City of Albuquerque
Balloon Fiesta Park

Master Development Plan
December, 1998

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

ACKNOWLEDGMENTS

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The Sports Management Group
Cameron Balloons

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

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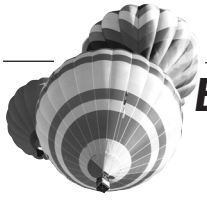

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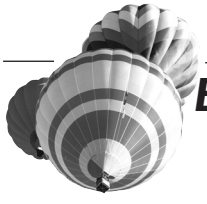


PURPOSE

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

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

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

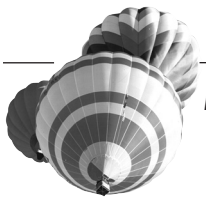
The general locations and design criteria for buildings (including the Balloon Museum), parking areas, launch field, sports fields, landscaping, etc., are included in this document. This Master Development Plan is the overall guide for future development of the Balloon Fiesta Park. Future development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

MISSION STATEMENT and GOALS

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

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

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



Park Goals

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

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

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

BALLOON FIESTA

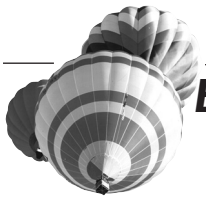
The first Balloon Fiesta was organized in 1972 by a local radio station. The question was where to hold the world's largest hot air balloon event. The decision was made to fly out of the parking lot of the new Coronado Shopping Mall. Thirteen balloons participated in this first Balloon Fiesta.

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

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

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

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



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

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

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

BALLOON FIESTA PARK

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

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

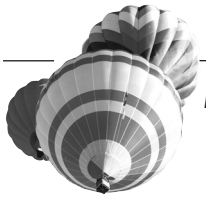
BALLOON MUSEUM

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

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

MASTER DEVELOPMENT PLAN RECOMMENDATIONS

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



and Management Oversight Committee have been included in the Public Involvement Plan, Appendix A.

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

A great deal of detailed planning and engineering work remains to be done before the entire vision for this Park will be realized. Some of this follow-up work is specifically listed within the Phasing Plan (see page 121). Additional detail is also included in the Appendix documents which will accompany the Master Development Plan.

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

RECOMMENDATIONS

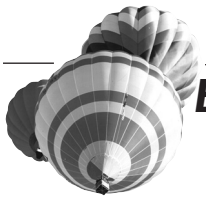
- The Balloon Fiesta Park should be celebrated by all New Mexicans as a significant quality-of-life asset for generations to come. The combination of weather and wind conditions, the amount of acreage available, its proximity to the metropolitan community on both sides of the Rio Grande, its accessibility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

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

- The Balloon Fiesta Park will simultaneously become a world-class facility, a trademark for the entire State, and a wonderful community and neighborhood Park. The Master Development Plan includes land uses to meet all of these goals. This balance between world focus and neighborhood needs should be maintained throughout all phases of Park development. Development and operation of the Park must be guided by the needs of global visitors and adjacent neighbors, as well as the need to serve visitors of all age groups and physical abilities. A detailed, subsequent Operations and Management Plan will be developed, with review and approval by City Council.

- Temporary improvements to Balloon Fiesta Park must be mindful of the eventual long term implementation of the Master Development Plan concepts. Therefore, short term improvements needed to accommodate current needs must be viewed as removable, convertible, or disposable unless they are consistent with long term design concepts within the Park and comply with all City regulations.

- The "recycling" theme of Balloon Fiesta Park is encouraged to be refined and developed further over time. The Park site is a gravel mine which will



be reclaimed and recycled into a permanent public space. Landscape irrigation and water features within the Park will use as much recycled water as possible. Wildlife habitat areas are included in the Park and will be supplemented with natural water features. This type of "wise use" of the natural resources available to the Park should be continued throughout its development.

- Design guidelines for architectural style; material and colors; signage; lighting; landscape; and park furnishings are included in this Plan, but more detailed standards should be undertaken as a follow-up task to the Master Development Plan to protect the inherent value of the Park as a whole and ensure compatibility between facilities.

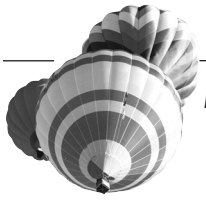
- Planning and programming for the development of Balloon Fiesta Park should be an open process, with recreational users, industry, neighborhoods, and other local governments, including Sandia Pueblo, providing input on these issues.

- The local governments, including Sandia Pueblo and the State of New Mexico, should continue cooperative work on a regional multi-modal circulation system that connects the local access of the Park with the metropolitan transportation system as a whole in the most efficient way possible. Without easy access to the Park, its potential will never be realized.

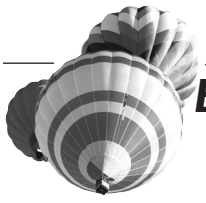
- The "gateway" area to the Park from I-25 and nearby access roads to the east and west, should be protected by the City and County. It is recommended that a regional set of design guidelines and/or overlay zone be prepared for the surrounding Park area with enforcement provided by the City and County. This will protect the investment of the many jurisdictions and private concerns who invest in the Park and guarantee that the overall vision for the Park can be achieved.

- The Balloon Fiesta Park needs to be funded, developed, and celebrated within the community. This remarkable asset should not be underestimated or undermined. It is a once-in-a-lifetime opportunity to create a local park with worldwide appeal that will be proudly claimed by all New Mexicans. The public, if asked and informed, will support Balloon Fiesta Park with their time, their efforts, and their money. This public trust in the future of Balloon Fiesta Park is the asset most in need of protection throughout the decades to come.

- During Balloon Fiesta, and for a reasonable period of time before and after (time period to be jointly defined in the Operations and Management Plan by the City and Balloon Fiesta, and to be called the "Balloon Fiesta Exclusive Period"), the Fiesta is recognized as the paramount event at the Park. As such, the Fiesta is expected to fully utilize the roads, parking areas, concourse, launch fields, and other outdoor features of the Park without simultaneous use by others during the Balloon Fiesta Exclusive Period, unless the City and Balloon Fiesta have agreed to joint use of facilities or sharing of fields for other related events. In all cases, access and some parking for the Balloon Museum must be preserved (how much parking and what level of access will be jointly agreed to by the City and the Balloon Fiesta in the Operations and Management Plan). It is recognized that the Balloon Fiesta is the premiere event at the Park during the "Balloon Fiesta Exclusive Period". It is expected that Balloon Fiesta will cooperate with City Park Management, law enforcement and emergency services personnel, solid waste and other service providers, etc. to



ensure that the access to the Park is not denied for essential maintenance, liability, emergency, and service provision needs during the "Balloon Fiesta Exclusive Period". The Master Development Plan is not intended to limit the Balloon Fiesta's activities or use of the Park during the "Balloon Fiesta Exclusive Period", rather it is intended to define Park uses the remainder of each year, and ensure that Balloon Fiesta works cooperatively with other Park entities involved in governance and operations of this regional multi-use facility.



EXISTING CONDITIONS

The Balloon Fiesta Park site is a 358 acre parcel of land in the far north area of Albuquerque. The site is roughly bounded on the north by Sandia Pueblo , on the east by industrial park development, residential development, and Washington Street, and to the south and west by the AMAFCA North Diversion Channel. The entire site is bisected, north and south, by Alameda Boulevard. The southern portion of the site is the old Balloon Fiesta Launch Field, which originally was the Los Angeles Landfill. The northern portion of the site is a former gravel quarry (see Site Vicinity map on page 8 and aerial photos showing existing conditions of the Park prior to October, 1996).

- **Topography:** The southern portion of the site at the Old Balloon Fiesta Park generally slopes from east to west and drains to the North Diversion Channel inlets. The northern portion of the site has three characteristic subdivisions. The first is the relatively flat area just north of Alameda Boulevard. The area has an overall slope down to the west. A drainage channel runs north to south cutting this area in half. Further to the north, the site steps down into a large open basin where the gravel quarry was formerly located. The third area comprises steep slopes along the eastern edge of the open basin.

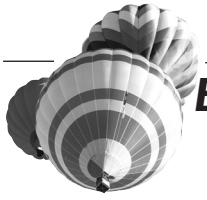
- **Drainage:** The site is crisscrossed with several drainage channels. The AMAFCA North Diversion Channel forms the western boundary of the site. An AMAFCA North Diversion Channel Easement is the southern boundary of the site. The North Camino Arroyo runs along the northern edge of the site and is unimproved. The North and South La Cueva Arroyos run across the southern edge of the large basin area and flow into the North Diversion Channel to the west. Two small channels run from east to west, passing through the area where the Eastdale Little League Fields are located. The steep slopes along the eastern edge of the site are experiencing some erosion and would benefit from stabilization (see Conceptual Grading and Drainage Plan, page 75).

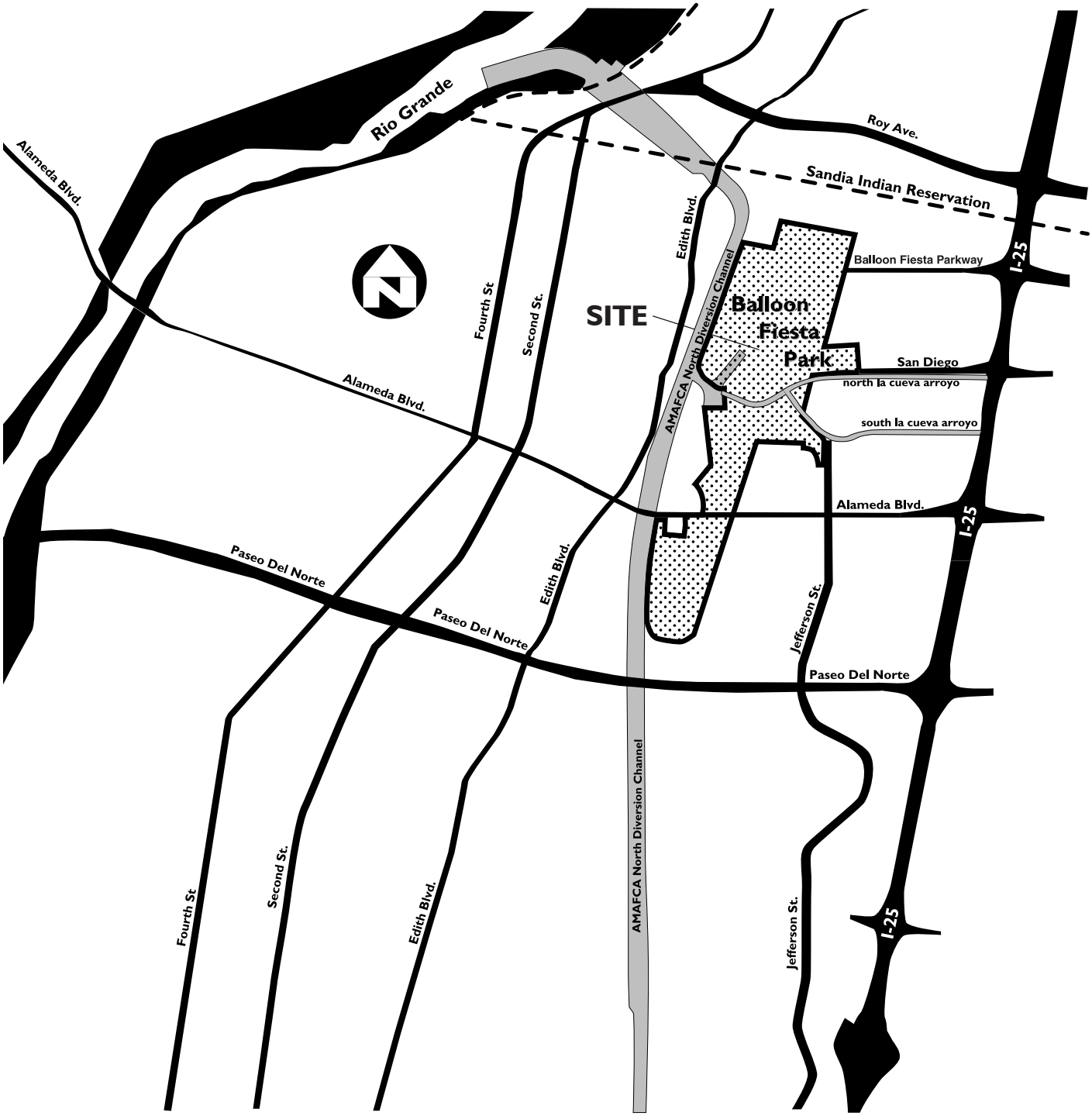
- **Utilities:** A double row of high voltage power lines run along the eastern edge of the site. Electrical power was extended to the site at the eastern edge where the North and South La Cueva Arroyos intersect. A 10 inch potable water supply line was brought into the site as part of the Launch '96 developments (see Section 7: Infrastructure and Engineering, page 75, for a more complete discussion on infrastructure).

- **Fencing:** A 6 foot high chain link fence completely encloses the lower basin of the site. Vehicular access is controlled through a series of gates at all roads and by boulders and graded trenches. Permanent 6 foot high chain link fencing encloses each of the ballfields at the Eastdale Little League Complex. Other fencing is temporary pending final site fencing anticipated on the Fencing Plan (see page 41) and to be approved as part of this Master Development Plan.

- **Roadways:** Balloon Fiesta Parkway (previously known as Balboa) and San Diego Avenue dead-end into the site from I–25. Washington Street and a former quarry access drive provide access off of Alameda Boulevard. A loop road and a pedestrian ramp were extended into the basin area as part of the Launch '96 work at the site.

  The New Mexico State Highway and Transportation Department (NMSHTD) recently completed the Alameda Corridor project which included the construction of a new four-lane bridge across the Rio Grande, landscaping improvements, and





Balloon Fiesta Park Site Vicinity

(not to scale)

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

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

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

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

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

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

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

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

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

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

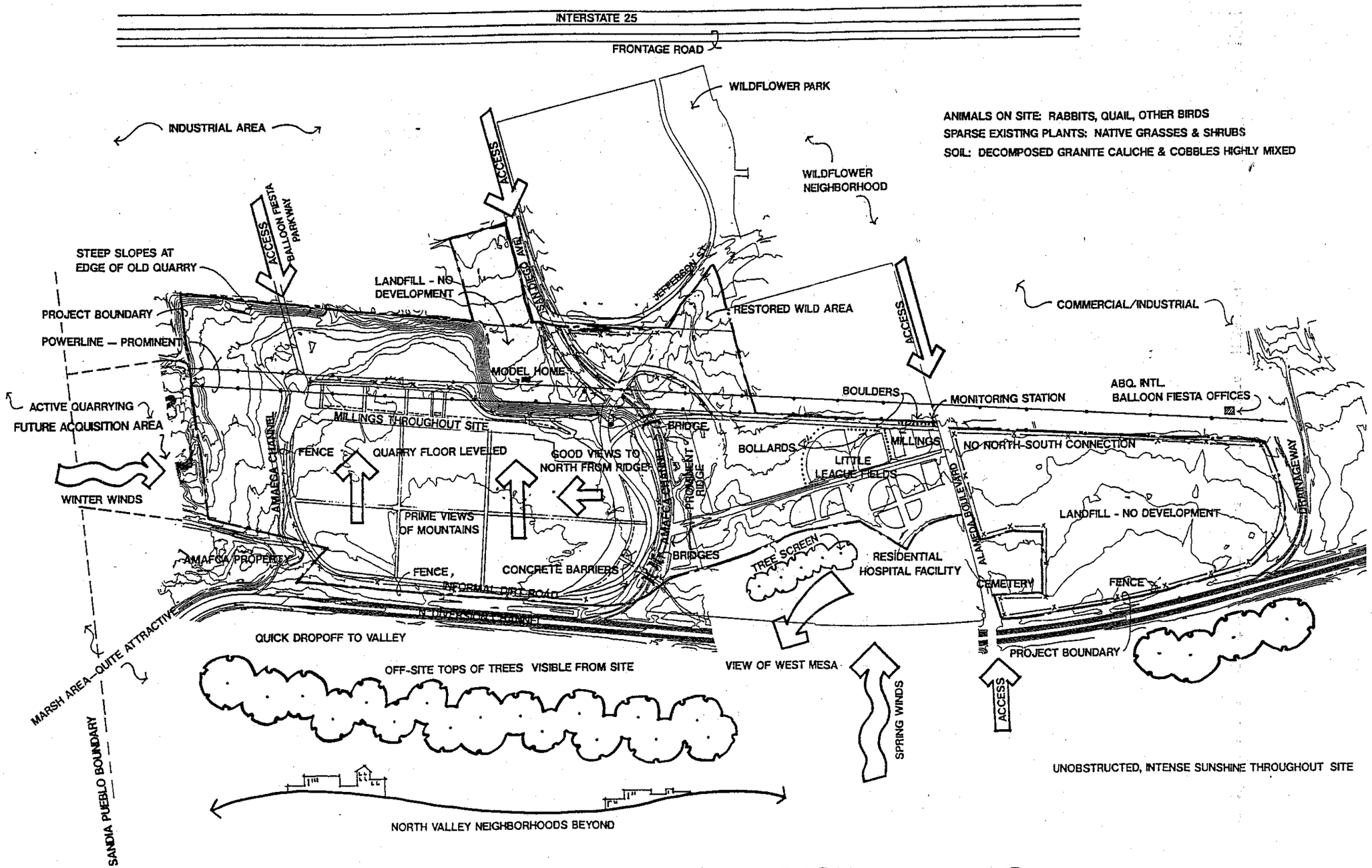
  The use of these two landfills must be consistent with minimizing environmental impacts and associated risks to public health and safety. Environmental concerns that should be addressed by the Landfill Management Plan include construction of structures; revegetation; water application; long term grading and drainage of precipitation; surface covers; installation of utilities; the use and location of parking of various types of vehicles; and the use of these two areas for special events. The Landfill Management Plan shall include an implementation schedule for the needed actions identified within the document.

