City of Albuquerque
Balloon Fiesta Park

Master Development Plan
December, 1998

2012 Update

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.

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

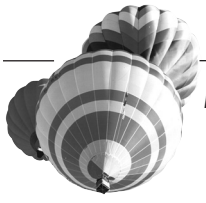
Since the adoption of the 1998 Master Development Plan, the planning, design, development, operation, and management of Balloon Fiesta Park have been guided by various City boards and commissions. Membership has varied slightly over the last 14 years, but has typically included representatives from the 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;

- 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.

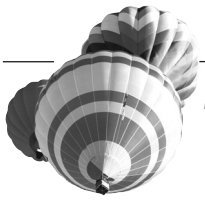
The purpose of the Balloon Fiesta Park Commission is to provide advice and recommendations concerning the operations, management, and development of the Balloon Fiesta Park to the Mayor, City Council, and the Parks and Recreation Department. The intent of the ordinance that established the Balloon Fiesta 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



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: The EPC found that 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

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, previously referred to 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 (proposed to be renamed as 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 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 Park. No field lighting will be allowed for the tournament game area, security lighting is acceptable.

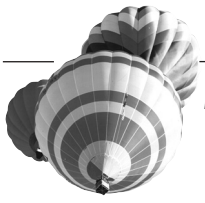
4. The tournament game area will not be used for outdoor concerts.

The Tournament Game Area, now identified by the 2012 amendment as the Outdoor Recreation Area, is located at the far northeast corner of the Park.

The 2012 update includes a zone map amendment to allow commercial retail/service uses in designated areas along Alameda Boulevard, and a caretaker's unit east of the Launch Field.

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.

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. - Gardunos 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:

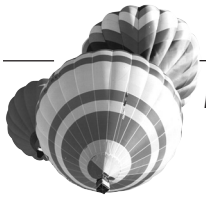
1. Infrastructure: By 2036, the Park has many venues and facilities, including a visitor's center, exhibit hall, community multi-purpose welcome center, and stage, as well as intimate spaces for weddings and graduations, that attract people from across the region. Habitat restoration attracts birds and 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, rail, 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.



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 in Section 2 under Zoning and Land Use, page XXX.

SUMMARY OF ACTIVITIES and RANKING

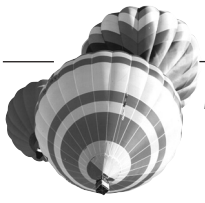
The 1998 Master Development Plan process included development of an activities matrix for the public meetings and asked participants to prioritize the activities presented. Many activities and/or uses (animal barns, amusement park, motorcycle track, horse racing, etc.) were removed from consideration 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.

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, 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.
- Design a network of 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.

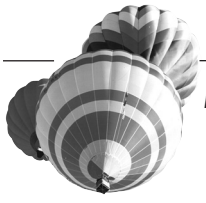
SITE PLAN FOR SUBDIVISION

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 charettes, strategic planning process, and continued coordination with the primary stakeholders (see the reduced version of the Site Plan for Subdivision on page 11 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.

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 trail system, and on the east by the Main Street Promenade.

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 23 of this document. All existing and future uses and buildings are consistent with the zone changes approved in R-88, with the exception of commercial retail/service and a caretaker's unit covered under the zoning portion of the current 2012 application to the EPC.



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 18 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 typesn 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.

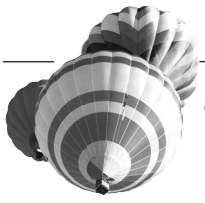
SUSTAINABLE DESIGN FEATURES

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:

<u>Alternative Energy Sources</u>

- 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

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 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.

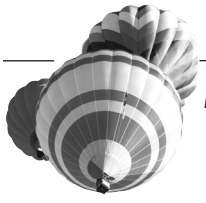
  The Launch/Recreation Fields area accommodates 21 soccer fields and is bisected by several roads. These roads running through the interior of the Launch Field area function as park service roads, walking trails, and drainage features, and are designed to allow maximum flexibility during the Balloon Fiesta 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 connects to Wildflower Park and provides a wide, approximately 16.7 acre buffer to the Wildflower Neighborhood. Wildflower Park is linked to the trail system and the Balloon Museum by the South La Cueva Trail. 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 trail between Jefferson Street and Balloon Museum Drive, 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 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.

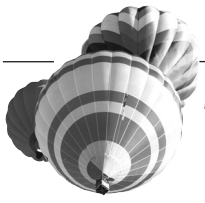
  The linear nature of this area between the Launch Field and the PNM lines makes it appropriate for vending activities and it provides an excellent viewing area for balloon launching. The Main Street Promenade is intended to provide permanent and seasonal vending buildings/structures, vendor storage buildings, 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.

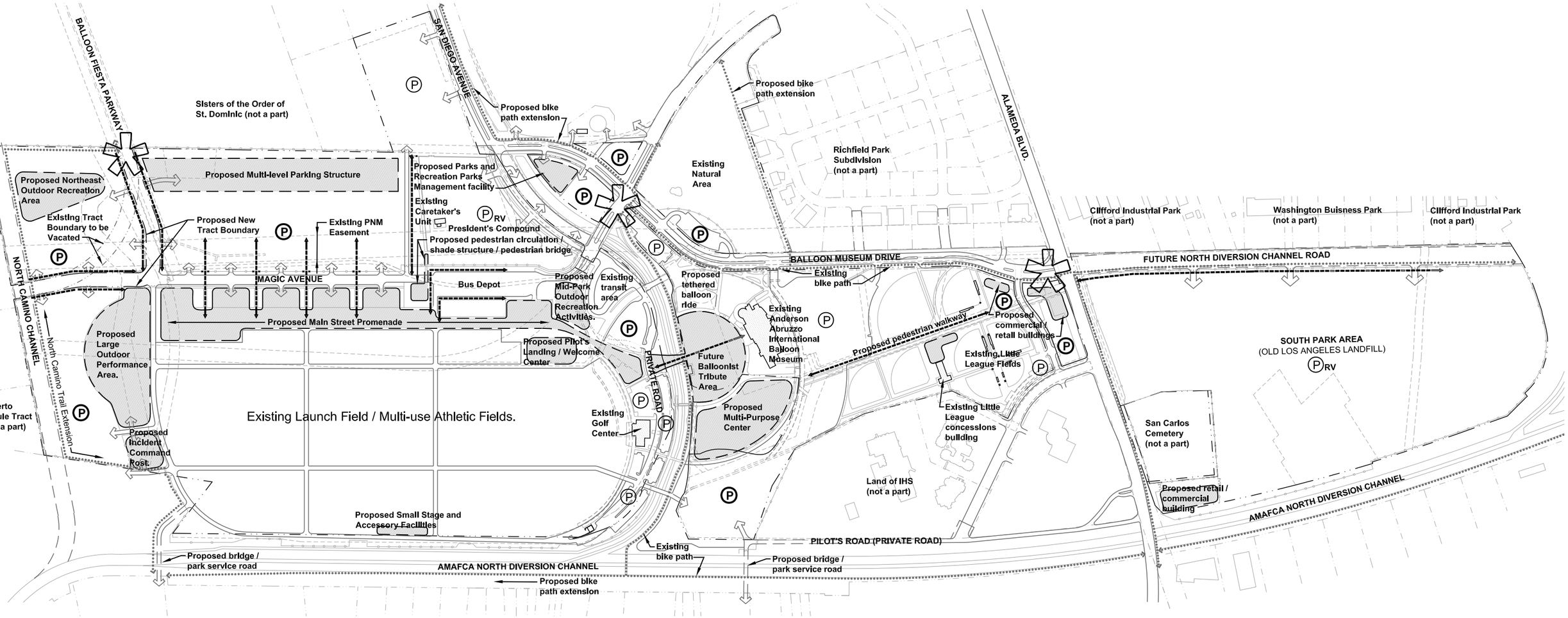
  Infrastructure within the Main Street Promenade remains substandard (potable water, reuse irrigation system, natural gas, sanitary sewer, electrical, and storm drainage). Making improvements to the utilities in this area are critical as development of the Park continues forward.

