Liaison shall be recommended and  
24 approved by the Commission.

25 (C) The Balloon Fiesta Park Liaison shall attend the regular Commission  
26 meetings to report on activities and deal with matters within the Commission's  
27 authority."

### 28 SECTION 2. CONTINUATION OF TERMS OF COMMISSION MEMBERS.

29 Policy Board members appointed pursuant to Enactment No. R-2003-131  
30 shall continue to serve until 2013, 2014, and 2015. Upon the expiration of each  
31 of those terms, Commission members shall be appointed pursuant to this  
32 Ordinance to fill those positions, for three-year staggered terms.



## 2012 UPDATE - APPENDICES

[-Bracketed/Strikethrough-Material-] - Deletion

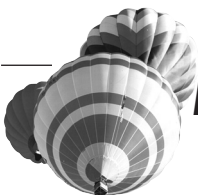
1       **SECTION 3. SEVERABILITY CLAUSE.** If any section, paragraph, sentence,  
2 clause, word or phrase of this ordinance is for any reason held to be invalid or  
3 unenforceable by any court of competent jurisdiction, such decision shall not  
4 affect the validity of the remaining provisions of this ordinance. The Council  
5 hereby declares that it would have passed this ordinance and each section,  
6 paragraph, sentence, clause, word or phrase thereof irrespective of any  
7 provision being declared unconstitutional or otherwise invalid.

8       **SECTION 4. COMPILATION.** Section 1 of this ordinance shall be  
9 incorporated in and made part of the Revised Ordinances of Albuquerque,  
10 New Mexico, 1994.

11       **SECTION 5. EFFECTIVE DATE.** This ordinance shall take effect five days  
12 after publication by title and general.

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

33       X:\SHARE\Legislation\Eighteen\O-90fsfinal.doc



## 2012 UPDATE - APPENDICES

1 PASSED AND ADOPTED THIS 3<sup>rd</sup> DAY OF May, 2010  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

3


4

5

6

7

8

  
Ken Sanchez, President  
City Council

9

10

11

12

13

APPROVED THIS 12 DAY OF May, 2010

14

15

16

Bill No. F/S O-09-90

17

18

19

20

  
Richard J. Berry, Mayor  
City of Albuquerque

21

22

23

24

25

ATTEST:

26

27

City Clerk

28

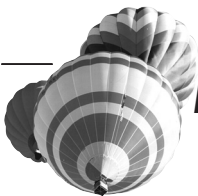
29

30

31

32

33



### Balloon Fiesta Park Commission

February 9, 2011

Richard J. Berry, Mayor  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Don Harris, President  
City Council  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

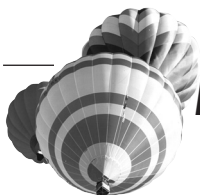
**RE: Proposed 2011 General Obligation Bond Program  
Balloon Fiesta Park**

Dear Mayor and City Council President:

In 1996, most of the 360 acre Balloon Fiesta Park was purchased. The park is the home of the annual Albuquerque International Balloon Fiesta along with year round activities (e.g. the park serves over 80 soccer teams, concerts, festivals, national conventions, walks, runs, golf practicing and other informal activities). While approximately 130 acres of the park is developed, most of the park remains partially developed at best. Basic infrastructure and facilities at the park are still lacking. No funding was identified as part of the 2009 General Obligation Bond Program for the park. To keep up with development and renovation needs, it is imperative that funding be identified in the 2011 General Obligation Bond Program (currently \$2.45 million).