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

- **Vegetation:** The site is covered with native grasses and shrubs in some areas. A few volunteer Siberian Elms and Cottonwood trees are growing in areas that receive some runoff. Many areas of the site have been disturbed. In areas where disturbance has occurred recently, little or no vegetation exists. Native grass species include Indian rice grass, galleta grass, blue grama grass, and sand dropseed. Native shrubs include four–wing saltbush and chamisa.

- **Wildlife:** Many species of birds can be seen at the site including small ground birds such as quail, meadowlarks, woodpeckers, and larger hunting birds such as falcons. Small rodents, rabbits, and reptiles such as lizards and snakes have also been spotted.

- **Soil Type:** The soils at the Balloon Fiesta Park site consist of decomposed granite and sand. They are full of gravel and river cobbles. Dust and blowing sand is currently a problem at the site.



BALLOON FIESTA PARK
SITE ANALYSIS

1" = 400'

N

City of Albuquerque

Balloon Fiesta Park

Consultants

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

February, 1998

- **Weather:** The Balloon Fiesta Park site is exposed to weather from all sides. The site has 100% insolation (sunlight). The winter winds sweep across the site from the northwest and the northeast. Spring and summer winds blow across the site from the west.

- **Views:** Despite the large transmission lines to the east, the site has exquisite views of the Sandia Mountains. The lower tip of the Jemez Mountains can be seen to the north. The Rio Grande Bosque can be seen to the west, with the West Mesa, and Mount Taylor beyond.

- **Existing Improvements:**

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

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

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

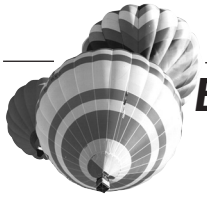
The majority of these improvements are constructed to integrate with the future, final design of the Grand Promenade (Vending Concourse) and Corporate Pavilion Areas. The final physical implementation of the Master Plan will largely cover over the top of the temporary paving and parking improvements.

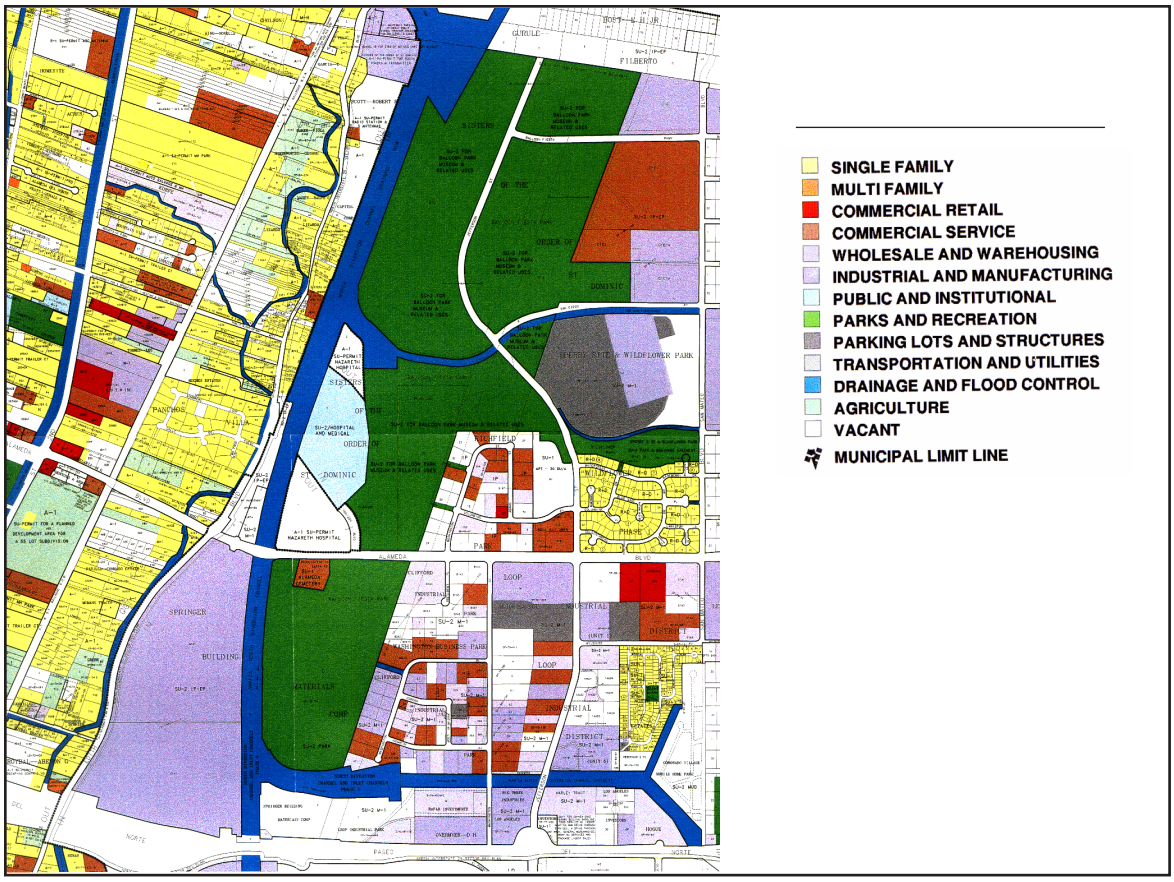
ZONING and LAND USE

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

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

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





PUBLIC ZONING ACTIONS

In June, 1996, the City Environmental Planning Commission (EPC) recommended an approval of the request to City Council. The EPC found that the request met the City's criteria for zone changes as defined by Resolution 270–1980. Changed neighborhood conditions were demonstrated by the termination of gravel mining and earth product removal on the site. The EPC found that the zone change was more advantageous to the community than the previous SU–1 for IP–EP zoning.

The City Council approved the revised land use list, zone change, and sector plan amendment in September, 1996. City Council Resolution 356 (contained in the North I-25 Sector Development Plan) was amended by including a description of the new Master Development Plan requirements for the entire 358 acre Balloon Fiesta Park. It was determined that any future use not included on the approved land use list will be evaluated by the City for its consistency with the approved uses and with the operational criteria outlined by this Master Development Plan.

APPROVED LAND USES

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

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**
   - Family Recreation Center (Community Center Type Uses)
   - 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
   - Golf clubhouse, other clubhouse use
   - Hotel/meeting center
   - Police substation

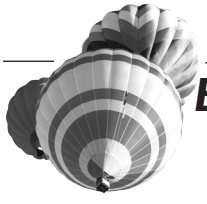
* *An outdoor sports stadium is not allowed in the Balloon Fiesta Park.*

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 is located at the far northeast corner of the Park.

NORTH I-25 SECTOR DEVELOPMENT PLAN

The North I-25 Sector Development Plan, a Rank 111 Plan adopted in 1986, was prepared by the City Planning Department in response to the emerging industrial character of the North I–25 area. The primary focus of the plan was to provide a compatible mix of land uses, adequate transportation systems, and public utilities in order to accommodate the future development of this area as a major employment center. The plan area covers approximately 2,900 acres between Louisiana Boulevard on the east, Edith Boulevard on the west, Sandia Pueblo on the north, and Paseo del Norte to the south.

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

NORTH VALLEY AREA PLAN

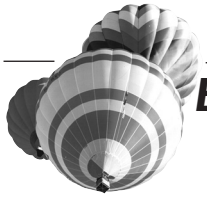
The North Valley Area Plan, a City and County adopted plan, was prepared in response to the local community's desire to preserve and enhance the rural character of the North Valley. The intent of the Plan is to recognize the North Valley as a unique and fragile resource within the metropolitan area. The Plan area encompasses approximately 24 square miles and is bounded by Roy/Tramway Road to the north, I-40 to the south, I-25 to the east, and the Rio Grande to the west.

Plan Sub Areas

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

ALAMEDA BOULEVARD DESIGN OVERLAY ZONE

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



criteria along the Alameda corridor, and Second and Fourth Streets. The ADOZ extends 200 feet north and south of Alameda Boulevard. This includes the Little League area of the Park and the parking area at the Old Balloon Launch Field. Parking and Little League functions at the Park shall comply with the ADOZ.

SANDIA PUEBLO MASTER PLAN

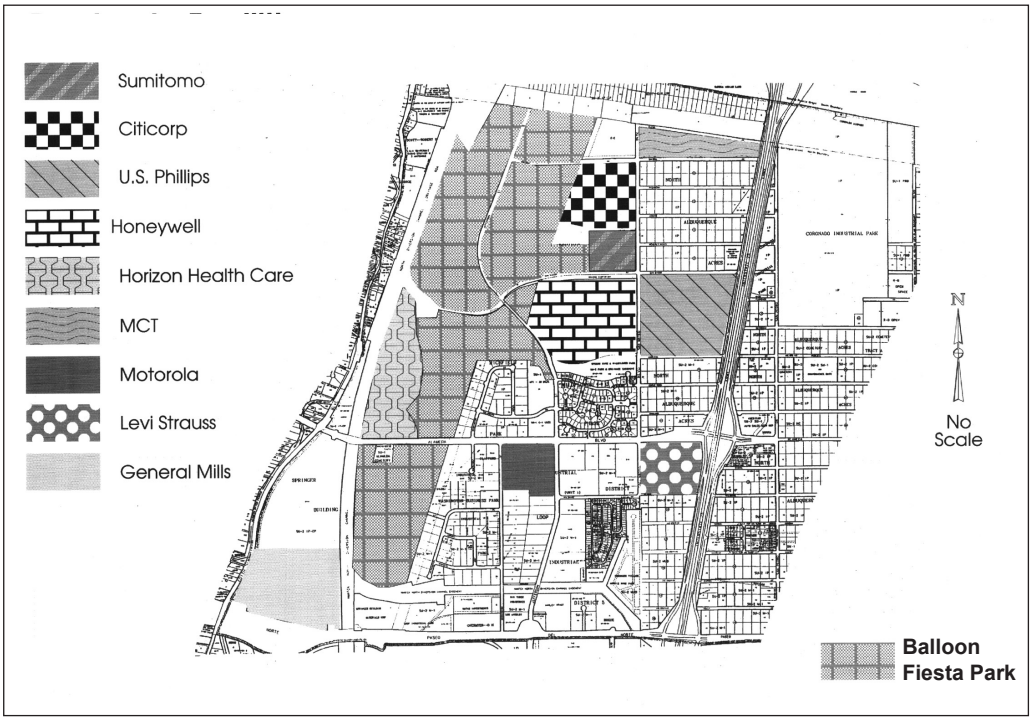
The Pueblo of Sandia, located north of Balloon Fiesta Park, is currently in the process of developing the Sandia Pueblo Southern Border Master Plan. The focus of the Master Plan is on providing infrastructures strategies and design guidelines for future commercial and industrial development on the southern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

GENERAL DEVELOPMENT TRENDS

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

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

- **High-Tech Manufacturing:** Existing industry in the area east of the Park includes several electronics manufacturers, including Philips Semiconductors, Honeywell, Sumitomo, and Sitex/Silmax. Several projects are either in planning or construction stages, including Prax-Air, Quartz International, Sumitomo Phase II, and an expansion of Philips Electronics.



Major Nearby Industry

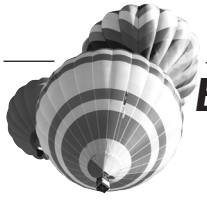
- **Office and Industrial:** The area has had an explosive growth in office industrial/warehousing development, including Citicorp and MCT Industries.

- **Office/Warehouse:** Several multi-tenant office/warehouse developments are in construction phases east of the Park and south of San Diego Avenue.

- **Hospital and Health Care:** The former Horizon Health Care is just west of the Park. The long term use of this facility is unknown at this time.

- **Vacant Lands:** There are several vacant, former gravel mining operations south of Alameda Boulevard and east of the North Diversion Channel which are currently in planning and development phases for office, manufacturing, and industrial uses.

- **High Density Residential:** There are 9.5 acres of vacant land zoned 30 du/ac at the northeast corner of Columbine Avenue and Jefferson Street.



COMMUNITY RECREATION NEEDS

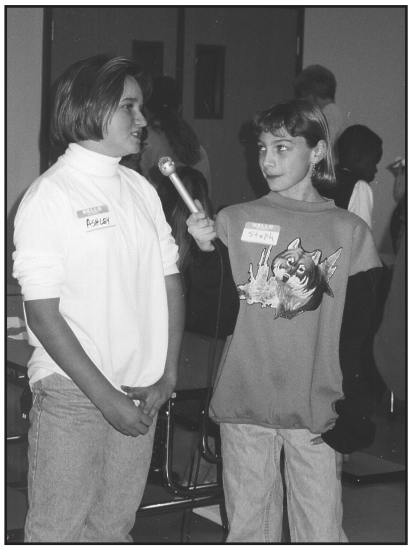
The 1993 Draft Park System Facility Plan, a Rank II Plan, acknowledged the social and economic benefits of providing quality parks and recreation facilities. The City of Albuquerque's current park system is dominated by neighborhood parks and is lacking in the provision of community and regional size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

The Plan defines regional parks as larger than 75 acres and able to serve the recreation needs of the entire metropolitan area. Regional parks should be located near arterial streets and/or by the Interstate and where feasible, should be linked to the trail and transit system.

The Balloon Fiesta Park will help to fill this void of regional parks in the metropolitan area by providing a venue where large special events (Balloon Fiesta, sport tournaments, art festivals, etc.) of over 10,000 participants can be accommodated. The Park will provide a myriad of personal, social, economic, and environmental benefits to the community by offering a variety of activities and facilities that visitors of all ages and abilities can spend an entire day participating in and enjoying.

YOUTH RECREATION NEEDS ASSESSMENT

A goal for Balloon Fiesta Park is to build a premier destination for sports–related activities and opportunities for families and, in particular, youth groups around the State. As part of the planning process for Balloon Fiesta Park, City staff and Balloon Fiesta Park planners conducted an interactive survey with 600 APS middle school youth at ten different middle schools in order to learn what recreational activities and facilities are needed in Albuquerque (for a more detailed description of this project, see Appendix B: Youth Recreation Needs Assessment). Results of this study were consistent throughout the City and indicated the need for more swimming pools and water play facilities; more parks, playing fields, and courts; and more skate/roller blade facilities. All of these uses are accommodated in the Preferred Master Plan Concept.