  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





SITE PLAN FOR SUBDIVISION

SCALE: 1" = 600'-0"

0 300' 600' 1200'

BALLOON FIESTA PARK

ALBUQUERQUE, NEW MEXICO

27 AUGUST 2012

LEGEND

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

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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 1 will be constructed in time for the 2012 Albuquerque International Balloon Fiesta.

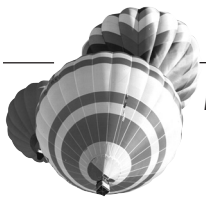
The Tribute Area is intended to be a focal element of the Park, and will contain walking paths and areas for a small amphitheater, public art, entertainment area, children's play area, balloon demonstration area, and a tribute to balloonists and the sport of ballooning.

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

- **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.

  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.

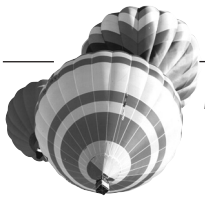
- **Mid-Park Outdoor Recreation Area:** This area is located on the east side of the Main Street Promenade. It is intended to create an activity node along the Main Street Promenade and could include an outdoor climbing wall, zipline, carousel, ice skating rink, and other fun outdoor activities for Park visitors. The maximum height of these elements shall be 26 feet above the adjacent grade. The maximum building area shall be 10,000 SF.

- **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 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 northeast 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.

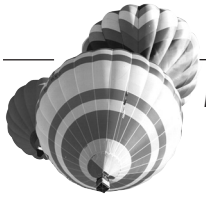
  A Park Maintenance Facility will be located on the east end of the Event Parking Area, which will provide a well located year round satellite location for Balloon Fiesta Park and other City parks on the west side of Albuquerque. The Park Maintenance Facility will include offices, a mechanics workshop, 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.

- **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.

- **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.

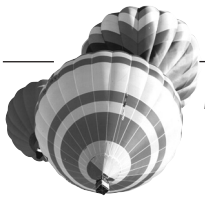
  The existing building is 12,300 square feet in size and 26 feet in height. It was previously used as a commercial restaurant, and in 2011, it was converted to a banquet facility and Parks and Recreation Department staff offices were added. The offices were for additional staff to provide enhanced management 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:

  <u>Site Improvements</u>:
  - 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.

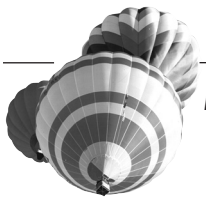
- **Future Museum:** A future museum is not shown on the Site Plan for Subdivision, but is a permissive use at the Park. The intent is to create an enhanced tourist destination. Maximum building height for a future museum is limited to 39 feet. The approval process for this future museum, and all other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

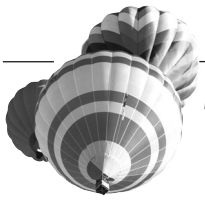
- **Future Incident Command Post:** The City's emergency services providers (fire, police, etc) have expressed a need for one or more staging areas within the Park during large special events. As such, an area of approximately one acre is designated on the Site Plan for Subdivision on the far north end 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 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 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.

  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.

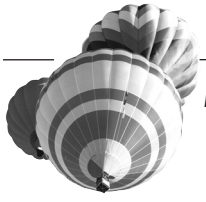
- **Transit Access and Bus Depot:** Public transportation to the Park has become increasingly important during the main Balloon Fiesta events (weekends and evenings), and other large special events as available parking has continued to decrease and roadway congestion has increased. During special events, 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 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.

  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.

- **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.

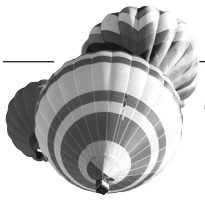
  2. Sumitomo Parking Lot (Nazareth Landfill): This area will hold approximately 1,725 vehicles and will serve general Park use. The west part of this area is also designated for RV parking during special events. Due to this parking area being located over the old Nazareth Landfill, any construction in 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 23). 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 El 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.

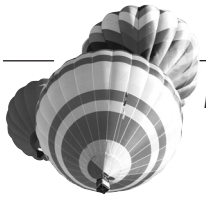
  The vast size of the area to be security fenced (±200 acres) may dictate economy of construction; however, the eastern and southern edges have high visibility to the finished areas of the Park so aesthetics are a consideration. The fence at the east edge, south of San Diego Avenue, and the south edge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



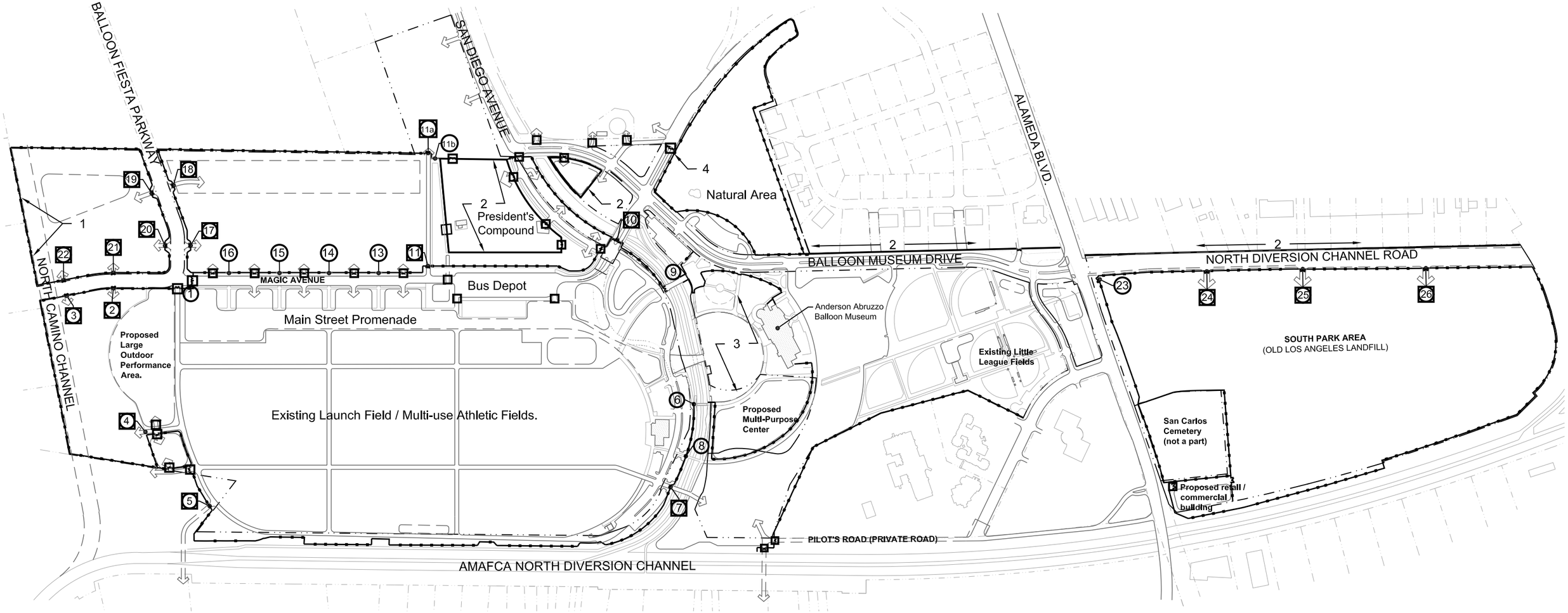
- **South Park Area Fence:** This area (Los Angeles Landfill) currently has a chain link fence with dust/erosion control silt fabric around its perimeter. This fencing should be maintained. Additional screening along the east edge of the future North Diversion Channel Road should be considered.

- **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
ALBUQUERQUE, NEW MEXICO
27 AUGUST 2012

SCALE: 1" = 600'-0"

0 300' 600' 1200'

GENERAL NOTES

1. Fencing along North edge property boundary of Tract A to be modified / relocated at this location per 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 Access Gate / Control Point*
①	Pedestrian Access Gate / Control Point*
①	Combined Pedestrian and Vehicular Access Gate*
*	(Other gates may be developed as needed in the future.)