In 2007, the Balloon Fiesta Park Operations and Management Policy Board identified priorities for development at the park. These priorities have remained virtually unchanged due to the lack of capital funding for the park in the last four years:

2007 Balloon Fiesta Operations and Management Policy Board Annual Report - Proposed Improvements	Estimated Costs
Balloon Museum Drive ( <i>Widen to four lanes and add landscaping</i> ).	\$2,500,000 - \$3,500,000
Alameda Blvd ( <i>Balloon Museum Drive and Horizon Blvd. intersection improvements</i> )	\$800,000 - \$1,000,000
Launch Field Improvements ( <i>Extend potable water &amp; electrical services to the west side of the field and along the eastern edge of the</i>	\$300,000 - \$500,000





## 2012 UPDATE - APPENDICES

---

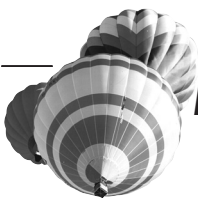
<i>field for smaller special events)</i>	
<b>Southern Vending Concourse – Gate 9 to just north of the Command Center</b> <i>(Public Safety Building, year-round reservation area/ entertainment area, transit drop-off, restrooms, utilities, paving, landscaping &amp; site improvements).</i>	\$9,400,000 - \$11,000,000
<b>Northern Vending Concourse – North of Command Center to Gate One</b> <i>(Vending concourse, restrooms, utilities, landscaping &amp; site improvements).</i>	\$9,000,000 - \$10,000,000
<b>Los Angeles Landfill</b> <i>(year-round usage improvements and environmental management costs)</i>	\$2,500,000 - \$3,000,000

At the February 8, 2011, the Balloon Fiesta Park Commission voted unanimously to support the proposed \$2,450,000 identified for capital improvements at the park

Sincerely,

Bill Nordin  
Chair, Balloon Fiesta Park Commission

cc: Balloon Fiesta Park Commission Members  
David S. Campbell, Chief Administrative Officer, City of Albuquerque  
Barbara Baca, Director, Parks and Recreation Department



## 2012 UPDATE - APPENDICES

---

**Richard Abruzzo**

Albuquerque International Balloon Fiesta

**Louis Abruzzo**

Balloon Museum Board

**Betty Adams**

Capital Implementation Program

**Fred Aguirre**

COA, Hydrology

**Mr. & Mrs. Robert Amsden**

Sun North Estates

**Michael Anderson**

Balloon Foundation

**Derrick Archuleta**

Bernalillo County, Planning and Zoning

**Sheryl Azar**

COA, Capital Implementation Program

**Barbara Baca**

COA, Cultural & Recreational Services

**Milt Barron**

Blue Ribbon Comm./R.G. Rugby

**Wayne Bartlett**

Citicorp

**Donald Bartlett**

COA, Risk Management

**Sam Baxter**

Albuquerque International Balloon Fiesta

**Ron Beckman**

Albuquerque Fire Department

**Richard Benison**

COA, ADA Coordinator

**Doug Bennett**

COA, Irrigation Conservation Manager

**Robert Bickes**

Parks & Recreation Advisory Board

**Paul Billingham**

Eastdale Little League

**Senator Jeff Bingaman**

United States Senate

**Representative Frank Bird**

District 22

**Chris Blewett**

Bernalillo County, Public Works

**Joel Block**

Albuquerque Police Department

**Susan Boswell**

Southwest Agility Team

**Jackie Bouker**

Horseways Representative

**Joe Bowdich**

Bernalillo County, Sheriff

**Pat Brake**

Albuquerque International Balloon Fiesta

**Jeff Brantley**

Thunderbird Little League

**Alice Brasfield**

Alameda/N. Valley Neighborhood Assoc.

**Dwight Brocklehurst**

Community Tennis Association

**Peachie Brown**

Parks & Recreation Advisory Board

**Kurt Browning**

AMAFCA

**Joanne Caffrey**

Bernalillo County, Parks & Recreation

**Craig Callahan**

Alameda Community Center

**Dave Carlson**

COA, Planning Department

**Larry Caudill**

Wildflower Neighborhood Association

**Richard Chapman**

Phillips Semi Conductor

**Frank Chavez**

Sandia Pueblo

**David Chavez**

COA, Parks & General Services

**Theresa Chavez-Romero**

Sun North Estates

**Shang-Ying Clark**

Maria Diers Neighborhood Association

**William Coleman**

COA, Traffic Operations Division

**Lou Colombo**

City Council Services

**Terry Cooper**

Interested neighbor

**Arthur Cordova**

Parks & Recreation Advisory Board

**Sid Cutter**

Albuquerque International Balloon Fiesta

**Scott Davis**

COA, Transportation

**Art De La Cruz**

Bernalillo County, Parks & Recreation Dept.