YOUTH PROGRAMS

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

NEIGHBORHOOD ISSUES and PUBLIC INVOLVEMENT

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

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

COMMUNITY MEETINGS

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

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

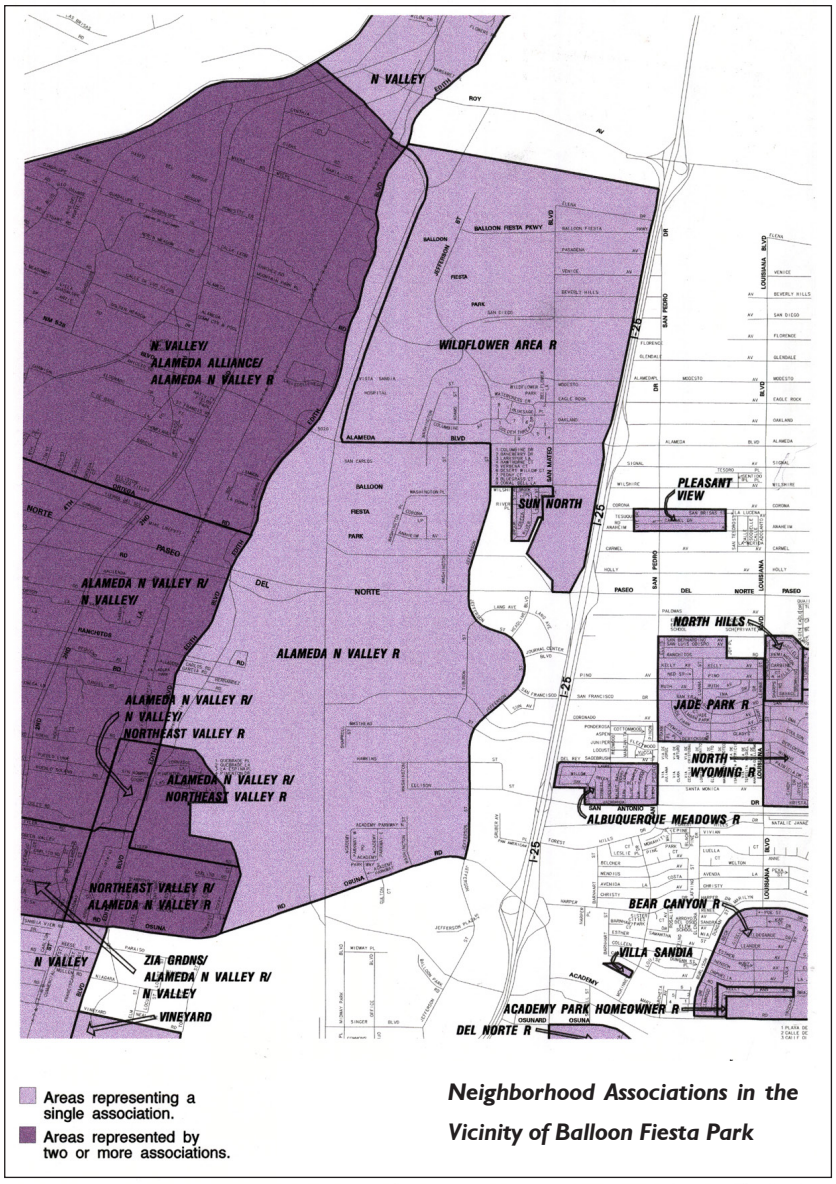
FOCUS GROUP MEETINGS

- **June 19, 1996:** This was the first Community Focus Group meeting. An update on the Park planning process was given by the planning consultant. Participants were asked for their ideas on topics for future meetings. Topics to be discussed at future meetings included buffers/wildlife habitats; auditorium; design overlay zoning; transportation/traffic/trails; water use; safety and security.

- **July 18, 1996:** Transportation related issues, including trails, access, roadway improvements, etc., were the topics for this meeting. An interactive meeting of soliciting input from the partici-

pants was used. Various maps were laid out on tables for participants to write and/draw their ideas. Trail connections, grade-separated crossings, I-25 improvements, and park and ride locations were some of the ideas generated at this meeting.

- **August 15, 1996:** The topics discussed at this meeting were design overlay zoning, landscaping, and water use. Representatives from the City and County Planning Departments discussed how design overlay zoning is approached in their jurisdictions and fielded questions from participants. The civil engineering consultant presented information regarding water sources. The project's landscape architect discussed the history of the area and presented landscape concepts for the park. Comments generally centered around the need for design overlay zoning in the area; the unattractiveness of chain link fencing; handicap accessibility; and water recharge concerns.



Neighborhood Associations in the Vicinity of Balloon Fiesta Park

- **December 5, 1996:** Safety and security issues during special events and Balloon Launch '96 were discussed. The participants provided comment to Balloon Fiesta Board Members about how Balloon Fiesta operations could be improved in the future to lessen impacts on neighborhoods.

LARGE PUBLIC MEETINGS

- **April 29, 1996:** This was the first public meeting held. The format of the meeting was an open house. Stations were set up with various information about the project at each one, including background information; planning process; preliminary program; land use plan; Launch '96; conceptual site plan and goals; and auditorium. Issues raised by the participants concerned neighborhood impact; dust problems; design overlay zoning; lack of support for hotels; intensity of zoning; traffic control; auditorium bookings; need for sound tests; property values; trail connections; security; and neighborhood access to the park.

- **May 23, 1996:** The topic of this meeting was the proposed auditorium. The project manager described the location for the auditorium, seating capacity, and sound control techniques. The sound consultant explained the sound test run on May 21st. Participants made comments questioning the need for the auditorium; transportation access and traffic control; park security; auditorium height; the need to control noise; lighting and fencing.

- **June 5, 1996:** The scope of the park project was explained at this meeting. The planning process and preliminary design concepts were presented by the planning consultant and the project manager. Participants raised issues concerning design overlay zoning; traffic control; water conservation; pedestrian access; and the need for neighborhood input. Participants were asked to sign-up for the Community Focus Groups.

- **July 9, 1996:** Transportation was the topic of this meeting. The scope of the traffic study was explained by the traffic consultant. Design overlay zoning, speed limit reduction on Alameda Boulevard, trail connections, use of Jefferson Street, need for park and rides, south parking lot, traffic control through the park, and staggered work shifts were some of the concerns expressed at this meeting.

- **August 14, 1997:** Transportation alternatives were the topic of this meeting. The format of the meeting was an open house, with the various transportation alternatives and trails plan displayed around the room. City transportation staff reviewed the alternatives. It was explained that once identified, the preferred transportation alternative would include review and approval by the Urban Transportation Planning Policy Board (UTPPB) to remove Jefferson Street from the Long Range Major Street Plan.

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

NEIGHBORHOOD ISSUES and COMMITMENTS

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

1. **Ongoing neighborhood input on all aspects of Park**

    - Public meetings
    - Community Focus Group meetings
    - Planning and Management Oversight Committee
    - Operations and Management Plan with neighborhood input
    - Public Hearings on zoning and Master Development Plan

- Special topic meetings (traffic, auditorium, etc.)

2. **Operation and Management of Park**

   - Operations and Management section of Master Development Plan and follow-up plan
   - City leases, resolutions, and agreements
   - Planning and Management Oversight Committee review and recommendations

3. **Traffic - access/traffic control, congestion, neighborhood impacts, assumptions used in Traffic Impact Study**

   - Traffic Impact Study completed as part of this Plan to address impacts and mitigation measures
   - Revised Infrastructure Plan prepared
   - Special public meeting on traffic
   - Meeting with neighborhoods on assumptions, issues, and alternatives
   - Performance standards/design mitigation within the Park
   - Multi-modal access

4. **Noise/Sound Impacts - impacts from Balloon Fiesta, Auditorium, and Balloon Park uses**

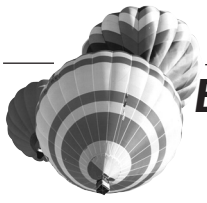
   - Performance standards contained in this Plan
   - Operations and Management Plan
   - Directional sound systems acoustically engineered
   - Elevation, berms, and buffering
   - City lease and permit requirements requiring sound/noise mitigation
   - Sound tests conducted and results shared with the neighborhood

5. **Safety and Security - crowd control during large events; traffic flow/neighborhood separation; Park users**

   - Community Focus Group discussions
   - Fencing internal and external to the Park
   - Enhanced security and traffic control during large events
   - Operational standards within the Park
   - Traffic Impact Study
   - Park design sensitive to safety issues
   - Planning and Management Oversight Committee recommendations on these issues
   - 24 hour Security Command Center at the Park

6. **Design Issues - building height; location, size, and type of buffers; trail access; lighting; water use**

   - Design issues addressed in this Plan
   - Operations and Management Plan will address detailed standards
   - Performance guidelines/criteria to use for evaluation



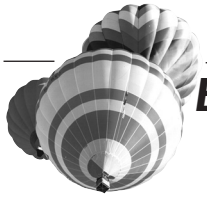
- Public review of Park design issues
- Planning and Management Oversight Committee review with neighborhood input on design issues
- Park perimeter buffers defined in this Plan
- Directional security lighting and lighting standards
- Alameda Design Overlay Zone coordinated with City and County
- Prudent use of water from shallow aquifer and use of graywater from nearby industrial users

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

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

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

- Dust mitigation required by existing City regulations
- Developed Park will reduce dust from current mined and vacant parcels
- Water conservation and reuse being designed for the Park
- Water recharge a benefit
- Air quality addressed with Air Quality Impact Analysis Study
- Performance standards contained in this Plan
- Planning and Management Oversight Committee review and recommendations
- Operations and Management Plan
- Community Focus Group discussions



INTRODUCTION

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 developed ("Winds of Softness Scheme", "Anasazi Snake Scheme", and the "Great Chevron Carpet Scheme"). The alternative master plan concepts are described on the following page. A combination and refinement of these concepts form the Preferred Master Plan Concept (see page 28).

Major Park elements shown in the Preferred Master Plan Concept including all buildings over 10,000 square feet (including, but not limited to, the Auditorium, Balloon Museum, and Family Recreation Center); the Grand Promenade; and recreation field lighting plans require review and approval by the Environmental Planning Commission. Minor elements (i.e., concession stands, individual ballfields, maintenance buildings, etc.) may be delegated by the EPC to the Development Review Board (DRB) for their review and approval.

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 (see Special Events Planning and Opportunities page 48). Early in the 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 change for the Park, as previously described in Section 2 under Zoning and Land Use, page 13.

SUMMARY OF ACTIVITIES and RANKING

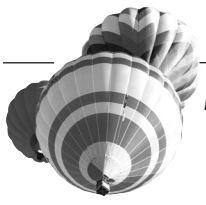
The Design Team developed an activities matrix for the public meetings and asked participants to prioritize the activities presented. Many activities and/or uses (animal barns, amusement park, motorcycle track, horse racing, etc.) had been removed from consideration early in the planning process because 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 Preferred Master Plan Concept.

The top four preferred activities/facilities identified by the meeting participants included Enclosed Auditorium, Balloon Fiesta, Family Recreation 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.

LAND USE CRITERIA

Proposed land uses were developed in conjunction with the new 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 Family Recreation 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 Design Team early in the planning process with input from the public. 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.

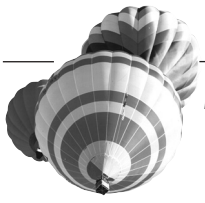
- Comply with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance.

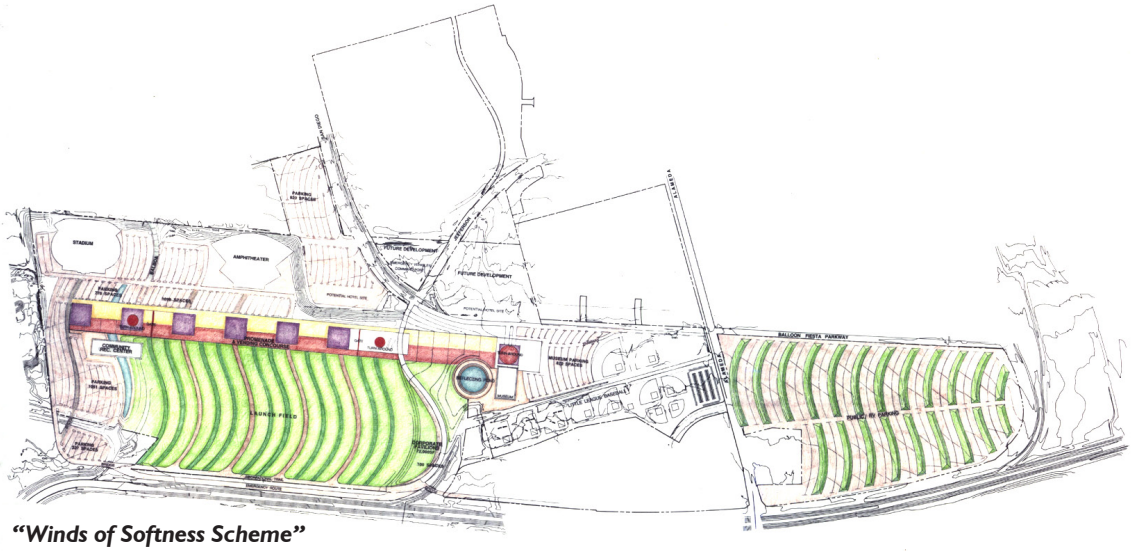
ALTERNATIVE MASTER PLAN CONCEPTS

Within each of the following schemes, site components are located to both sides of a "Grand Promenade" (Vending Concourse) which serves as an organizational feature for the site. This Grand Promenade, or site "spine", serves to organize and provide pedestrian and vehicular access to the various site uses.

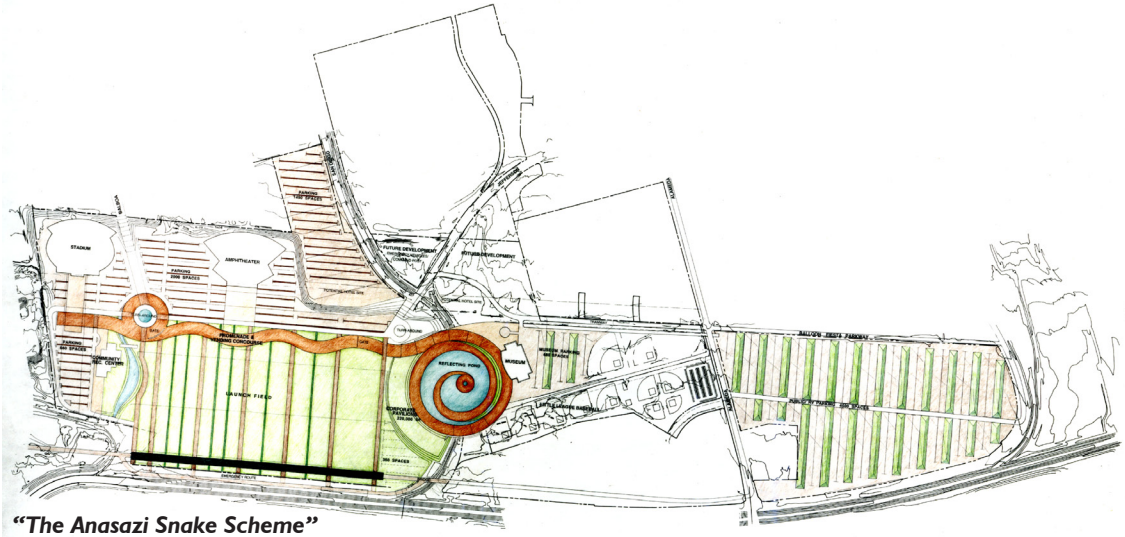
"Winds of Softness Scheme": In the "Winds of Softness Scheme", the linearity of the Grand Promenade is softened by the undulating form of the balloon launch drives. The undulating drives reflect the gentle breezes which carry the balloons forward from the field. The waving pattern of the Launch Field drives is continued throughout the various site parking lots, and would be reinforced through site paving patterns and plantings.