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

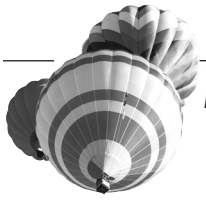
Existing North Diversion Channel Trail: The North Diversion Channel Trail provides a continuous north-south paved trail from the UNM Campus to Balloon Fiesta Park. In the vicinity of the Park, the trail runs along the west side of the North Diversion Channel. It crosses the North Diversion Channel at 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.

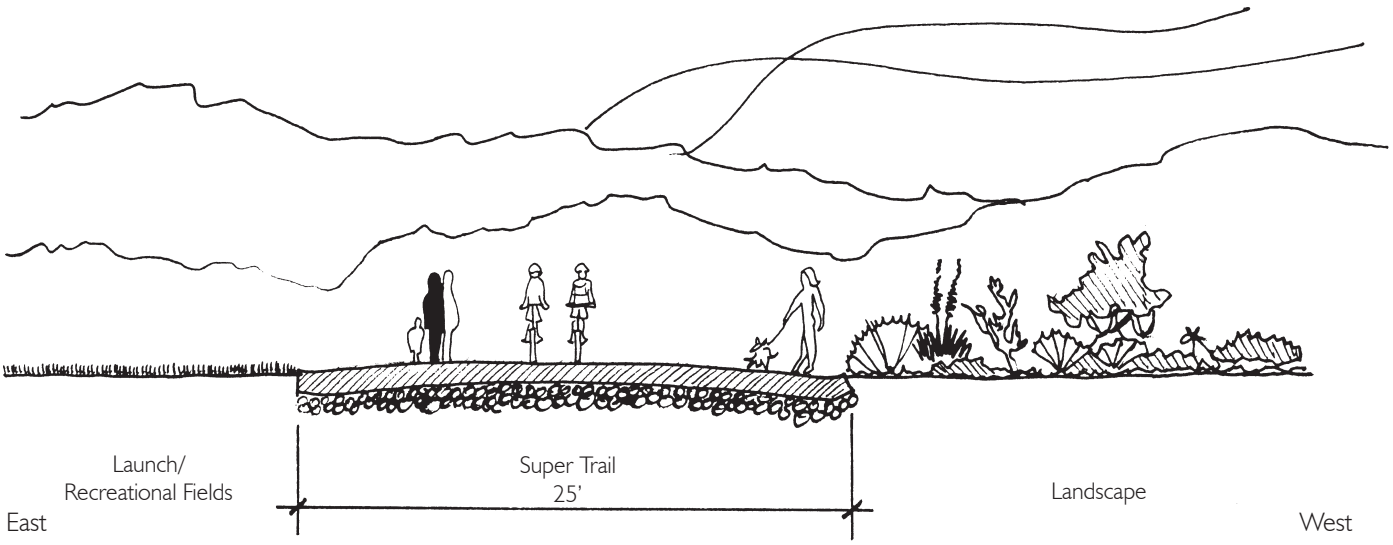
Proposed Improvements: Construct a new multi-use trail along the North Diversion Channel between Balloon Fiesta Park and Fourth Street. This will be an extension of the existing trail that currently terminates just south of the Launch Field on the west side of the Channel. The design of the trail should be coordinated with the 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 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 Alameda Trail, located along the south side of Alameda Boulevard, provides a connection between the existing paved 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.





Super Trail Section

Existing "Super Trail": A 25 foot wide paved pedestrian/bicycle "Super Trail" is provided within the Park to form a loop around the Launch/Recreational Field Area (see section). The 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 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 trail intersects with three existing pedestrian bridge crossings over the La Cueva Channel that provide access to the Launch Field. This 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 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 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 multiuse 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.

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; and
- Bicycle parking along the North La Cueva Channel.

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.

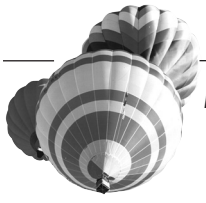
In addition to Balloon Fiesta (described below), there are numerous types of special events that have been or could be held at Balloon Fiesta Park, including soccer and rugby tournaments, bike races, wine and arts and crafts festivals, music events, car shows, civic events, Doggie Dash and Dawdle, etc.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

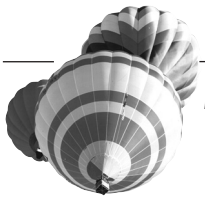
Traffic Control: Requirements for traffic control are determined through the City's Community Events Committee with recommendations from the Balloon Fiesta Park Commission. Large events may require manual traffic controls.

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:

1. 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.

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.

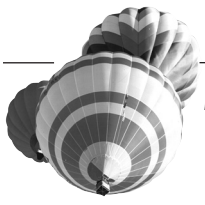
Enhanced Communications: During Balloon Fiesta and other large special events, enhanced communications occurs between the Albuquerque Police Department, Bernalillo County Sheriff's Office, and the event organizers.

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 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.



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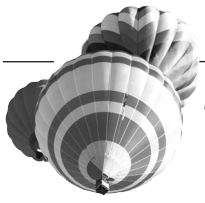


GENERAL DESIGN GUIDELINES

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.

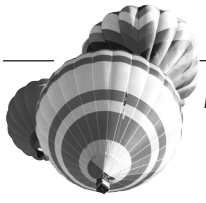
- Appropriate building design shall ensure articulation of all building facades rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides 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,



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

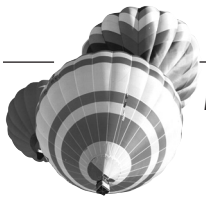
- 30 feet from the right-of-way of San Diego Avenue and Balloon Fiesta Parkway

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



PEDESTRIAN and BICYCLE TRAILS/ SIDEWALKS

- Pedestrian pathways in high traffic areas shall be constructed of concrete, stone pavers, or asphalt.
- All concrete sidewalks shall be designed to withstand vehicle crossing (i.e., a minimum of 5" in depth).
- Pedestrian-only trails shall be a minimum of 5 feet in width.
- Trails in informal areas may be constructed of stabilized crusher fines and include a 6" concrete mow strip along grass edges and vertical projections.
- All bicycle trails shall be constructed of asphalt or concrete and designated for bicycles and inline skating only.
- Where bicycles, skaters, and pedestrians are to share the same trail, the trail shall be a minimum of 10 feet in width, with a 3 foot recovery zone on each side.
- 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.

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).

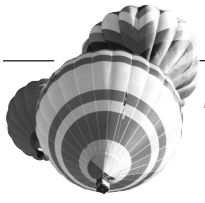
- Parking areas are required to contain shade trees at the number required by the City Comprehensive Zoning Code, except they may be planted in groups instead of evenly spaced, as the Zoning Code requires, given the potential conflict between trees and balloon landings.
- In compliance with the City 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.

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.



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 freestanding, 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.

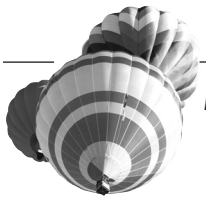
- **Building Signs:** Park buildings are allowed one metal, building-mounted sign whose size shall not exceed 20% of the facade to which it is applied. This sign may be backlit or lit with accent lighting. Each building may also have up to two monument signs no more than 4 feet in height.

- **Directional Signage:** Directional signage for pedestrian and bicycle trails, events, parking areas, etc. may be up to 8 feet in height and should be made from permanent concrete, stone, anodized metal, etc.

- **Pedestrian and Bicycle Trails:** Signage at the entries to pedestrian and bicycle 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 Concourse) 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.

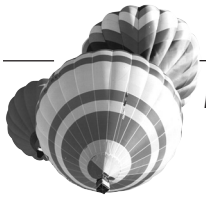
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way. Screening materials shall be placed to allow access for maintenance of this utility structures.

- 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 improvements, 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.

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.

- 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.*
- Trails *10-15 feet*
- Buildings *Building-mounted*
- Active Pedestrian Areas *15 foot poles*

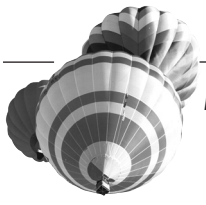
NOISE, SECURITY, and DUST CONTROL

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 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.