**Albert Deimer**

Independent Living

**Senator Pete Domenici**

United States Senate

**Dave Duganne**

Greater Alb. Bicycling Advisory Board

**Frank Duran**

MCT Industries

**Mike Edwards**

Albuquerque Mens Soccer League

**Jerry Ellenberger**

Zia Gardens Neighborhood Association

**Tom Ellis**

COA, Parks & General Services

**Duane Farmer**

Flag Football Advisory Board

**Matthew Foster**

Sandia Pueblo

**Michael Gallegos**

Bernalillo County

**Martin Garcia**

Bernalillo County, Public Works

**Ron Garcia**

COA, Cultural & Recreational Services

**Ron Gattas**

PVA, Zia Chapter

**George Gee**

COA, Capital Implementation Program

**Michael E. Godwin**

Balloon Museum Board

**Miguel Gomez**

City Council

**Senator Ramsay L. Gorham**

State Senator, District 10

**Roger Green**

COA, Utility Development

**Bill Griffiths**

Northwest Rio Grande Soccer League

**Paul Grosvenor**

GARTC Member

**Jim Hamel**

COA, Transit Department

**Mary Hardison**

COA, Transportation

**Dave Harmon**

COA, Transportation Planning

**Joe Harris**

North Valley Neighborhood Association

**Steve Harris**

State of New Mexico, NMSHTD

**Anna Harris**

Chaparral Kennel Club

**Mary Lou Haywood-Spells**

COA, Neighborhood Coordination

**Paul Heatley**

Albuquerque Police Dept.

**Larry Heyeck**

District Administrator, Little League

**Ken Hightower**

Young American Football League

**Dan Hogan**

COA, Hydrology

**Debra Hratko**

Western Meadows Area Civic

**Fred Hultberg**

COA, Cultural & Recreational Services

**Harry Hunsaker**

Maria Diers Neighborhood Association

**Racquel Husling**

Interested neighbor

**Rebecca Ingram**

Gov.'s Comm. on Concerns of Handicapped

**Shannon Jackson**

Wildflower Neighborhood Association

**Curt Jackson**

Alameda/N. Valley Neighborhood Association

**Joan Jones**

Parks & Recreation Advisory Board

**Diego Jordan**

COA, Planning Department

**James Kalas**

District Administrator, Little League

**Joann Kalas**

District Administrator, Little League

**John Kelly**

AMAFCA

**Kim Kemper**

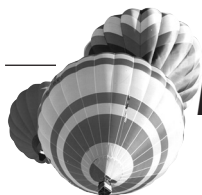
Horizon Health Care

**Roger Knight**

NM Games Board

**Don Kroening**

Basketball Advisory Board



## 2012 UPDATE - APPENDICES

---

**Theresa Kuracina**

Interested neighbor

**Helen Lechner**

Parks & Recreation Advisory Board

**Jim Lehman**

New Mexico Youth Coalition

**Christy Leigh**

Albuquerque Womens' Soccer League

**Tom Lemp**

Alameda/N. Valley Neighborhood Assoc.