"The Anasazi Snake Scheme": In the "Anasazi Snake Scheme", the Grand Promenade takes a form reminiscent of a Native American motif. The undulating Grand Promenade ends in a dramatic spiral in front of the Balloon Museum. This dynamic

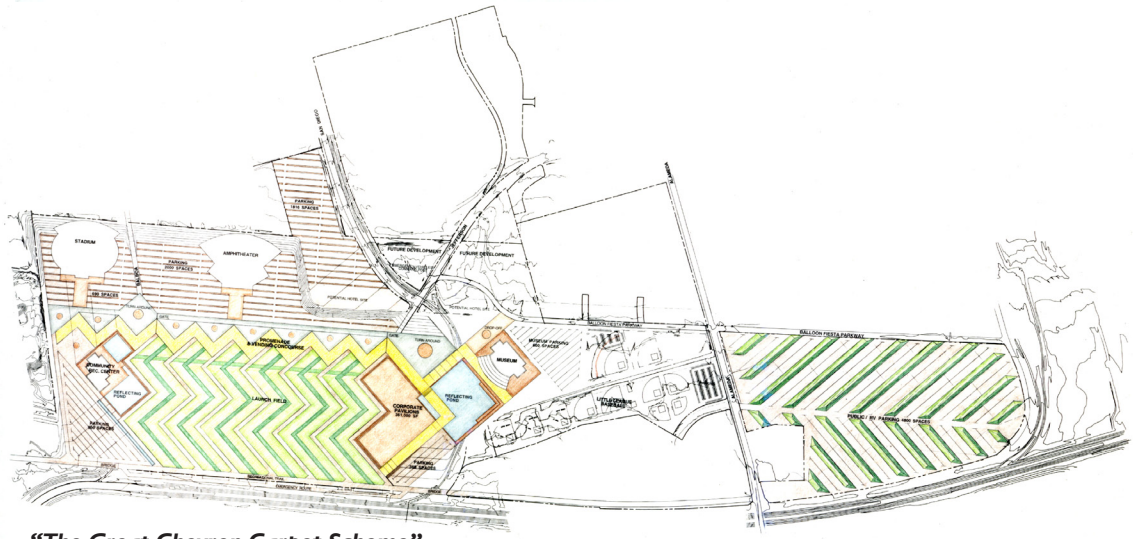




"Winds of Softness Scheme"



"The Anasazi Snake Scheme"



"The Great Chevron Carpet Scheme"

walkway traverses the site, forms the edges of the Lake, and spirals into the Lake itself.

"The Great Chevron Carpet Scheme": This scheme combines elements of both the "Winds of Softness Scheme" and the "Anasazi Snake Scheme". In the "Great Chevron Carpet Scheme", the Grand Promenade takes its dynamic zigzag form from the chevron carpet design created in the Balloon Launch Field Area. The zigzag promenade begins at the Family Recreation Center at the north end of the site and travels south to the Lake.

The pattern of the Great Chevron Carpet also establishes a centerline or axis, providing a clear, strong organizational site element. This axis becomes a device which helps to organize and tie together the Balloon Museum site and the parking area to the main body of the Park. The chevron continues through the entire site, bringing a strong spatial organization and visual identity to all its portions.

The chevron pattern itself recalls and generates geometric motifs which are abundant in New Mexico. The strong, clear geometry relates to the strength, beauty, and endurance of the native cultures of New Mexico.

PREFERRED MASTER PLAN CONCEPT

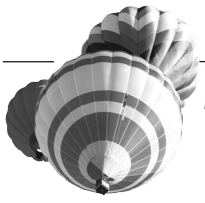
The Preferred Master Plan Concept is the outcome of several community meetings which provided discussion of design refinements and incorporation of grading and circulation solutions (see the reduced version of the Preferred Master Plan Concept on page 29 or the 1" = 200' plan at the end of this document). It is cognizant of the impacts which will be generated by the intensity and frequency of the many uses programmed for the Park.

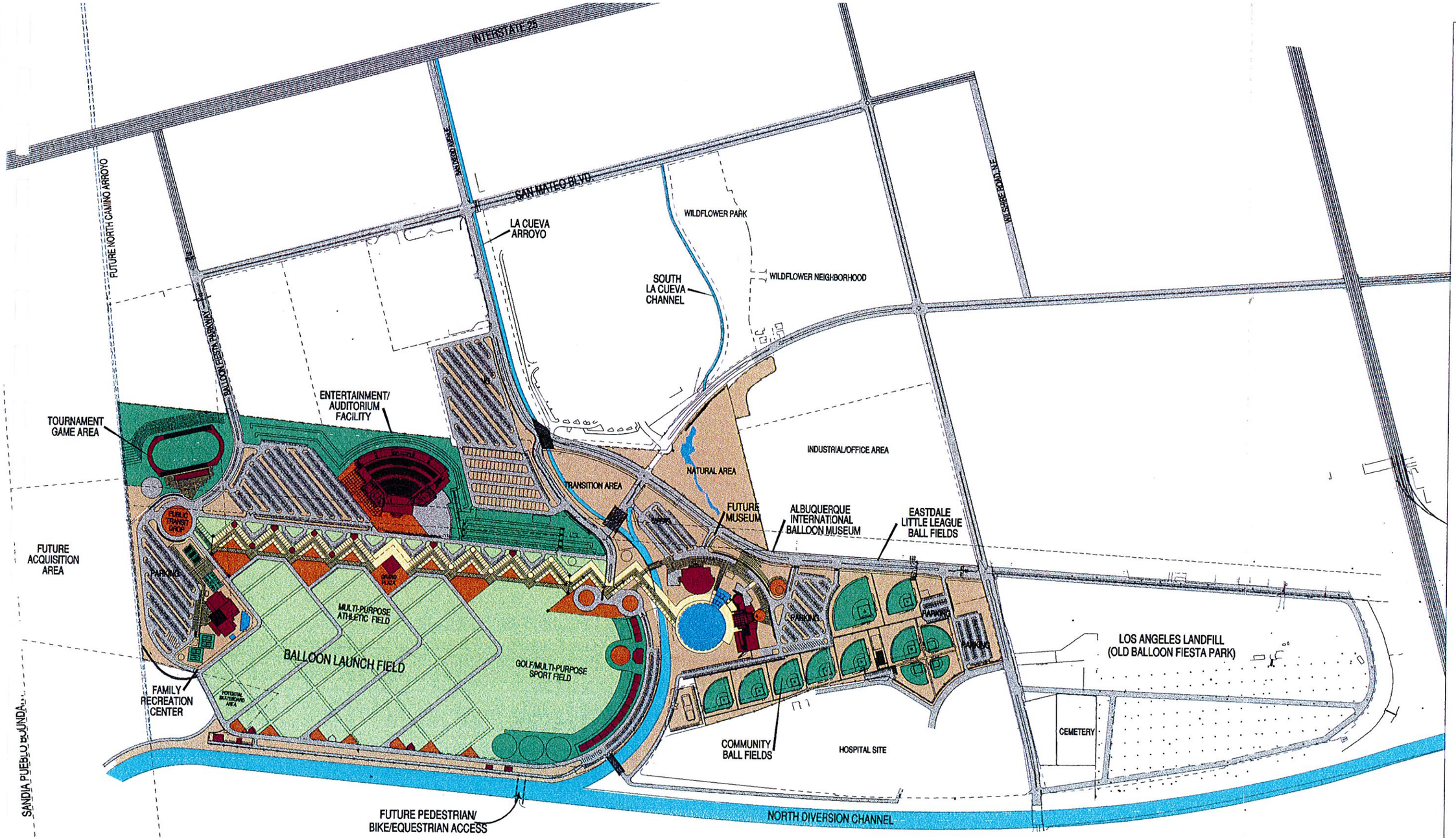
In the Preferred Master Plan Concept, the Launch Fields have been organized in a "Great Chevron Patterned Carpet". This pattern points to the south as the predominant direction of the wind. It allows for simple, vehicular circulation and provides the most efficient layout for 425 launch sites, which accommodate two balloons at each site.

As part of the geometry of the Chevron Carpet and zigzag pattern, a series of squares are produced along the east and west edges of the carpet. A line of squares also marches down the Chevron Carpet's centerline. The eastern-most series of squares provides a 200 foot square grass area for unprogrammed play and practice fields. The western-most series of squares provides plazas for comfort stations and vending machines during Balloon Fiesta. The centerline of squares provides plazas for viewing and other facilities during Balloon Fiesta.

The vast area of the Launch/Recreation Fields is contained on the north by the Family Recreation Center, on the south by the Balloon Museum, on the west by the North Diversion Channel and trail system, and on the east by the Grand Promenade.

A 1" = 100' site plan for the Park has been provided and is on file at the City Planning Department. The site plan denotes the site; proposed use of site; pedestrian, bicycling, and vehicular ingress and egress; internal circulation requirements; minimum building setback; and other relevant information. Additionally, building heights and setbacks are described on pages 64 and 65 of this Master Development Plan. All proposed uses are consistent with the zone changes approved in R-88 and are all non- residential. There are two 'lots' at the Park; a 280 acre lot north of Alameda Boulevard, and a 78 acre lot south of Alameda Boulevard. The maximum Floor Area Ratio (FAR) for the northern lot is 0.1 and the maximum FAR for the southern lot is 0.02. The only buildings or





NORTH

1 PREFERRED MASTER PLAN CONCEPT

NO SCALE

City of Albuquerque

Balloon Fiesta Park

Consultants

DCSW Architects
Bohannan-Huston, Inc.
Consensus Planning, Inc.
Morrow & Co., Ltd.
Martha Schwartz, Inc.
TransCore

February, 1998

View of the Park model looking north.

View of the Park model looking south

structures anticipated on the southern lot (Los Angeles Landfill) are those approved by the City Environmental Health Department that are related to reclamation and remediation of the landfill.

Additionally, a landscape plan at a scale of 1" = 50' has been provided and is on file at the City Planning Department. This landscape plan, in conjunction with the plant materials list included in this Plan, meet the requirements of the Site Development Plan for Subdivision landscape requirements as set forth in the City's Development Process Manual (page 3-2, June, 1997 edition).

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 Preferred Master Plan Concept are as follows:

PARK ELEMENTS

- **Launch /Recreation Fields:** The design and location of the Launch/Recreation Field supports the Master Development Plan goal of creating a world premier grass 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 which could be separated from the large PNM powerlines by at least 500 feet horizontally. Consequently, the Launch Fields are located in the center of the lower "pit" 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 centers.

The Launch/Recreation Fields are shown on the Preferred Master Plan Concept organized in a large-scale chevron pattern, with a northwest/southeast orientation. This area accommodates 21 soccer fields and is surrounded by three paved roads. Athletic fields can ultimately be laid out perpendicular or parallel with the roads, depending on time of play and rotation of use areas. Three small plazas are located at the "bend" of each road to provide viewing and seating for small sports events, practices, and picnics. Six small plazas for

viewing and for future vending uses during Balloon Fiesta are located on the west side of the Launch Field area.

The chevron roads running through the interior of the Launch Field Area are designed to allow maximum flexibility for the Balloon Fiesta and create large open areas which can be configured in chevron or rectilinear patterns. Consequently, balloons can be arrayed and launched in a variety of patterns depending upon wind, event type, and desired geometric pattern effects.

The Launch Field subsurface preparation must be able to support balloon vehicles and provide a good launch surface (see Appendix D: Grass Criteria and Plant List). Irrigation equipment must be able to withstand vehicle loads.

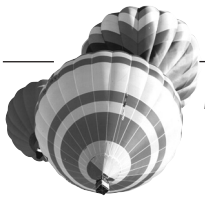
It is anticipated that the Balloon Fiesta Park, as the permanent home to the Balloon Fiesta and as a premiere balloon launching facility in the Albuquerque area, will be a desirable location for daily balloon launches by local pilots. The Balloon Fiesta Park can accommodate balloon launches at both the northern and southern ends of the Park, i.e., near the Family Recreation Center and near the Balloon Museum. In these locations, vehicles will be restricted to paved access ways while allowing pilots and crews to lay out balloons on turf areas. Any specific scheduling and liability concerns can be addressed in the subsequent Operations and Management Plan.

- **Golf/Multi-Purpose Sport Field Area**: The Golf/Multi-Purpose Sport Field Area is located at the south end of the Launch Field Area and is approximately 35 acres. It is designed to accommodate a 25-30 acre golf driving range and sports/special events and activities such as local balloon rallies and competitions (up to 300 balloons in one wave), polo, dog shows, horse shows, large car shows and auctions, etc. This area is envisioned as the outdoor "profit center" for the Park, allowing a multitude of private and public special events and a Golf Training Center/Driving Range. By locating these multipurpose and potentially higher impact activities to this area, the use or condition of the public Launch/Recreation Fields to the north will not be compromised.

  Prior to the development of the Golf Driving Range, the City shall evaluate this use from both a safety and cost-benefit standpoint to assess feasibility as part of its due diligence process. Liability issues shall also be addressed prior to development of this Park element. If the Golf Driving Range is to be developed, the private operator shall be responsible for providing 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 area.

- **Grand Promenade (Vending Concourse)**: The Grand Promenade or Vending Concourse meets the goal of providing a multi-purpose activity area that will support vending activities, art fairs, special events, civic/public events, etc. The Grand Promenade is located along the east edge of the Launch Field area and links the Family Recreation Center, Auditorium/Entertainment Facility, and the Balloon Museum. 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 Grand Promenade is configured in a diagonal, zigzag pattern which increases the effective length of sales areas and supports the strong chevron pattern of the Launch Field roads and the geometry of the recreation fields layout.



The Grand Promenade begins at the north gate and transit hub and goes south to the Lake and ties into the large stepped terrace, north of the Balloon Museum. The Grand Promenade makes the grade transition from the Launch Field to the Balloon Museum site in a gentle series of diagonal ramps (to meet ADA standards), which bridge the La Cueva Channel. Vendor parking areas are located behind the 100 foot Grand Promenade, and are punctuated by circular tree groves. The tram road runs behind these parking areas and connect north and south transit hubs.

Permanent high quality materials are a priority at the Grand Promenade. The pavement should include materials such as brick, granite pavers, and aggregate concrete, etc. and should incorporate art and patterns which reflect regional and/or ballooning themes. A linear metal structure, supported on tapered metal columns and in turn supporting an 8-10 foot wide shade structure, will be a permanent feature of the Grand Promenade. This structure will carry signage, lighting, and power connections at the columns and will allow vendor tents to be attached to the rear, thus creating an organized, consistent facade to the vending function. At the points of the zig-zag plan of the Grand Promenade, circular domed metal pavilion roofs of 25-30 feet in diameter and supported on metal columns create shade structures throughout the year and "high-end" vending areas for rental to high profile vendors. The main entry gates to the Grand Promenade should be constructed of metal and supported by masonry and glass pylons.

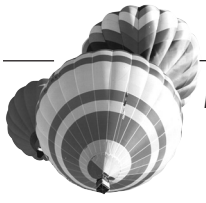
The Grand Promenade will contain four, evenly-dispersed, ADA accessible restroom/storage areas. Three similar restroom buildings will be located on the west side of the Launch Field. The restrooms are envisioned as masonry structures.

- **Grand Plaza:** The Grand Plaza forms a forecourt for the Auditorium/Entertainment facility, an outdoor stage for Balloon Fiesta, and an excellent activity area for the Park. It is located west of the Auditorium/Entertainment Facility and in the center of the length of the Grand Promenade. The Grand Plaza is a focal area for outdoor festivals and events, and the Balloon Fiesta stage. The Grand Plaza provides a venue for special events, art fairs, etc.

- **Bermed Seating Area:** Located at the east Park edge, this element wraps around the Auditorium/Entertainment Facility and south to Balloon Museum Drive. This area will become a high quality viewing area for sports events and balloon launching. The bermed seating area forms the landscape "buffer" at the east edge of the Balloon Fiesta Park.