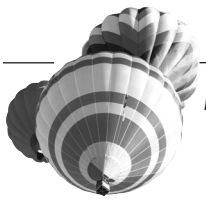
Noise Control Criteria

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 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

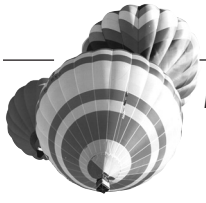
Dust control is a significant issue for the Park, particularly during Balloon Fiesta. The landscape design criteria and Landscape Master Plan section outlines various strategies for long term build-out of the Park that meets City Dust Control standards. Soil disturbances during construction activities 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.



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.

ON-SITE CONDITIONS and RECOMMENDATIONS

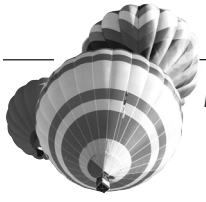
The original 1998 Master Development Plan and Conceptual Drainage Master Plan provided conceptual recommendations for storm drainage and grading for the Park. Many of the recommendations have been implemented to provide the existing storm drainage infrastructure that includes the following:

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.

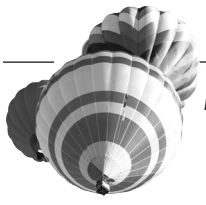
Off-site flows in the Launch Field area are channeled across the Launch Field in the North Camino and the La Cueva Channels. The North Camino Channel is a concrete-lined channel between I-25 and San Mateo Boulevard (extended). Between San Mateo Boulevard and the northeast corner of the Park property, 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 45 for the location of these floodplains).

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:

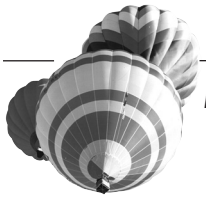
- Realignment of the North Camino Channel to the northern Park property line;
- Construction of an 84" storm drain to connect the Presbyterian outfall to the realigned North Camino Channel;
- Construction of a 36" storm drain to drain the northernmost portion of the Launch Field Area to the North Camino 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:

- 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 dissipator 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 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.

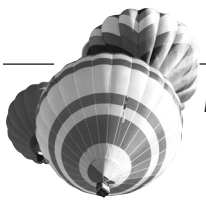
As designs of the north end of the Park are developed and refined, it may be necessary to include smaller storm drain systems that drain to the realigned North Camino Channel, as recommended in the Conceptual Drainage Master Plan. The size and geometry of these smaller systems will be determined in subsequent 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 1 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 45.

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.

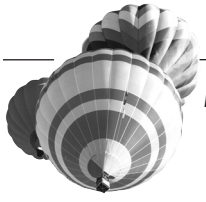
There is a storm water quality structure in the La Cueva Channel, approximately 650 feet upstream from the North Diversion Channel inlet. This structure is within the AMAFCA right-of-way and diverts low flows to a large concrete rundown in the east sill of the North Diversion Channel.

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 is 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 45.

3. Old Los Angeles Landfill / South Park Area

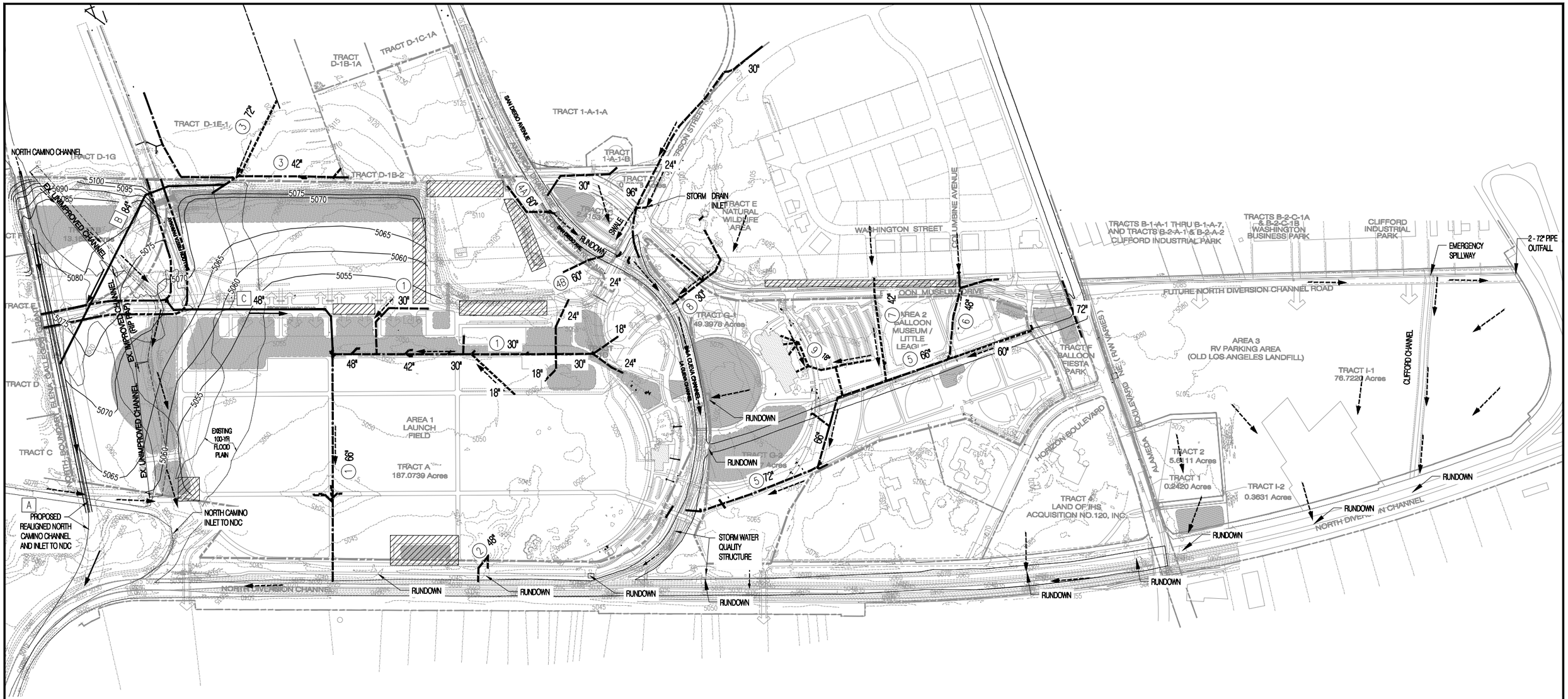
Existing Conditions: This area is bounded by the Domingo Baca Arroyo on the south, Alameda Boulevard on the north, the Clifford Industrial Park on the east, and the North Diversion Channel on the west. It includes Tracts I-1, I-2, 1 and 2 as defined in the Plat of Tracts I-1 and I-2 Balloon Fiesta Park 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
- = PROPOSED FLOW DIRECTION
- = PROPOSED CONTOUR
- = EXISTING CONTOUR
- (1) = EXISTING LINE
- [A] = PROPOSED LINE
- = EXISTING PARK BOUNDARY
- = PROPOSED TRACT BOUNDARY
- = ISOLATED AREAS WITH DRAINAGE PROBLEMS TO BE ADDRESSED

0 150 300 600
SCALE IN FEET

Behrmann Husten

CITY OF ALBUQUERQUE
DEPARTMENT OF PARKS AND RECREATION

BALLOON FIESTA PARK
MASTER DEVELOPMENT PLAN UPDATE
STORM DRAIN SYSTEM

P:\20120377\MUNI\Plans\Proposed Utilities_SD.dwg Aug 23, 2012 - 9:22am

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.

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.

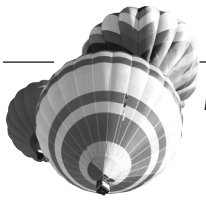
Proposed Improvements: San Diego Avenue may be widened to a 4-lane divided roadway between Balloon Museum Drive and San Mateo Boulevard.

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.

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.

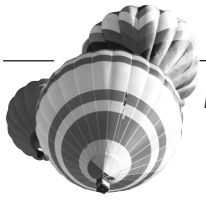
Of these projects, widening Alameda Boulevard and constructing the North Diversion Channel Road will have the greatest direct impact to vehicular traffic in the vicinity of Balloon Fiesta Park. Alameda Boulevard widening will provide added capacity that will improve access to and from the Park. The North 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).