**Margaret Lilley**

Western Meadows Area Civic Association

**David Linthicum**

Bernalillo County, Sheriff's Office

**Roxanne Long**

Alameda Little League

**Carl Lovato**

Bernalillo County, Public Works

**Thaddeus Lucero**

Bernalillo County, Assistant Manager

**Miguel Lujan**

PNM

**Alex Lujan**

Sandia Pueblo

**Chuck Malagodi**

COA, Cultural & Recreational Services

**Dick Mann**

Softball Advisory Board

**Sam Martin**

US West

**Rich Mayo**

Citicorp

**Tim McDonough**

Interested neighbor

**Eugene McPeck**

COA, Fire Department

**Tom Menicucci**

COA, Public Works Department

**Dave Menicucci**

Parks & Recreation Advisory Board

**Frank Mezzancello**

Albuquerque International Balloon Fiesta

**Mike Minturn**

COA, Parks & General Services

**Ben Miramon**

PNM

**James E. Mitchell**

Balloon Foundation

**Joseph D. Montano**

COA, Transportation

**Curt Montman**

COA, Environmental Health Department

**Bob Moore**

Albuquerque International Balloon Fiesta

**Gary Morimoto**

COA, Police Department

**Clay Mosley**

ARC

**Edwards Myers**

Zia Gardens Neighborhood Association

**Robert W. Mytton**

Sumitomo

**Ted Nee**

COA, Fire Department

**Greg Olsen**

COA, Utility Development

**Dwayne Ordonez**

COA, Cultural & Recreational Services

**Robert Padgett**

Sandia Pueblo

**John Parker**

COA, Transit Department

**Mike Parson**

Duke City Soccer League

**Stewart Pasiano**

Bernalillo County, Sheriff's Office

**Elisa Paster**

COA, Planning Department

**Roger Paul**

Bernalillo County, Public Works

**Robert Paulsen**

COA, Planning Department

**Ted Pearson**

COA, Assistant City Attorney

**Kim Perdue**

COA, Department of Senior Affairs

**Kathy Petrella**

Independent Living

**Marcia Pincus**

COA, Environmental Health Department

**Karin Pitman**

COA, Capital Implementation Program

**LuAnne Plugge**

Interested neighbor

**Thomas Popejoy**

North Valley Neighborhood Association

**David Porter**

Omni Dome Limited

**Don Power**

Eastdale Little League

**Russell R. Rager**

Balloon Foundation

**Senator Shannon Robinson**

State Senator, District 17

**Jo Amy Roberts**

Balloon Foundation

**Keith Royal**

Rio Grande Rugby Union

**Rick Roybal**

COA, City Engineer

**Janet Saiers**

COA, Cultural & Recreational Services

**Ben Sanchez**

COA, Cultural & Recreational Services

**Representative Raymond G. Sanchez**

State Representative, District 14

**Commissioner Ken Sanchez**

Bernalillo County, County Commission

**Marlene Sanders**

Sun North Estates

**Michael Sandoval**

Alameda/N. Valley Neighborhood Assoc.

**Alicia Sargent**

Interested neighbor

**Diane Scena**

COA, Capital Implementation Program

**Norm Segel**

Interested neighbor

**Richard Shane**

Parks & Recreation Advisory Board

**Karen Shore**

Jones Intercable

**Jonathan Siegel**

North Valley Coalition

**John Slown**

Bernalillo County, Parks & Recreation

**Paul Smith**

Albuquerque International Balloon Fiesta

**Captain Sylvester Stanley**

Bernalillo County Sheriff's Office

**David Stoliker**

Bernalillo County, Public Works

**John Stomp**

COA, Public Works

**Gary Sullivan**

Albuquerque Youth Soccer League

**Terry Sullivan**

Phillips Semi Conductor

**Mark Sullivan**

Albuquerque International Balloon Fiesta

**Douglas Svctnicka**

Balloon Museum Board

**Manjeet Tangri**

COA, Planning Department

**Al Tetreault**

Albuquerque International Balloon Fiesta

**Hank Thierry**

Alameda Alliance

**Kathryn Tomlinson**

Maria Diers Neighborhood Association

**Larry Trujillo**

AMAFCA

**Tom Trujillo**

State of NM, Parks & Recreation Dept.

**Linda Trujillo**

NE Valley Neighborhood Association

**Kathy Trujillo**

NMSHTD

**Marit Tully**

North Valley Coalition

**Dennis Valdez**

NMSHTD

**Paul Valencia**

North Valley Optimists/AMFA

**Steve Verchinski**

Interested citizen

**Juan Vigil**

Bernalillo County, Manager

**Dan Warren**

COA, Environmental Health Department

**Jeanne Witherspoon**

COA, Water Conservation

**Joseph Zamora**

COA, Fire Marshal's Office