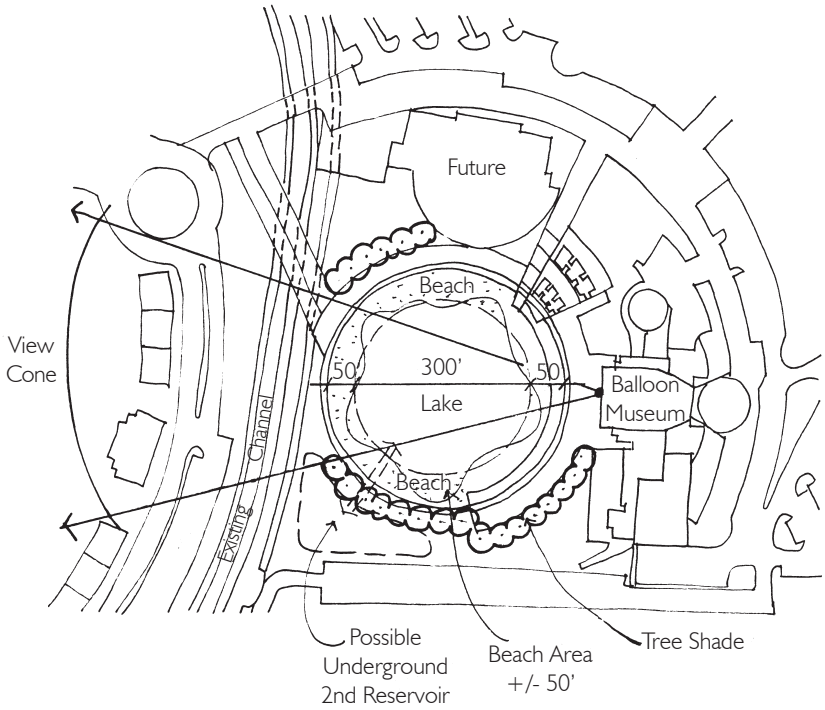
- **Tournament Game Area:** The Tournament Game Area is envisioned as a professional quality field/track for athletic tournaments. It is located at the northeast corner of the site to separate noise and traffic from neighborhoods, and to utilize the earthen berm on the east side for seating. This location also utilizes adjacent parking in an efficient manner and reduces automobile entry into the Park. The Tournament Game Area has a grass infield and permanent seating for 1,000 viewers. Field lighting at the Tournament Game Area is prohibited by zoning, however, security lighting is acceptable.

- **Tethered Balloon:** The Tethered Balloon will be privately built and operated and will generate revenue for the City through rental fees. The Tethered Balloon is located to the south of the two museums 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 450 feet above the Park.



- **Lake:** The Lake is located to the north of the Balloon Museum at the intersection of the formal pedestrian hardscape of the Grand Promenade and the La Cueva Arroyo Trail. The elevated position of the Lake will maximize visual impact in relation to the Balloon Museum and will become a focal element of the Balloon Fiesta Park.

  The Lake will provide recreational opportunities for both passive and active uses for Park visitors. These could include model boat events, fly casting and fly fishing instruction and events, lifesaving training, fishing, reflective pool, etc.



Balloon Fiesta Park Lake

  Pedestrian walkways shown around the Lake will allow people to walk from the Balloon Museum to the adjacent Golf Center and Launch Field. Eating terraces will overlook the Lake, which will reflect the balloons as they pass overhead. An area located just west of the Lake will accommodate approximately 15-20 balloons for daily balloon launches.

  The east and south sides of the Lake are bordered by walks and plazas associated with the Balloon Museum. The north and west edges are soft landscaped edges where people will have direct access to the water.

  The detailed design work, including the type of edge treatment, for the Lake will be addressed in a subsequent Site Plan for Building Purposes and reviewed and approved by the Environmental Planning Commission. Risk management issues associated with a water feature in the Park shall be considered in the Lake design. The Lake design will be coordinated with various City Departments including Environmental Health, Public Works, Risk Management, Cultural and Recreational Services, and Parks and General Services.

- **Little League and Community Ballfield Area:** The Little League ballfields were located near Alameda Boulevard because of the required phasing of Park development and the permanent fencing required for the ballfields. The park–like character of the ballfields will form a sports activity area adjacent to Alameda Boulevard and uncluttered open space around the Balloon Museum. This area was identified for this use early in the planning stages for the Park in order to allow construction of the Eastdale Little League fields to occur on a "fast track" prior to the completion of the Master Development Plan. The two eastern ballfields (Eastdale Little League), adjacent to Balloon Park Drive and near the Alameda Boulevard entrance, are envisioned as mowed grass fields which will provide a presentation quality landscape

element at the Park entry. The Community Ballfield Area (to the north) includes three ballfields at the west edge of the Park, due west of the Balloon Museum. Parking for this area will be shared with the Balloon Museum. Minimum parking requirements are 50 spaces per ballfield.

- **Natural Habitat Area:** The Natural Habitat Area, located north of the PNM powerlines at the Park's east edge, connects to Wildflower Park and provides a wide, approximately 12 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 will be enhanced with native plant materials and interpretative signage for flora and fauna will be developed. A natural water feature to provide water for wildlife and to enhance existing vegetation will also be designed for this area.

- **Transition Area:** The "Transition Area" or future development area is located between San Diego Avenue and the Jefferson Street alignment at the Park's eastern edge. This approximately 5-6 acre area has convenient access from San Diego Avenue and is afforded with good views. This area will be held in reserve for future complementary Park uses, such as a museum, hotel, or other recreational activities that can help generate revenue for the City, and shall not be disturbed until necessary.

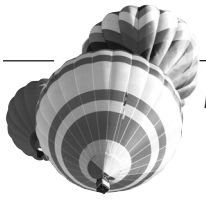
- **Alameda Entry Feature:** The entrance at Balloon Museum Drive and Alameda Boulevard provides a good location for a public art entry feature, which should have a Balloon Museum theme. This area provides a highly landscaped 'front door' to the Park from Alameda Boulevard.

- **Buffer Zones:** The Buffer Zones will be designed to screen and reduce the visual impact of the Park and buildings from the west and to connect with the North Diversion Channel Trail, the La Cueva Channel Trail, and the future North El Camino Arroyo Trail. They are envisioned to be landscaped with water–conserving shrubs and trees and to form "greenbelts" along the Park edges (see Trails Plan on page 45). The Natural Habitat Area, previously described, also provides a buffer to the Wildflower Neighborhood.

- **Propane Area:** The AMAFCA sedimentation area at the far northwest corner of the Park site and/or the parking lot north of the Family Recreation Center will be used in the short term for propane refueling during the Balloon Fiesta. In the long term, this use will be accommodated either on the City option land north of the Park (if acquired), or by a private vendor located offsite.

- **Equestrian Access:** Equestrian access to the Park is provided to meet the Plan goal of promoting multi-modal access. Equestrian access is proposed by two principal modes (see Trails Plan on page 45). The equestrian trail located to the west of the North Diversion Channel trail will provide access to the Park's "Super Trail" via a proposed channel crossing and served by a easement to Edith Boulevard, yet to be located. An unpaved strip adjacent to and west of the "Super Trail" will provide equestrian access to the North El Camino Arroyo Trail on the north side of the Park. The second means of equestrian access is by horse trailer at two locations; the parking lot southwest of the Golf/Multi-Purpose Field Area (approximately 10 spaces) and at the west edge of the Family Recreation Center parking lot.

- **Old Balloon Fiesta Launch Field:** The old Balloon Fiesta Launch Field will provide parking for approximately 5,000 cars and 200-1,000 RV's. However, these numbers are subject to change



depending on the development of the grading and drainage plan for the old landfill. Parking is the only use proposed 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.

- **Entry Zones:** Entry zones are located at each end of the Launch Field area to provide locations for gates and vehicular turnarounds by buses and trams.

- **Skateboard Areas:** There is one skateboard area located just to the northwest of the Tournament Game Area, as well as a potential skateboard area (AMAFCA property) in the far northwest corner of the Launch Field. Use of the "potential" skateboard area is contingent upon approval by AMAFCA. Designation of skateboard areas within the Park is consistent with the findings and recommendations in the Youth Recreation Needs Assessment (see Appendix B) and provides a much desired recreational facility in Albuquerque.

- **Helicopter Pad:** A helicopter pad for emergency purposes is located at the south end of the Grand Promenade for use during large events, if needed.

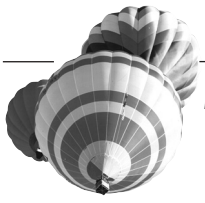
- **Emergency Services Staging Area:** The City's emergency services providers (fire, police, etc.) have expressed a need for one or more staging areas within the Park during large special events. A centralized area of approximately 1.5 acres is designated on the Preferred Master Plan Concept for dedicated emergency services use during special events. A 40 foot centerline turning radius is needed to assess this area. There are also three additional areas within the Park where temporary emergency service stations can be set up including the maintenance area at the northwest corner of the Park; the maintenance area west of the Balloon Museum and south of La Cueva Channel; and the loading area of the Auditorium. The "Pilot Bridge" crossing the La Cueva Channel should be designed to carry the load of a fire pumper truck.

BUILDINGS

- **Balloon Museum:** The Balloon Museum is envisioned to become a primary focus and tourist destination. The Balloon Museum site, containing approximately 10 acres, is located to the south of the Launch Field area to provide maximum visual exposure. It has high quality access from San Diego Avenue and Balloon Museum Drive and an excellent view of the Launch Field across the approximately 2.5 acre reflecting Lake. The high ground of this location also provides good views of the Sandia Mountains to the east and the Rio Grande Valley to the west, and distant views of the Jemez and Sangre de Cristo Mountains to the north.

  The Balloon Museum, shown approximately 55,000 square feet in size, is sited approximately 25 feet above the Launch Fields, making it visible from almost anywhere on the site. Parking is provided to the south and shared with the Little League Ballfields area. The Grand Promenade and the Lake provide the Balloon Museum with a connection to the Launch Field area to the north.

  The Balloon Museum building and grounds should be designed 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 included in the Balloon Museum.



- **Future Museum:** A site for a future museum is also included in the Preferred Master Plan Concept to potentially complement the Balloon Museum and create an enhanced tourist destination. The Preferred Master Plan Concept shows a 40,000 square foot, 1-story building footprint and 276 parking spaces. The approval process for this future museum, and all other buildings over 10,000 square feet, involves review and approval by the Environmental Planning Commission in a process that allows public comment.

- **Family Recreation Center:** The Family Recreation Center is envisioned to provide recreational activities to neighborhood residents, nearby industry employees, and the community at large, including youth and seniors and people with disabilities.

  The Family Recreation Center is located at the north end of the Launch Field to form an axial relationship with the center of the Golf Clubhouse and Plaza at the far south end of the Launch Field and to locate noisy, intensive, sports activities furthest from neighborhoods. Visitors to the Family Recreation Center will be able to utilize a large parking area to the northeast, which is visually concealed by the building from the neighborhoods to the west. Direct trail access is provided to the North El Camino Arroyo Trail and the "Super Trail".

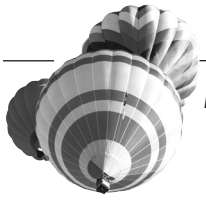
  An outdoor pool area, south of the building, will overlook the Launch Field. Tennis courts, oriented north-south, are located to the northwest of the Family Recreation Center. Basketball courts are located to the east, and have a northwest-southeast orientation. A large plaza south of the building forms a viewing deck for the Launch Field. Park management and recreation programming and scheduling offices will be located in the Family Recreation Center.

  Additional recreational amenities may be added to the Park in the future as part of the programming for the Family Recreation Center. At that time, the City shall reevaluate the recreational planning needs for the Family Recreation Center. Some changes to the Preferred Master Plan Concept may occur as a result. Any proposed changes to the Preferred Master Plan Concept shall be coordinated with the various users of the Park and shall be approved by the Environmental Planning Commission.

- **Security Office Command Center:** The Security Office Command Center is located south of the Nazareth Landfill and east of the Grand Promenade. It is at the west upper edge of the embankment overlooking the Park and with a direct view of the Balloon Museum/San Diego Avenue access into the Park. The Command Center is envisioned as a permanent "gate house" that will be staffed on a 24 hour basis to provide security at the Park. It will have excellent, comprehensive views of exterior Park zones, Museum areas, and the Auditorium/Entertainment Facility. The Security Office Command Center will replace the temporary security facility currently located at the Nazareth Landfill.

- **Auditorium/Entertainment Facility:** The Auditorium/Entertainment Facility is envisioned to be a privately funded facility that provides a venue for entertainment, educational, and civic activities and community use. It will be an important revenue generating facility for the City.

  The Auditorium/Entertainment Facility is located at the bottom of the highest point of the 65 foot high eastern berm for sound absorption and visual concealment purposes. The berming also creates an outdoor seating area to the east of the Auditorium for large concerts and balloon launch viewing.



Convenient access is provided to the approximately 1,200 parking spaces to the north of the Auditorium. This location supports the Plan goal of minimizing automobile travel in the Park and will help keep traffic away from neighborhoods through I-25 connections.

The Auditorium/Entertainment Facility has a service/loading area to the south which is accessible from the south entrance gate area and from the parking lot to the north. The entry court to the Auditorium is located to the north of the building.

- **Golf Training Center:** The Golf Training Center includes a Golf Driving Range and teaching center for skills development, practice, and recreational uses. It is envisioned to be a privately operated facility that would generate revenue for the City and fill a strong community demand.

  The Golf Training Center is located at the south end of the Launch Field to allow a driving range of 1,200 feet, facing north. This location provides a good view of the Sandia Mountains. A small golf clubhouse and tee boxes are located on a north–south axis through the center of the Launch Fields, facing north across a ceremonial plaza to the Launch Field. Permanent "pavilion" canopies are located in an arc to the west of the golf clubhouse and will have canvas sides attached which become corporate pavilions during Balloon Fiesta. The sweeping arc of the Golf Training Center has a narrow parking lot to the south for 200 cars. The design of the Golf Driving Range, tee boxes, and putting greens need to be compatible with balloon launching and other special events to take place in this area, i.e. light standards and fences erected in this area must be removable during Balloon Fiesta and other ballooning events.

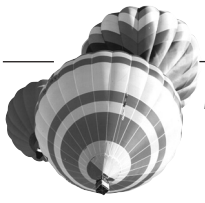
  Before the Golf Driving Range can be built, the City will evaluate its use from a safety and cost benefit standpoint. The private operator of the Golf Driving Range is required to provide fencing and netting and other safety features to ensure the safety of Park visitors both inside and outside of the Golf Driving Range area. Fencing and netting must be removable during Balloon Fiesta. Liability issues shall be addressed prior to development of this Park amenity.

- **Park Maintenance Areas/Buildings:** Park Maintenance Areas/Buildings are located at the far northwest corner of the Park, between the Launch Field and the North Diversion Channel; and north of the Community Ballfields. A golf storage/maintenance area is located just west of the putting greens at the southwest corner of the Launch Field. The Park Service Areas/Buildings will be used by Park maintenance employees and for storage purposes. They should be easily visible to Park security personnel.

PARK ACCESS ELEMENTS

- **Roadways:** There are four main roads to the Park; San Diego Avenue, Balloon Fiesta Parkway, Balloon Museum Drive, and Jefferson Street. Balloon Museum Drive curves to the east around the Balloon Museum to create an area for the future additional museum. The intent of the roadway design is to discourage excess traffic flow to slow traffic speed. All roads will have two to four lanes and landscaped medians will be provided in San Diego Avenue, Balloon Museum Drive, and Balloon Fiesta Parkway. Balloon Museum Drive and Jefferson Street will have designated bike lanes.

- **Transit Areas:** Transit Areas are designated in several locations throughout the Park in order to support the Plan goal of encouraging multi-modal travel to the Park. Transit staging areas during Balloon Fiesta will be provided for approximately 80 buses along San Diego Avenue and Jefferson



Street. A transit drop-off area (not to be used during Balloon Fiesta) is located between the Tournament Game Area and the north parking lot and is designed to create an opportunity for convenient transit access to the Park while minimizing walking distances. This area will accommodate school buses, public transit, and chartered buses carrying people attending sporting events and special events. A southern transit drop-off area is located within the Museum parking area, adjacent to the Tethered Balloon area. An area for bus/trailer parking is designated southwest of the Pavilion area.