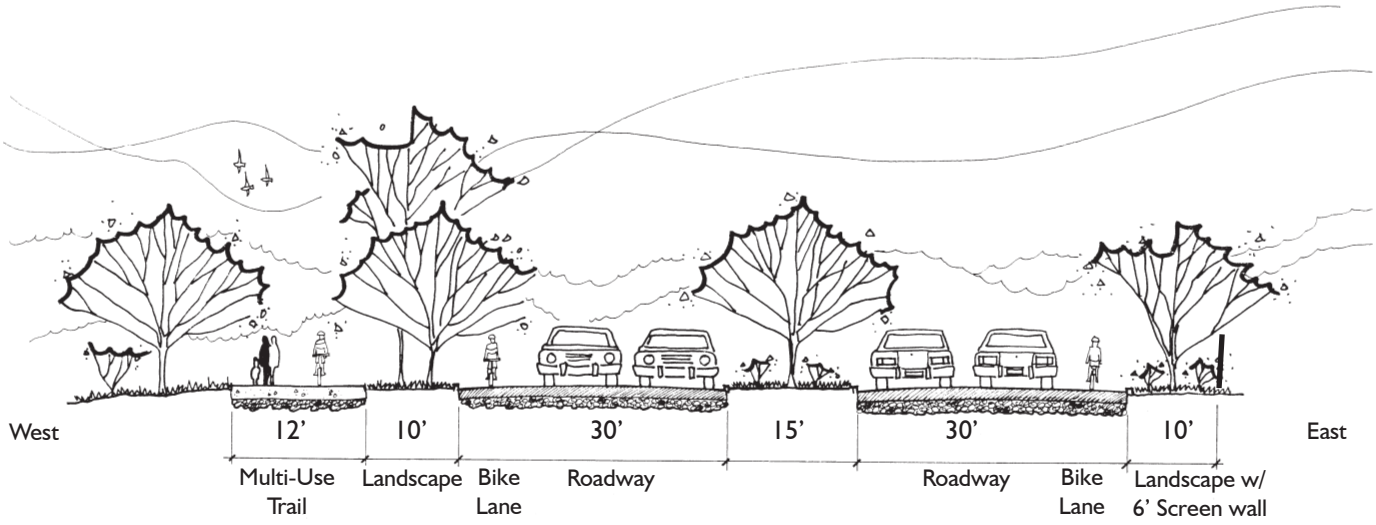
INTERNAL PARK ROADS

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





Section at Balloon Museum Drive

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.

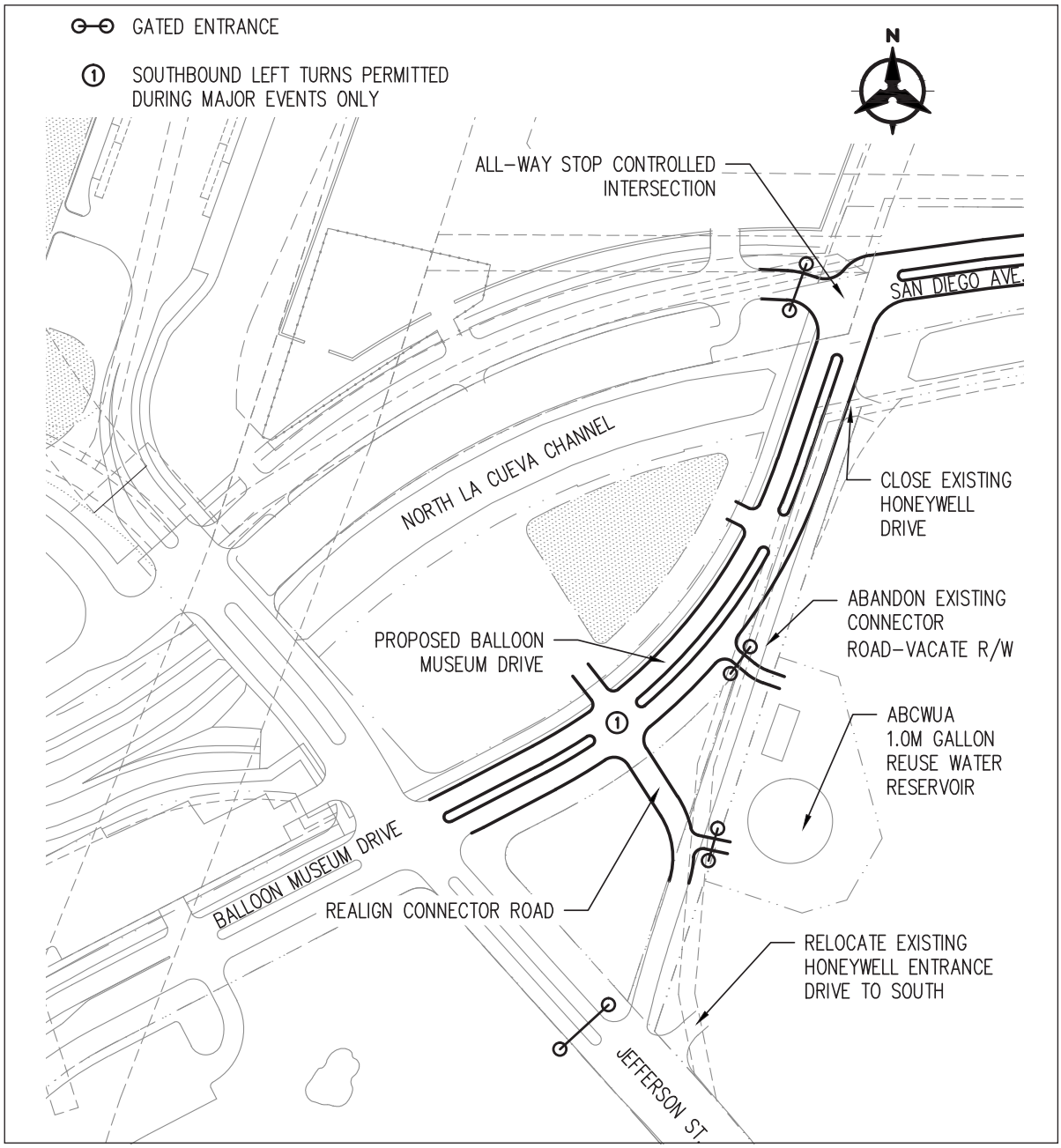
The Balloon Museum Drive/San Diego Avenue intersection should be realigned to improve the geometry and operation of the intersection. The existing bridge over the North La Cueva Channel south of the intersection would be used as possible, or widened/replaced, if needed, for the modified intersection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



Jefferson Street Connector Road Realignment

nel will either be relocated further south or closed. The intersection of 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 Road. 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 Road. It will provide access to the proposed parking areas for the north end and central portion of the Launch Field Area.

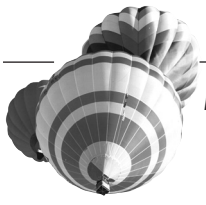
Balloon Fiesta Parkway (internal and external to the Park) will be landscaped with street trees per City of Albuquerque Street Tree Ordinance, with species as listed in the Plant List (see Appendix D: Grass Criteria and Plant List). Sidewalks shall be 6 feet wide and meander within a 20-25 foot wide 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.

No Name Road: No Name 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.

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:

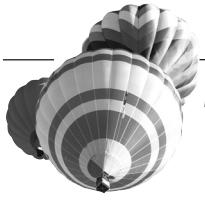
Magic Avenue: Magic Avenue will be the main road providing access to the Launch Field, and will be situated east of the Main Street Promenade. It will extend from the Bus Depot on the south to Balloon Fiesta Parkway to Balloon Fiesta Parkway as a private road, and then intersect with the realigned right-of-way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

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.



Existing and Proposed Transportation Facilities

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 54.