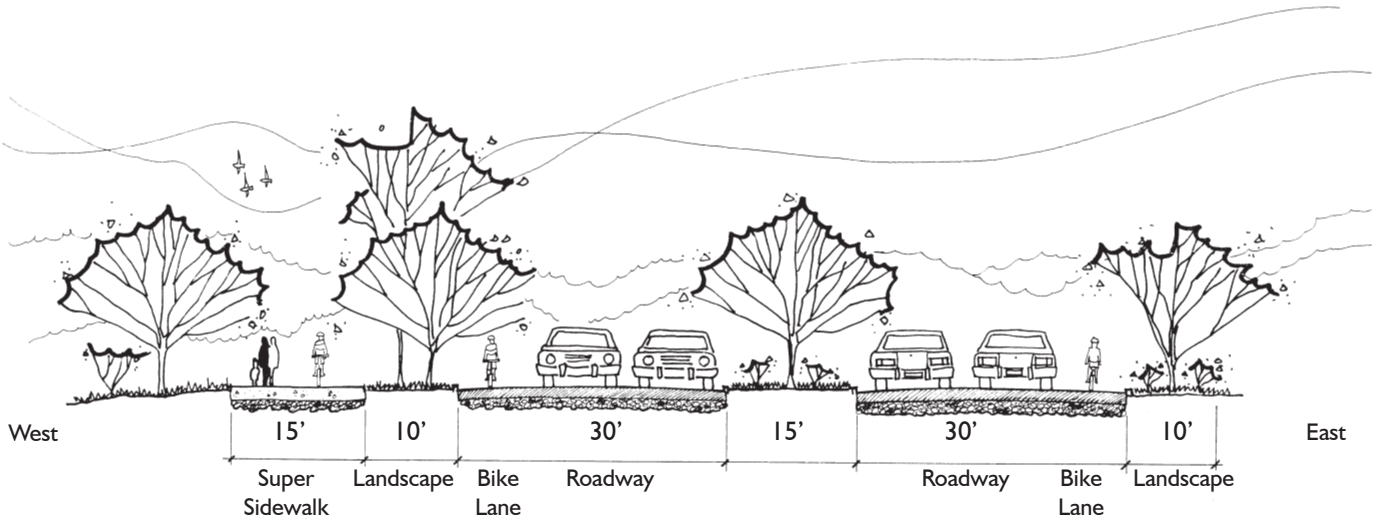
Parking Areas: Five major parking areas are designated within the Preferred Master Plan Concept. Handicapped spaces will be provided in each of these parking areas. Areas for bicycle parking are distributed throughout the Park and at all the major Park venues.

1. South and west of the Tournament Game Area. These two parking areas hold 2,500 - 3,000 cars and serve the Tournament Game Area, Family Recreation Center, and the Auditorium/ Entertainment zone.

2. The central east parking area (Nazareth Landfill). This area holds 1,500 vehicles and serves the entertainment zone, Balloon Fiesta, and general Park use. The west part of this area is also designated for RV parking during special events.

3. The old Balloon Fiesta Launch Field (Los Angeles Landfill). This area holds up to 5,000 cars and approximately 200-1,000 RV's and can be used for Park and Ride, Balloon Fiesta, and parking for other large entertainment/sporting events. As noted previously, these numbers are subject to change depending on the final outcome of the grading and drainage plan for this area.

4. The Museum/Little League Area. This area consists of five distributed lots holding a total of 1,400 parking spaces which are intended to be shared by Museum and Little League users. Required parking for the ballfields is 50 spaces per field. Required parking for the Balloon Museum is dependent on the ultimate size of the building and on the programs being offered, which have not been designed or programmed. However, the Balloon Museum is currently estimated to require approximately 300-350 spaces. The Preferred



Section at Balloon Museum Drive

Master Plan Concept provides enough parking for both the ballfields and the Balloon Museum under these current development assumptions.

5. Golf Center Area. This area holds approximately 225 parking spaces south of the Golf Clubhouse parking area.

6. Employee Parking. There are five main parking areas provided for Park employees including:

   Museum Area: Employee parking for this area should be provided within the large parking area shared with the Community Ballfields, west of the Balloon Museum.

   Auditorium/Entertainment Area: Employee parking should be provided for this area at the Nazareth Landfill, east of the RV parking area.

   Family Recreation Center: Employee parking should be provided for this facility at the northwest edge of the large adjacent parking lot.

   Golf Center: Employee parking should be provided at the small lot north of the pilot bridge.

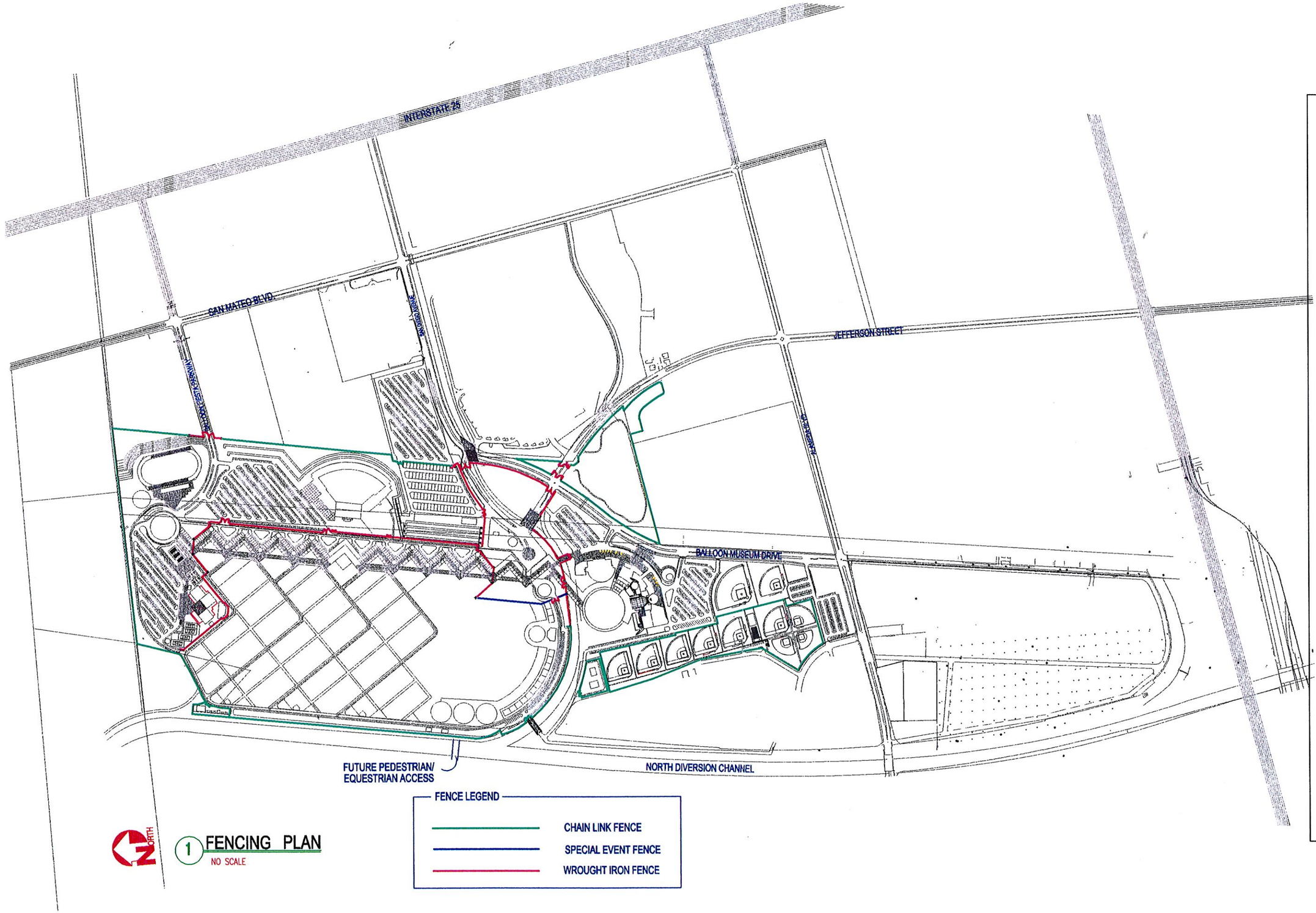
   Maintenance Yard: Park maintenance employees will have parking available at the large main maintenance yard, located just north of the Community Ballfields, and at the smaller maintenance facility at the Park's northwest corner adjacent to the North Diversion Channel.

FENCING

The Park has several levels of security, access control, and safety which is addressed by the Fencing Plan (see page 41). The concept is to use various types of fences (shown in color: chain link - green; wrought iron - blue; and special event fence - red) 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 needs to be protected from unauthorized vehicular entry, yet still provide for community access. A perimeter fence will run along the west property line and the North Diversion Channel, along the north edge, along the east property line surrounding the landfill and along San Diego Avenue and running west to the existing bridge at the Launch/Recreation Field southeast entry. This fence will run west along the La Cueva Channel and terminate at the north side of the confluence of the La Cueva Channel at the North Diversion Channel. This fence would form the perimeter of the secured area of the Park and perform double duty as the AMAFCA security fence for the North Diversion Channel, La Cueva Channel, and future North El Camino Channel where those structures abut the Park. As the Launch Field is developed, additional access gates should be installed on the west fence to allow access from the future pedestrian/equestrian crossing of the North Diversion Channel. These gates should be locked between 10:00 p.m. and 6:00 a.m.

- **Secure Perimeter Fence Design:** 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



1 FENCING PLAN
NO SCALE

City
of
Albuquerque

Balloon Fiesta Park

Consultants

DCSW Architects
Bohannan-Huston, Inc.
Consensus Planning, Inc.
Morrow & Co., Ltd.
Martha Schwartz, Inc.
TransCore

SEPTEMBER 10, 1998

to the finished areas of the Park so aesthetics are a consideration. Major Park entries at Balloon Museum Drive and Balloon Fiesta Parkway will be focal design elements which will require architectural integration with other Park features. The east edge, south of San Diego Avenue, and the south edges of the secure fenced perimeter should be designed in wrought iron, 6 feet high, with steel columns or masonry pilasters spaced 20 - 24 feet apart. The east Park edge, between San Diego Avenue and the north Park boundary, can be chain link with wrought iron 150 feet to the sides of the Balloon Fiesta Parkway gate. Chain link fencing can be installed along the north and west edges.

- **Gates and Access:** As previously mentioned, the gates at Balloon Fiesta Parkway and Balloon Museum Drive will be focal design elements and should be constructed of heavy wrought iron with masonry or steel column buttresses.

  Public access should be provided through the west perimeter fence in at least two locations (see Fencing Plan). The proposed access points are at the "Pilot Bridge" crossing at the southwest corner of the Golf Training Center and a North Diversion Channel crossing. This access will provide public access to the Park and the interior trail system for pedestrians, bicyclists, skaters, joggers, and equestrians. Pedestrian and bicycle access to the Park from the Wildflower Neighborhood will be maintained at Jefferson Street. Locking gates at these points would also provide access for Balloon Fiesta and AMAFCA vehicles.

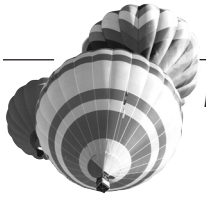
- **Other Perimeter Fencing:** An additional fence is existing between the Horizon Healthcare property and the Eastdale Little League fields.

- **Special Event Fencing:** The Park will be open to the public and neighborhood users during normal Park operating hours. However, the Park will be used for special events, including the Balloon Fiesta, which will require a special event perimeter fence inside the Park (shown in red on the Fencing Plan).

  The special event fence connects the Launch Field south entry gate, north of the tram turn around, and goes south to connect to the perimeter fence, north of the La Cueva Channel. The north entry gate to the Launch Field, just south of the Family Recreation Center, will have controlled access during special events. This effectively encloses the Launch Field, Grand Promenade, and Pavilion Area as a controlled event area. The special event fence should be wrought iron and steel columns or masonry pilaster construction.

OTHER SPECIALIZED FENCING

- **Balloon Fiesta Fences:** The Balloon Fiesta Organization 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. It is therefore proposed that the Balloon Fiesta be 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 would be 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 Area:** The Eastdale Little League has installed chain link fencing around all eight of their fields, including batter's cages, backstops, and outfields. The Fencing Plan shows chain link fencing ultimately enclosing all of the ballfields, including the three Community Ballfields to the north. The two fields close to the entry area can be landscaped as part of the entry design for the Alameda Boulevard/Balloon Museum Drive area.

- **Old Balloon Fiesta Site:** This area currently has a chain link fence around its perimeter. This fencing should be maintained until such time that public road improvements are made in this area.

- **Museum Area:** The area around the Balloon Museum, north of the Eastdale Little League area and overlooking the Launch/Recreation Fields, is envisioned as open to the public without perimeter fencing. Service yards will likely be fenced with wrought iron.

- **Golf Driving Range:** The Golf Driving Range is deep enough in size to prevent accidents. However, fencing and netting is required at the edges of the Golf Driving Range to ensure safety of Park visitors and to prevent pedestrian access into this area while it is in use. The Golf Driving Range fence must be removable during Balloon Fiesta, other ballooning events, and special events. This fencing requirement shall be part of the City's lease agreement with the private Golf Driving Range contractor.

COMMUNITY ACCESS and TRAILS

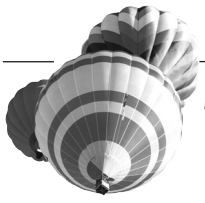
RECREATIONAL TRAILS

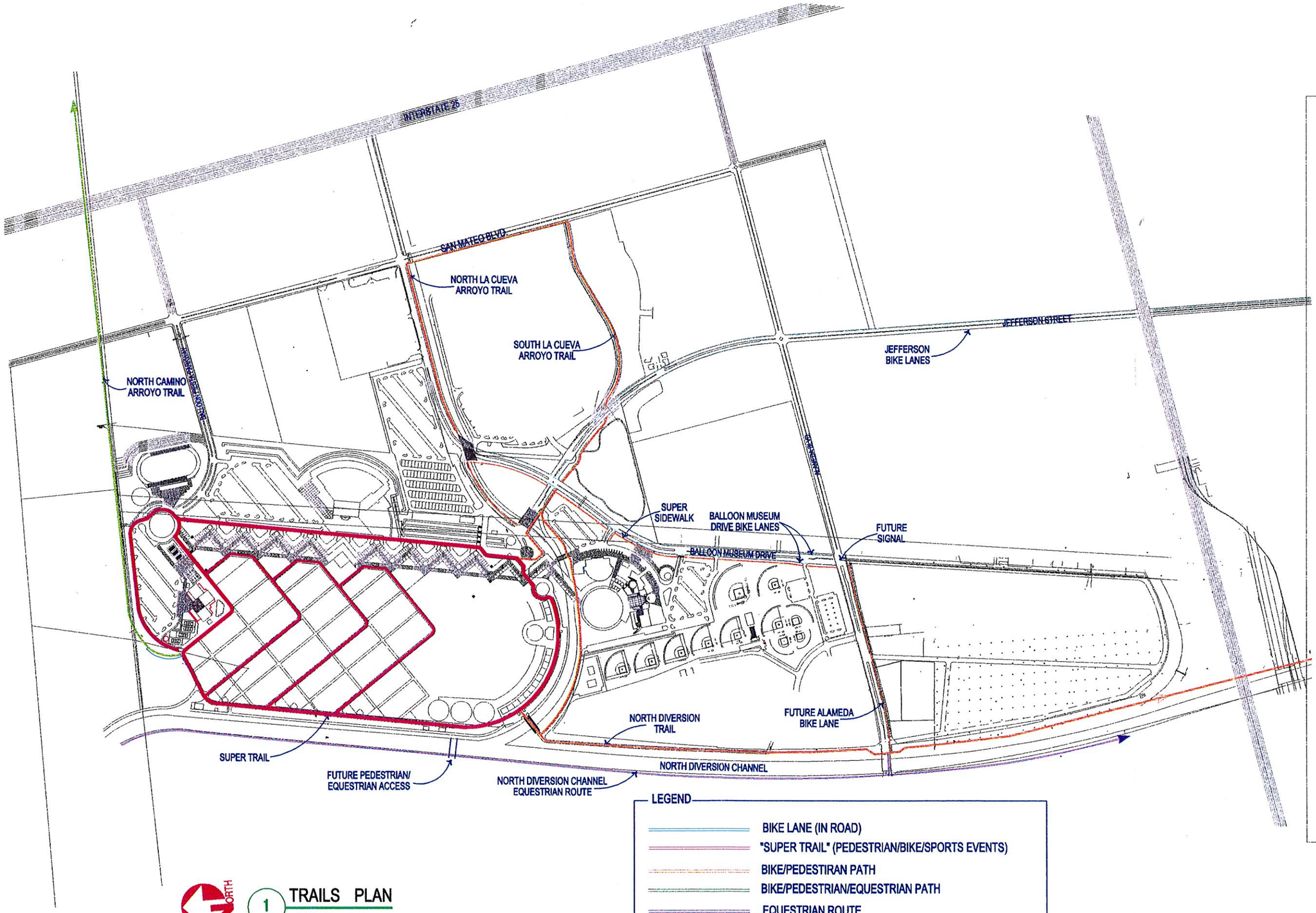
A major part of Balloon Fiesta Park is designed to be free of private vehicles (except during Balloon Fiesta). This approach creates a pedestrian/bicycle-friendly environment in which recreational trails at Balloon Fiesta Park will provide an alternative to vehicular access (see Trails Plan on page 45). Bicycle, pedestrian, equestrian, and multiuse 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.

The Preferred Master Plan Concept shows some trails (and maintenance buildings) with AMAFCA rights-of-way. Before these amenities can be built, agreements with AMAFCA concerning the use and conditions of the easements shall be approved by the City and the AMAFCA Board of Directors. AMAFCA and the City shall cooperate on management and operational issues relating to jointly operated areas 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. Bicycle parking is also proposed at all major Park venues. Fenced, secured bicycle parking lots should be provided for large events.

- **"Super Trail":** A 30 foot wide paved pedestrian/bicycle "Super Trail" is provided within the Park to form a loop around the Launch/Recreational Field Area. This "Super Trail" will be limited to pedestrian, bicycle, jogging, and rollerblade use. It will also accommodate limited maintenance vehicle use at all times, except during Balloon Fiesta and occasional special events. The "Super Trail" can be sectioned off for running or bicycle races of varying lengths. Equestrian access will be provided across the North Diversion Channel to a soft-surfaced trail running west of the "Super Trail" and connecting to the North El Camino Arroyo Trail.





NORTH

1 TRAILS PLAN

NO SCALE

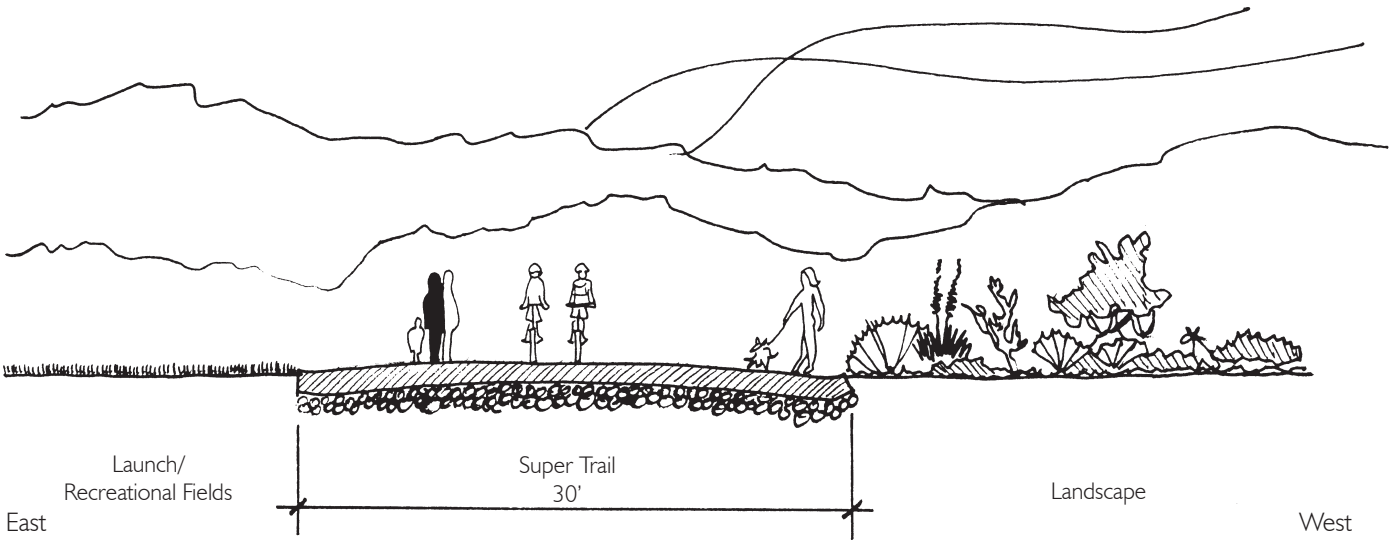
City of Albuquerque

Balloon Fiesta Park

Consultants

DCSW Architects
Bohannan-Huston, Inc.
Consensus Planning, Inc.
Morrow & Co., Ltd.
Martha Schwartz, Inc.
TransCore

SEPTEMBER 24, 1998



Super Trail Section

- **North Diversion Channel Trail:** This trail is the major north-south bicycle, roller blade, and pedestrian access for the Park. The North Diversion Channel Trail will be a continuous paved trail along the east side of the North Diversion Channel, adjacent to the Park. It crosses the pilot bridge at the La Cueva Channel and connects to the "Super Trail" at the southwestern edge of the Launch Field. The North Diversion Channel Trail will connect at the south end of the Park to the future continuation of this regional trail. It will have a channel undercrossing at Alameda Boulevard and provide access to all areas south of Alameda Boulevard. Equestrian access will remain on the west side of the North Diversion Channel along AMAFCA property. Equestrian access to the Park will be provided across the North Diversion Channel to a soft-surfaced trail running west of the 'Super Trail' and connecting to the North El Camino Arroyo Trail.

- **Alameda Trail and Alameda Bike Lanes:** The existing Alameda Trail, maintained by Bernalillo County, accommodates bicycle, equestrian, and pedestrian traffic from west of the Rio Grande to Fourth Street. There are also existing bike lanes in Alameda Boulevard that run from the Rio Grande to Fourth Street. Bike lanes continuing from Fourth Street east to Lowell Street are proposed in the Albuquerque Urban Area Bikeways Master Plan. The proposed bike lanes will tie into bike lanes in Balloon Museum Drive. A stoplight is proposed at Alameda Boulevard and Balloon Museum Drive. There is community interest in extending the existing Alameda Trail east of Fourth Street. However, any proposed bike lanes or trail extensions will require coordination with the NMSHTD on right-of-way issues.

- **La Cueva Arroyo Trail:** This paved 15 foot wide trail will follow the North La Cueva Channel and San Diego Avenue and will be on property owned by Philips Semiconductors and Honeywell (an easement will need to be secured). The La Cueva Arroyo Trail will provide major bicycle, roller blade, and pedestrian access from the east to the midpoint of the Park. Adequate right-of-way will need to be provided along the south side of San Diego Avenue to accommodate this trail. This trail is designated as a secondary trail in the Trails and Bikeways Facility Plan. It will connect with the trail along the Lake and Museum Area and the "Super Trail" loop around the Launch Field.

- **North El Camino Arroyo Trail:** This multiuse system of paved and soft trails provides major bicycle, roller blade, equestrian, and pedestrian access from the east to the northern edge of the Park. It will be constructed both north and south of the North El Camino Arroyo and will connect at the northwest corner of the Park to the "Super Trail". The trail will utilize AMAFCA property along the west and north edges of the North El Camino Arroyo.

  The soft portion of this trail, 15-20 feet wide, will be on the north side of the El North Camino Arroyo and will provide the main equestrian access from the east with further potential connections to the foothills trail at the base of the Sandia Mountains. The paved section of the trail, 10-15 feet wide, will be on the south side of the North El Camino Arroyo.

- **South La Cueva Channel Trail:** This paved trail is provided along the South La Cueva Channel and provides bicycle, roller blade, and pedestrian access to Wildflower Park and the Wildflower Neighborhood, east of the Park. This trail will tie into the Jefferson trail connection and provide access to the Balloon Museum and Launch Field areas.

- **Balloon Museum Drive "Super Sidewalk" and Bike Lanes:** This 15 foot wide paved "Super Sidewalk" is located 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 will be bike lanes provided in Balloon Museum Drive that provide access to the Museum and Little League areas and the North and South La Cueva Arroyo Trails.

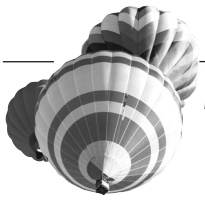
- **Jefferson Bike Lanes:** Jefferson Street bike lanes will provide Park access to bicycles, but this Park entry will be closed to all vehicles except buses during the Balloon Fiesta event.

SPECIAL EVENTS PLANNING and OPPORTUNITIES

The 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. While not all special events (such as outdoor amplified music concerts) are acceptable under the Master Development Plan's noise and operational criteria, there are many opportunities at the Park for a variety of special events. The following are just a few examples of the type of special events that could be held at Balloon Fiesta Park:

- **Balloon Fiesta:** Obviously the signature event at Balloon Fiesta Park, the Kodak Albuquerque International Balloon Fiesta will be the Park's biggest revenue generating event. With balloon participation growing to 850 for Launch '96, it can only be assumed that this event will continue to grow throughout the years.

  Until the Park's permanent improvements are constructed, City of Albuquerque 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 City and Balloon Fiesta. Temporary improvements that are



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

- **SummerFest:** The City SummerFest events are currently held on Civic Plaza and consist of culturally themed evening outdoor festivals during the summer. The Grand Plaza at Balloon Fiesta Park could provide an alternative venue for SummerFest events with expanded capacity for parking, restrooms and other service facilities, and more manageable security.

- **Arts and Crafts Festivals:** The Park would provide an excellent venue for arts and crafts festivals. Coordination of these types of events with Balloon Fiesta has the potential to increase tourism and revenues.

- **Car Shows & Auctions:** The Park has the potential for being one of the premier national venues for automobile shows. Many of the most successful and profitable car shows are held in similar venues, such as West World in Phoenix, Pebble Beach Golf Course in Monterrey, CA, and numerous State Fairgrounds. Many of the national car auctions bring hundreds of museum and show quality vintage cars to outdoor venues and generate hundreds of thousands of dollars in site rental, admission, and food/beverage revenues. These events are typically well attended and quiet.

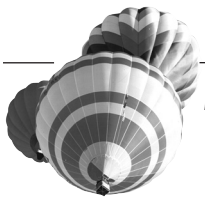
- **Civic Events:** Other opportunities exist in the Balloon Fiesta Park for civic special events such as graduations, farmers markets, and special "Family Day" celebrations such as Memorial Day. The Grand Plaza and Grand Promenade have the flexibility to be configured for a wide variety of events. Entrance gates to the Grand Promenade area can be set up for paid or free admission.

- **Bike Races:** The Park provides an opportunity for holding bike rallies and/or races. The "Super Trail" loop around the Launch Field could accommodate these uses. Entrances to the "Super Trail" could be blocked off during the event, however, controlled access to the Park should be provided during special events.

ACCOMMODATIONS FOR SPECIAL EVENTS

- **Traffic Control:** Manual traffic control for events attracting over 10,000 participants is required. This would consist of uniformed officers directing traffic at key intersections and some access control at strategic entry points and neighborhood connections.

- **Amplified Sound:** Amplified sound during the Balloon Fiesta events shall use distributive sound systems that do not require excessively loud broadcasting across the entire facility from centralized speakers. Balloon Fiesta, and all other special events, shall be approved by the City on a case-by-case basis through lease or permit agreements and shall abide by the noise standards of those agreements. 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 the year-round operation of the Park shall comply with the City's Noise Ordinance. Exceptions for short-term special events may be allowed on a case-by-case basis.

- **Parking:** The City and Balloon Fiesta 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 Balloon Fiesta 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 (Preferred Master Plan Concept shows approximately 10,340 spaces). 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 be needed to service Balloon Fiesta visitor needs as the event grows. The City cannot be expected to provide all of the parking needed for Balloon Fiesta, now or in the future, but the City and Balloon Fiesta 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.

  The Operations and Management Plan should address a joint access and parking management study between Balloon Fiesta, the City, and adjacent property owners concerning what types of parking agreements can be arranged for future years. Study topics should include how transit, light rail, shuttle systems, bicycling and pedestrian modes can be improved to lessen parking demand in the future, including expanding the amount of buses available, contracting with private transportation vendors, etc. As noted elsewhere in the Plan, Balloon Fiesta will have access to all of the City parking lots within Balloon Fiesta Park during the Balloon Fiesta event. Parking for visitors to the Balloon Museum shall be accommodated.

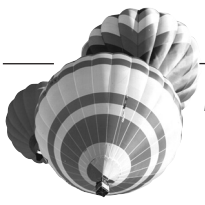
- **Enhanced Communications:** During Balloon Fiesta and other large special events, enhanced communications should be made between the Albuquerque Police Department, Bernalillo County Sheriff's Office, and the event organizers. An ongoing, multi-jurisdictional law enforcement plan should be undertaken to coordinate future efforts in providing traffic management and enforcing safety measures by the various law enforcement entities. A 24 hour telephone contact number shall be provided as part of the special permit or leasing agreement for all special events.

- **Restroom Facilities:** Portable toilets are recommended 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 Grand Plaza Area.

- **Bicycle Parking:** Several areas are recommended for providing secured bicycle parking during special events. These areas should be temporarily fenced and patrolled to ensure safety.

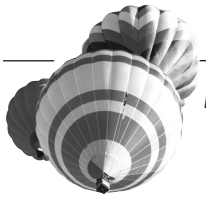
- **Vendors:** All special events providing food and/or beverages shall contact the City Environmental Health Department for food and beverage vending approval and shall meet all applicable requirements.

All special events shall be required to submit a plan that includes the number of expected participants; a traffic management plan (if over 10,000 participants); temporary fencing proposed, if any; sound and lighting



systems proposed; safety and security measures needed; staffing plans; and 24 hour telephone contact numbers for use by City staff in emergencies or in the case of non-compliance with any Operations and Management criteria.

The Operations and Management Plan (to be developed as a follow up action to this Master Development) will specify more detailed procedures and requirements for special events. The Operations and Management Plan will be developed with neighborhood input, as well as recreational user groups, industry, etc.



LANDSCAPE MASTER PLAN OBJECTIVES

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

GENERAL LANDSCAPE DESIGN

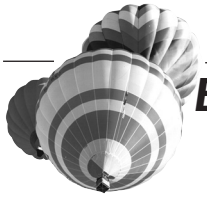
Balloon Fiesta Park will be the largest urban park in the City of Albuquerque. The landscape planning and design for the Park take advantage of the site's dramatic location along an eastern bench of the Rio Grande at Albuquerque's far northern edge. The site offers good views of the nearby mountains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

The Park design allows for and encourages year-round use. The landscape planting palette is a four seasons palette used in a creative and playful way, reflecting the natural beauty of New Mexico (see Appendix D: Grass Criteria and Plant List). A festive atmosphere will be achieved with the use of such items as colorful and unusual art, banners, temporary fabric structures, fountains, and attractive information kiosks. A clear theme and image for the Balloon Fiesta Park is established with the use of a consistent palette of street trees, paving materials, plantings, lighting, site furniture, and signage. A unique view of the Park from the air is created by the use of interesting and colorful patterns of paving, plantings, and chevron patterns of turf.