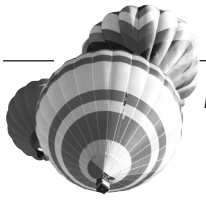
AIR QUALITY IMPACT ANALYSIS

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 (NOx). 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

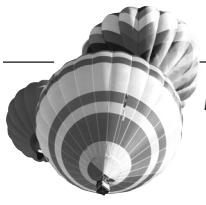
The 1998 AQIA included an intersection hotspot analysis to quantify the incremental changes in CO concentrations likely to occur in the study area as a result of developing the Park. The CO hotspot analysis evaluated five high-volume intersections on Alameda Boulevard. According to the results of the 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.

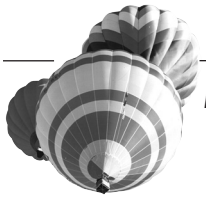
System 7: This line is a 24" sewer that runs south along Jefferson Street from San Diego Avenue.

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.

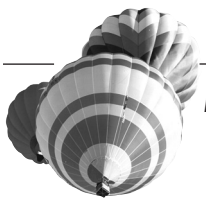
Beyond the Small Outdoor Stage area, the existing ground elevation increases by approximately 14 feet to the north end of the Launch Field where the Incident Command Post is proposed. As such, this facility can be served by an 8" gravity sewer extending from the Small Outdoor Stage lift station or grinder 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.

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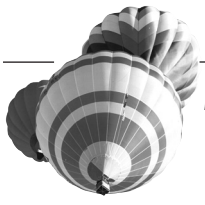

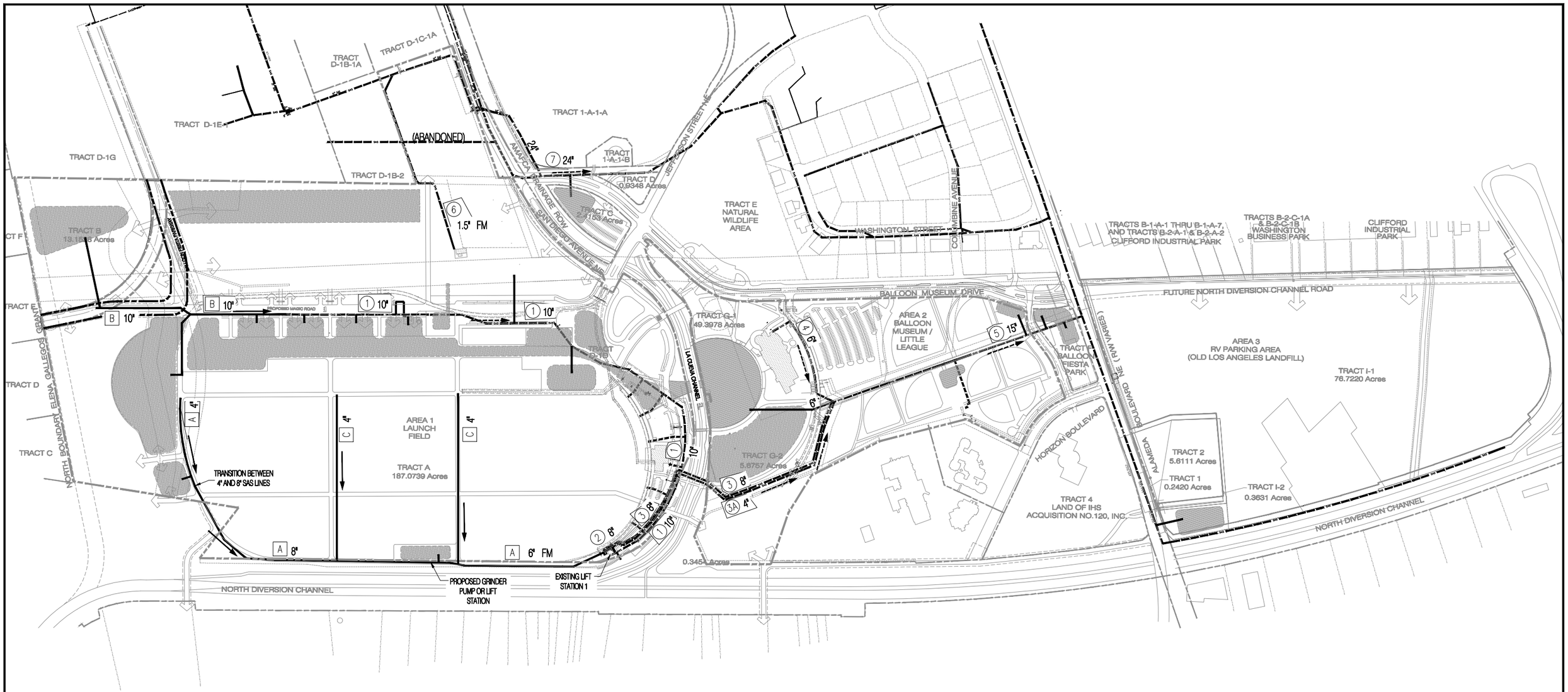

LEGEND

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SCALE IN FEET

Behrmann Husten

CITY OF ALBUQUERQUE
DEPARTMENT OF
PARKS AND RECREATION

BALLOON FIESTA PARK
MASTER DEVELOPMENT PLAN UPDATE
SANITARY SEWER SYSTEM

WATER

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.

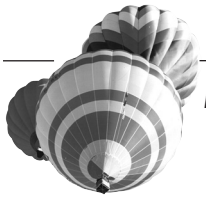
System 8: System 8 is a 6" water line that extends north from the intersection of San Diego Avenue and Jefferson Street, and is capped in front of the existing reuse water storage tank on the east side of San Diego Avenue.

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;



- 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.

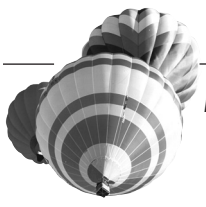
The permanent restrooms, vending area, and food service along the Main Street Promenade can all be served from existing water lines that extend from the 10" System 1 line. Fire hydrants will need to be spaced along the Main Street Promenade to provide adequate fire protection for this area.

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 develop-



ment 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.

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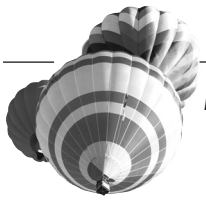

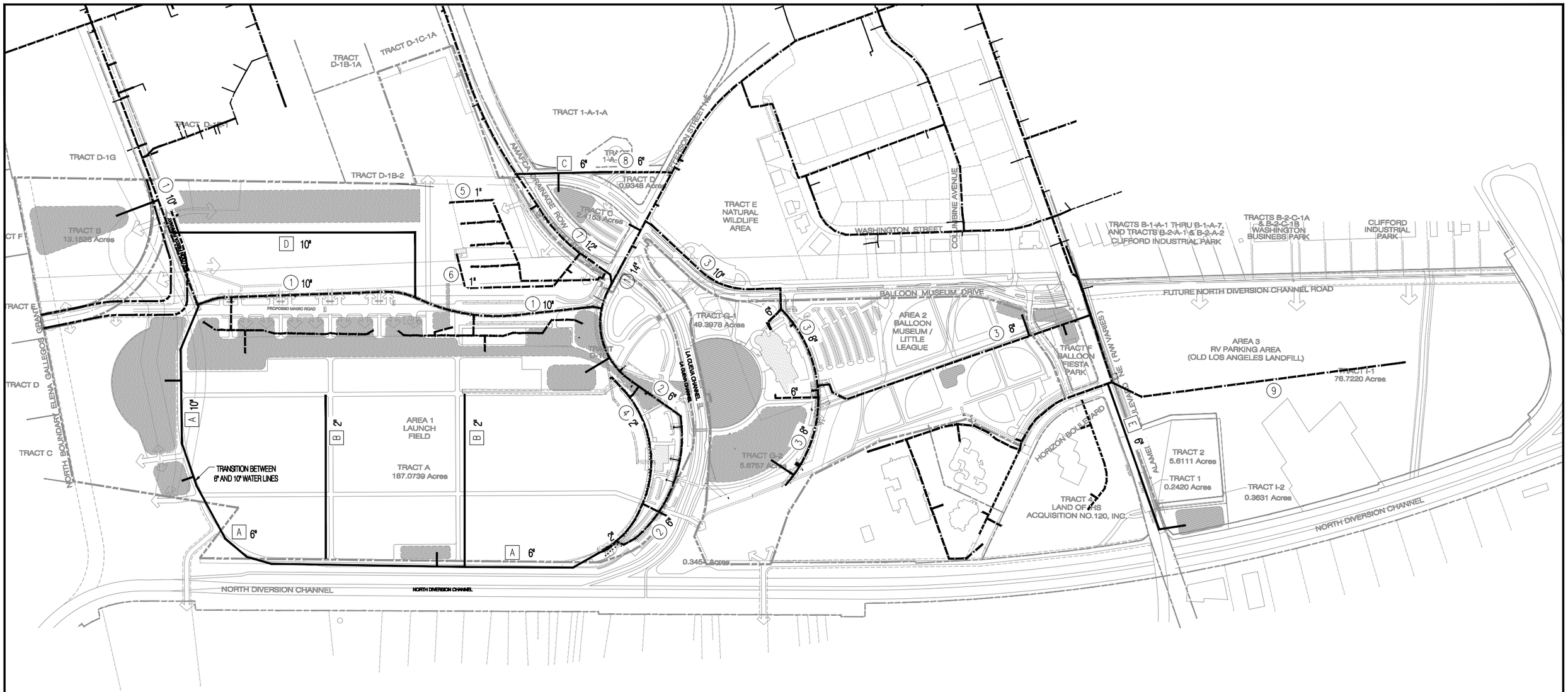

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CITY OF ALBUQUERQUE
DEPARTMENT OF
PARKS AND RECREATION

BALLOON FIESTA PARK
MASTER DEVELOPMENT PLAN UPDATE
WATER SYSTEM

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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.

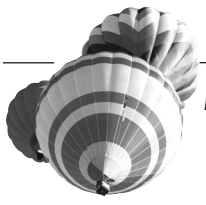
System 4: System 4 extends an 8" line that transitions to a 6" line south of Columbine Avenue extended to the Little League parking lot north of Alameda Boulevard, then west to the west side of the ballfields, then north along Horizon Boulevard. This system serves the Little League ballfields.

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 1-25 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;



- 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.

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 Liftoff 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.

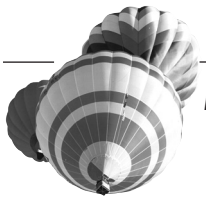
Proposed features that will need to be served by the reuse water system in the Balloon Museum/Little League area include:

- Balloonist's Tribute Area;
- 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 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.

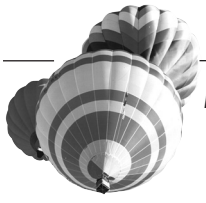
The landscape activity area and the commercial retail/service buildings in the vicinity of the Balloon Museum Drive/Alameda Boulevard intersection can also be served by the 8" and 6" lines of System 4.



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.



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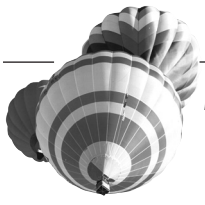

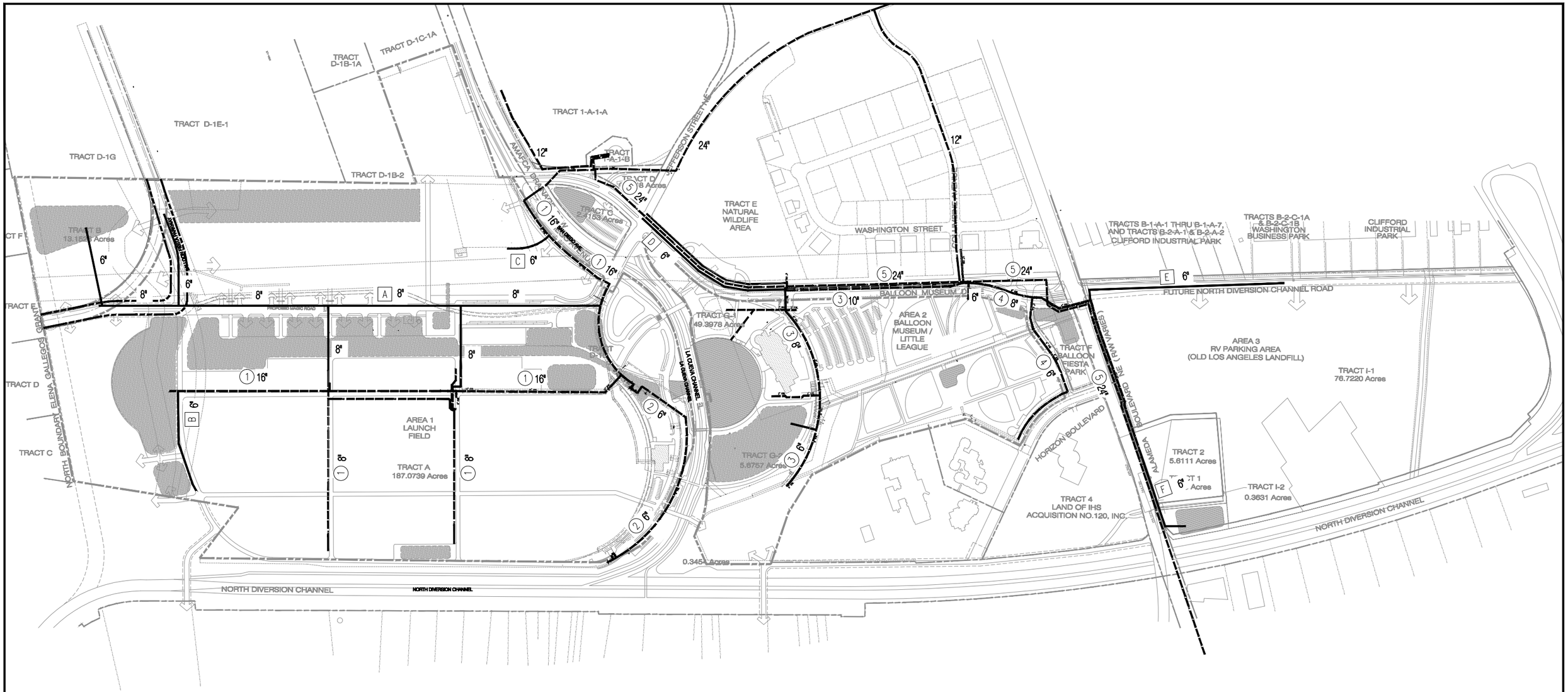

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Behrmann Husten

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DEPARTMENT OF
PARKS AND RECREATION

BALLOON FIESTA PARK
MASTER DEVELOPMENT PLAN UPDATE
WATER REUSE SYSTEM

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.

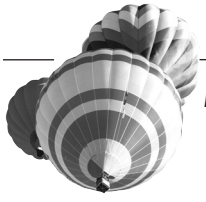
SOLID WASTE

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.

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

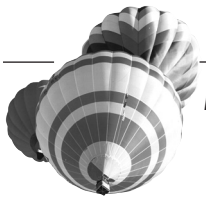
Public Service Company of New Mexico (PNM) presently operates significant above-ground electric transmission (115kv) and distribution (12.47kv and below) facilities within the Balloon Fiesta Park. These facilities have been designed and developed, and are operated to provide safe, abundant, and reliable electric service to residential, commercial, and industrial users located in and around the Park. The existing overhead transmission line facilities also serve as critical links in the Albuquerque and Northern New Mexico transmission grid. It is critical that the operational integrity of these overhead electric facilities be maintained for PNM to continue to provide reliable electric service to the Albuquerque area.

Per the City's request, PNM developed conceptual alternatives as part of the 1998 Master Development Plan process to relocate the existing transmission line facilities away from Balloon Fiesta Park, and/or alternatives to place these facilities underground. The design of the Preferred Master Plan Concept was developed with the understanding that the relocation of the PNM transmission lines may take years to accomplish. The majority of the physical features of the Park function with the transmission lines in their current location; however, no buildings or facilities shall be built within the PNM easement until relocation, funding, siting, permitting, and schedule for relocation of the lines has been accomplished.

A possible alternative for the relocation of the two overhead transmission lines is listed below (see Appendix G for the other alternatives). This concept is contingent upon additional funding for the relocation of the line and future negotiations with the neighborhoods and industry.

PREFERRED ALTERNATIVE

Relocate the existing two overhead 115kv transmission lines along Elena Street to the I-25 West Frontage Road (Pan American Freeway), then south along the West



Frontage Road to Alameda Boulevard. At Alameda Boulevard, the lines would go west back to the existing PNM overhead lines. A double circuit line would be installed from Alameda Boulevard north along San Mateo Boulevard to the existing PNM substation at the Phillips facility. The lines would be constructed on double circuit tubular steel structures (80-95 feet in height) on concrete foundations, existing wood "H-Frame" and tubular steel structures would be removed. PNM estimates the cost for this preferred alternative to be $1.2 million, however, this information is conceptual and subject to significant change as the development of the Park becomes more defined in the future.

Concepts to modify existing PNM distribution facilities are not included in this Master Development Plan. Final siting and permitting shall be in accordance with the City of Albuquerque "1995-2000 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.

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. The City shall take the lead in these relocation activities. 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.

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.

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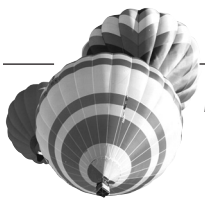

CITY of ALBUQUERQUE
EIGHTEENTH COUNCIL

COUNCIL BILL NO. F/S O-09-90 ENACTMENT NO. O-2010-004

SPONSORED BY: Debbie O'Malley

ORDINANCE

ESTABLISHING THE BALLOON FIESTA PARK COMMISSION; ESTABLISHING THE RESPONSIBILITY OF THE COMMISSION.

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

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

"Section 10-10-1 PURPOSE AND INTENT.

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

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

Section 10-10-2 SHORT TITLE.

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

Section 10-10-3 DEFINITIONS.

COMMISSION: The Balloon Fiesta Park Commission. The Commission is the organization created by this Ordinance with the powers here set out with a

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responsibility to see that the interests of the public and stakeholders in the Balloon Fiesta Park are represented.

LONG TERM PARK TENANTS: Persons or organizations with authority from the City to occupy a portion of the Park on a long term basis. Such authority would generally be a multi-year lease but involves any grant of a right to occupy Park property for a period of more than one month or to occupy Park property in multiple years.

SHORT TERM PARK TENANTS: Persons or organizations with authority from the City to occupy a portion of the Park as other than a Long Term Park Tenant. Such authority would generally be for a period of one month or less and for a single event.

Section 10-10-4 COMPOSITION OF THE COMMISSION.

The Commission shall consist of thirteen voting members. The Commission shall not include any elected City officials. Each Commission member shall be recommended by the entity that the member is representing and appointed by the City Council except that the members listed below in paragraphs F and K shall be appointed by the Mayor with the advice and consent of the City Council:

(A) Two representatives from the Board of Directors of the Albuquerque International Balloon Fiesta;

(B) One representative from the Wildflower Neighborhood Association;

(C) One representative from the Alameda North Valley Association;

(D) One person representing the broader recreation interests of the community and the Metropolitan Parks and Recreation Advisory Board;

(E) One person representing the Pueblo of Sandia;

(F) One person representing local businesses located near the Park;

(G) One person representing the Anderson-Abruzzo Albuquerque International Balloon Museum;

(H) One person representing the Albuquerque Convention and Visitors Bureau;

(I) The director of the Parks and Recreation Department, or designee; and

(J) A City employee representing City public safety issues; and

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(K) Two at-large positions to be filled by persons residing in other areas of the City, in particular, one person from the west side of the City and the other person from the east side of the City.

Voting members shall serve three-year terms that are staggered as to the year of termination. Members shall not be subject to term limits. Members are not required to be a resident of the City of Albuquerque.

Section 10-10-5 DUTIES AND POWERS OF THE COMMISSION.

The Commission is hereby created to oversee the operation, management, and development of the Park with the following duties and powers:

(A) Recommend to the Parks and Recreation Department, the Mayor and City Council guidelines and procedures governing the operation, management, and development of the Park, including event review and appropriate fee schedules.

(B) Review and recommend with respect to the approval or denial of agreements with short term park tenants. Short term park tenants shall be approved by the Parks and Recreation Department under guidelines and procedures adopted by City Council resolution.

(C) Review and recommend with respect to the approval or denial of agreements with long term park tenants. Long term park tenancies shall not be in effect until approved by the City Council.

(D) Review all existing licensure agreements, lease agreements, and similar agreements and make recommendations to the Parks and Recreation Department, Mayor and City Council with respect to the status and continuation of those agreements.

(E) Review and recommend to the Parks and Recreation Department, the Mayor and City Council regarding the yearly Operating Budget and City's General Obligation Bond Program.

(F) 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 any such changes. The Commission has the right to participate in, review and have its position given full consideration with respect to any planning and

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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 the City Council for any appeal or other consideration of such actions.

(G) Recommend sponsorships for the Park and Park Events.

(H) Work collaboratively with other organizations to market the Park.

(I) Such other powers not inconsistent with law that are necessary to fully perform the assigned duties.

Section 10-10-6 RESPONSIBILITIES OF THE CITY.

(A) The Parks and Recreation Department will operate and maintain Balloon Fiesta Park and all related recreation facilities within the boundaries of the Park in cooperation with the Balloon Fiesta Park Commission.

(B) Provide the Commission with a draft of the City's Operating Budget and the City's General Obligation Bond program prior to City Council approval.

Section 10-10-7 ESTABLISHING THE BALLOON FIESTA PARK STAFF LIAISON

(A) The Balloon Fiesta Park Staff Liaison shall be a Parks and Recreation Department employee designated as the liaison between the Commission and various City departments, including but not limited to City departments responsible for the capital improvements of the park, the Anderson-Abruzzo Albuquerque International Museum and the landfills in the park.

(B) The Balloon Fiesta Park Staff Liaison shall be recommended and approved by the Commission.

(C) The Balloon Fiesta Park Liaison shall attend the regular Commission meetings to report on activities and deal with matters within the Commission's authority."

SECTION 2. CONTINUATION OF TERMS OF COMMISSION MEMBERS.

Policy Board members appointed pursuant to Enactment No. R-2003-131 shall continue to serve until 2013, 2014, and 2015. Upon the expiration of each of those terms, Commission members shall be appointed pursuant to this Ordinance to fill those positions, for three-year staggered terms.

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SECTION 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

SECTION 4. COMPILATION. Section 1 of this ordinance shall be incorporated in and made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect five days after publication by title and general.

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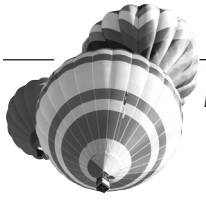

PASSED AND ADOPTED THIS 3rd DAY OF May, 2010
BY A VOTE OF: 9 FOR 0 AGAINST.

Ken Sanchez, President
City Council

APPROVED THIS 12 DAY OF May, 2010

Bill No. F/S O-09-90

Richard J. Berry, Mayor
City of Albuquerque

ATTEST:

City Clerk

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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 *(Widen to four lanes and add landscaping).*	$2,500,000 - $3,500,000
Alameda Blvd *(Balloon Museum Drive and Horizon Blvd. intersection improvements)*	$800,000 - $1,000,000
Launch Field Improvements *(Extend potable water & electrical services to the west side of the field and along the eastern edge of the*	$300,000 - $500,000

field for smaller special events)	
Southern Vending Concourse – Gate 9 to just north of the Command Center ***(Public Safety Building****, year-round reservation area/ entertainment area, transit drop-off, restrooms, utilities, paving, landscaping & site improvements).*	$9,400,000 - $11,000,000
Northern Vending Concourse – North of Command Center to Gate One (*Vending concourse, restrooms, utilities, landscaping & site improvements).*	$9,000,000 - $10,000,000
Los Angeles Landfill *(year-round usage improvements and environmental management costs)*	$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