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

FORMAL LANDSCAPE AREAS

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



Grand Promenade

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

Launch Field

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

Due to the intense year-round use of this area, it is critical that the subgrade and planting bed be properly prepared (see Appendix D: Grass Criteria and Plant List). The planting bed will be amended on site to create a rich, healthy growing medium for the turf. Soils in the planting bed will require mixing to achieve equalized percolation. Soil amendments will include sand, organic fertilizer, chemical fertilizer and soil conditioners such as sulfur. The specific type and quantity of each of these amendments will be determined by testing and analysis of the existing soil. Turf species will be carefully selected in accordance with the specific program requirements of the area. The intense year-round use of the Launch Field will require that hardy species of turf that can withstand heavy use be used throughout the field. The Master Development Plan requires that the Launch Field be reseeded after each Balloon Fiesta (see Appendix D for more information on turf species). Any damage to the irrigation system during Balloon Fiesta will also be repaired at this time.

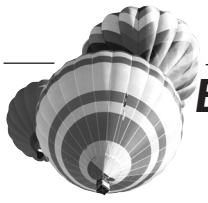
Building Entries

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

Roadways

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

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



Balloon Fiesta Park

City of Albuquerque

Balloon Fiesta Park

Consultants

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

June, 1998

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

Parking Lots

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

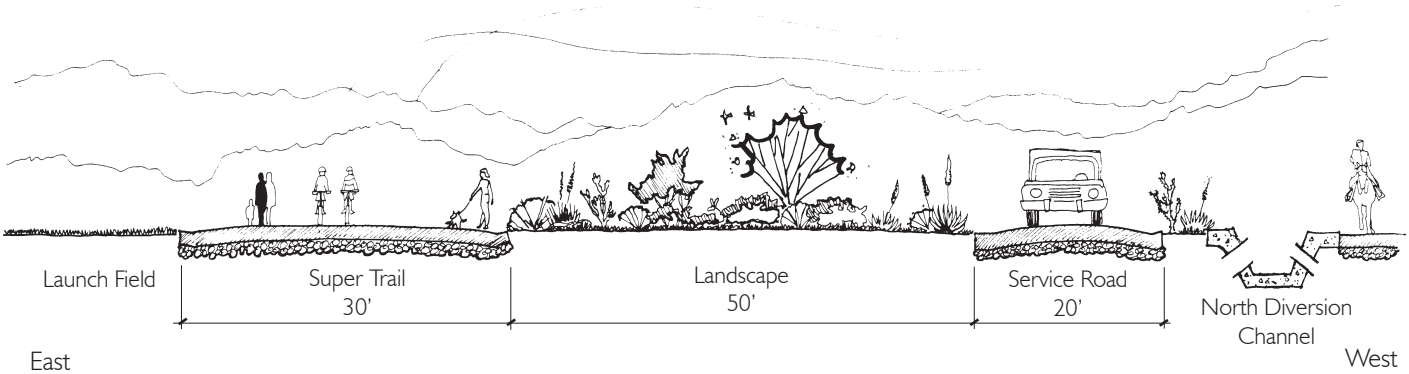
The second type of parking area is outlying parking located on old landfills. These areas are considered to be overflow parking areas to be used during major events only, such as the Balloon Fiesta. Park users are transported to Park activities from these parking areas by trams or shuttles. Because the outlying lots are infrequently used for parking, it is desirable to retain the natural character of these sites as much as possible. In order to achieve this, the areas will be seeded with native grasses, forbs, and wildflowers to imitate the natural plant communities in these areas. Because these parking lots are located on landfills, landscaping must be limited to only those plants which require no irrigation. The native vegetation provides an excellent way to meet this requirement. In order to protect the native vegetation in these nature conserving parking areas, a rotational parking approach will be implemented. The perimeters of the parking areas will be planted to screen the parking areas from adjacent properties, particularly adjacent residential areas.

INFORMAL LANDSCAPE ELEMENTS

Landscape Buffers

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

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



Buffer west of the Launch Field

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

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

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

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

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

Wildlife Habitat Area

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

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

Naturalistic Zones

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

PARK AMENITIES

Site furnishings and other site amenities will be of a consistent high quality, attractive, vandal resistent design. They will be constructed of durable materi-

als such as concrete, powder coated steel and plastic coated steel. Site furnishings and amenities will be of a consistent color palette made up of a select variety of colors that complement one another, reflecting the festive atmosphere of the Park.

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

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

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

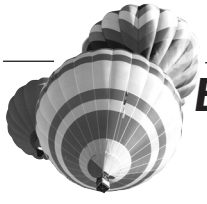
Trash Receptacles: Trash receptacles will be located in all areas where people gather to watch activities, enjoy refreshments, wait for transportation, or picnic. They will also be located in close proximity to area entries and exits so people can easily dispose of their trash when moving from one activity to another. Trash receptacles will be placed in areas that are easily accessible to vehicles in order to provide for ease of maintenance.

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

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

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

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



IRRIGATION

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

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

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

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

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

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

LANDSCAPE MAINTENANCE

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

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

The planting bed for the turf in the Launch Field will be systematically prepared to provide an excellent growing medium for the turf. This will keep the fertilization and water needs of the turf to the minimum requirements for a healthy stand of grass. Grass species on the Launch Field will include a fast growing cover crop that will facilitate efficient reseeding of the Launch Field after the annual Balloon Fiesta event.

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

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

GENERAL DESIGN GUIDELINES

The Balloon Fiesta Park will be 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 buildings and elements at the Park will require review and approval by the City Environmental Planning Commission and the City Council.

- Buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning, uniform building and fire code requirements, as well as other local applicable codes.

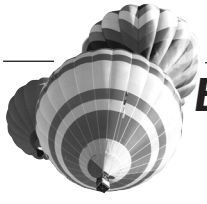
- Appropriate building design shall ensure articulation of all building faces rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

- Buildings should employ related architectural forms to create visual character and interest, avoiding long, unarticulated facades. Use of arcing walls, rounded corners, stepped walls, and some form of arched, pitched, or raised roof forms is encouraged in order to relate these spaces to the billowing, vaulted forms of balloons.

- 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 at the Grand Promenade and Golf Clubhouse 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 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 abuse by vandals or accidental damage by machinery.

- Berming in conjunction with landscaping can be used at the building edge 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 of 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:

- 100 feet from the right-of-way line of Balloon Museum Drive

- 50 feet from the right-of-way line of San Diego Avenue

Parking areas shall be setback as follows:

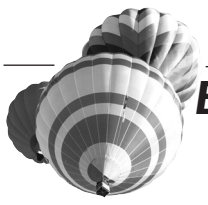
- 50 feet from the right-of-way line of Balloon Museum Drive

- 80 feet from the right-of-way line of Alameda Boulevard

BUILDING HEIGHT

Building height should be developed 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.

- **Balloon Museum:** The Balloon Museum will be the premier building in the Park. As such, it is sited on the high ground overlooking the Launch Field making it the tallest building in the Park. The Balloon Museum's roof peak (at the top of the roof arc) is limited to a maximum height of 90 feet from the east plaza elevation. Only 1/3 of the roof parapets may exceed 40 feet measured from the Entry Plaza, south of the Balloon Museum. The intention is to prevent a large mass of the building



becoming visible from the residential neighborhoods to the east and west.

- **Auditorium/Entertainment Facility:** The Auditorium/Entertainment Facility will require high areas for fly lofts or similar structures. The site for this building is approximately 65 feet below the eastern embankment. The maximum height for all components of the Auditorium/Entertainment Facility is limited to 26 feet above the eastern Park boundary elevation.

- **Family Recreation Center:** The Family Recreation Center will be seen and accessed from all sides and will be the feature building at field level. The building is encouraged to have a series of vaulted roofs and windows which look onto the launch field. The height limitation for the Family Recreation Center is 36 feet with no greater than 40% of parapets or roofs above 26 feet.

- **Golf Training Center:** The Golf Training Center Clubhouse should be a relatively small building that must not interfere with the view from the Balloon Museum. Its height should not exceed 26 feet at the highest point.

- **Potential Hotel or Office:** The reserve, or future development area may eventually contain a hotel or office building. The height criteria for this building is sensitive, since it will be visible from the Wildflower Neighborhood and the Balloon Museum. In order to retain a good view from these types of building, it is likely that a 3 story structure would be needed. Buildings within this development area are limited to 36 feet (to the midpoint of a pitched roof). No more than 50 percent of its elevations should exceed 2 stories (or 26 feet to the midpoint of a pitched roof).

- **Future Museum:** A future second museum may be located at the Park. Per the Balloon Museum height criteria, this building should not exceed the height of the Balloon Museum. No more than 30% of building's roofs or parapets should exceed 40 feet in height.

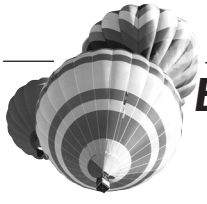
PEDESTRIAN, EQUESTRIAN, and BICYCLE TRAILS

Pedestrian trails in high traffic areas shall be constructed of concrete, stone pavers, or asphalt. Trails in informal areas may be constructed of stabilized crusher fines with a 6 inch concrete edge. A 6 inch concrete border will be provided along grass edges and vertical projections. Pedestrian-only trails shall be a minimum of 5 feet in width.

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 15 feet wide and may have a striped pedestrian lane. Where paths cross roadways or parking areas, designated crosswalks shall be highlighted with contrasting paving materials and signage.

Equestrian trails shall be soft surfaced and separated from pedestrian/bicycle traffic. Equestrian access to and from the Park is provided via three locations: west of and across the North Diversion Channel, along the North El Camino Arroyo, and the horse trailer parking at the Family Recreation Center and the Golf Training Center.

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 Balloon Fiesta Park and the Nazareth Landfill are exceptions to these design performance standards because of their environmentally sensitive condition). Parking areas should be divided into smaller areas and visually separated by planted islands. One shade tree shall be planted for every 10 parking spaces. Earthen berming, low walls, and/or trees and shrubs shall be used to define and screen parking areas from surrounding streets and Park activities.

SIGNAGE and ACCESS

It is integral to the success of the Park that a signage program be developed. 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
- Manage the huge flow of people and vehicles during the Balloon Fiesta event and other special events

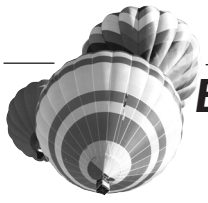
Blinking and/or flashing signs are prohibited at the Park. Motorized access to trails and natural areas are also prohibited.

Park signage shall comply with the American Disability Act (ADA) requirements and shall be in accordance with the City of Albuquerque Zoning Code. Signage and way-finding designs should facilitate Park access to those visitors with hearing impairment, visual impairment, or access limitations. All signage used throughout the Park shall incorporate braille and large, high-contrast lettering.

An audio wayfinding system is encouraged to be installed throughout the Park. This would allow visually impaired visitors to use radio frequency activated hearing devices to trigger informational and safety messages at significant building and trail areas in the Park.

The following signage standards are proposed as criteria to regulate the size, location, type, and quality of sign elements within the Park.

- **Park Entrance Signs:** Entry signage should reflect a consistent design theme. One freestanding, sculptural, monument sign with a Balloon theme should be provided at each of the three immediate 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.
- **Building Signs:** Park buildings are allowed one metal, facade-mounted sign whose size shall not exceed 50% 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. The restaurant at the Balloon Museum may have neon signs.
- **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. and use an insert of minimum 60% contrast background to white lettering.
- **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.



- **Grand Promenade (Vending Concourse) Entry Signs:** Each end of the Grand Promenade shall be allowed a large monumental entry archway/control gate with metal signage letters mounted on a spanning architectural sign support. Pilasters shall be of glass clad structures or stone/masonry materials.

SCREENING WALLS and FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection and delivery/storage areas is essential to limit their adverse visual impact on the Park and surrounding developments (the Old Balloon Fiesta Park is excluded from these guidelines). The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities.

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

- **Parking Areas:** Parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of four feet.

- **Outdoor Refuse Containers:** All outdoor refuse containers shall meet City specifications and be screened within a minimum six foot tall, decorative, 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.

- **Barbed Wire:** Barbed wire or concertina wire is prohibited in Balloon Fiesta Park.

UTILITIES

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

- All electric distribution lines within the Park should be placed underground.

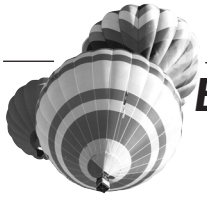
- All permanent utilities serving irrigation systems and other landscape site amenities will be placed below grade. When an above-ground back-flow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. The use of prefabricated fiberglass enclosures is prohibited.

- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

- The installation of underground utilities at the two landfill sites must be 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 Vending Concourse, 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.



The design of the lighting systems for the Golf Driving Range and Launch Field will need to meet strict performance standards. The design for the lighting system at the Launch Field shall be submitted to the Environmental Planning Commission for approval prior to installation. Lighting systems at the Launch Field must be removable in order to avoid potential accidents during ballooning events. It is anticipated that only a certain number of fields would be lighted and that certain hours of operation would be established. The number of fields and hours of lighting operation will be addressed in the Operations and Management Plan.

The following design guidelines should be considered in 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.

- Individual light fixtures should blend with the architectural character of the buildings and other site features.

- Shielded-source light fixtures should be used to prevent light spillage and avoid unnecessary glare or reflection on adjacent properties, buildings, or roadways.

- 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.

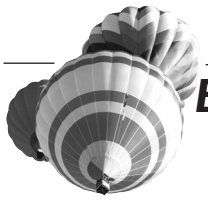
- Additional landscape lighting is encouraged to enhance certain landscape features. Landscape lighting should be concealed at grade.

- The fixture itself should be replaceable and readily available.

Height standards for light fixtures are as follows:

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

The Alameda Design Overlay Zone extends 200 feet north and south of Alameda Boulevard, but does not include the entire Balloon Fiesta Park. It does include the Little League fields and some of the proposed parking area at the Los Angeles Landfill. The Alameda Design Overlay Zone will impact the entry area to the Park and will affect lighting and signage at the entry.



NOISE, SECURITY, and DUST CONTROL

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; and 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 (see Section 4: Activities/Facilities Planning, page 25).

The City of Albuquerque and Bernalillo County Noise Ordinances provide a baseline for control of noise impacts and measured acceptable maximum noise levels at the property lines of the Park. The City Noise Ordinance states that noise levels may not exceed 50 dba at the property line between 10 p.m. and 7 a.m. Noise is regulated within the Park by the City's Noise Ordinance and may not exceed 50 dba at the nearest residential property lines (sound testing was conducted as part of the planning process for the Park; see Appendix J). Where ambient noise level exceeds 50 dba, such as the Park's south edge at Alameda Boulevard, the sound level shall not exceed ambient plus 10 dba. The City of Albuquerque will be responsible for noise monitoring and enforcement. All special events are required to submit a 24 hour contact telephone number to allow the City to shut down events which exceed this criteria.

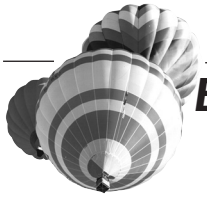
Special events and lessees within the Park may obtain exemptions from the standard noise regulations as allowed by the City's Noise Ordinance. The event operator shall monitor noise to ensure it meets the standards of the City's Noise Ordinance and the special provisions of permits and leases. All event operators must provide the City with 24 hour telephone access for notification of noise violations, and must be able to halt the noise violating event, if necessary.

A characteristic problem during prior Balloon Fiesta events has been amplified sound transmission to and reflection of amplified sound off buildings in the North Valley. This is due, in part, from the elevated position of the old Balloon Fiesta site above the North Valley and proximity of several large, reflective building surfaces directly to the east. Amplified sound was directed west by megaphone type speakers aimed at the crowd from behind the vending concourse, east of the launch field.

The sound impact from the 1996 and 1997 Balloon Fiesta events was greatly reduced by several factors, including the event being at a lower elevation; loudspeakers were mounted on poles west of the vending concourse and aimed downward and east in direction; and the site recess, approximately 70-90 feet below the Wildflower Neighborhood and the natural eastern embankment of the new site absorbed a majority of the noise transmission.

BALLOON FIESTA NOISE CONTROL CRITERIA

Amplified Sound: Outdoor amplified sound is allowed during Balloon Fiesta and shall meet the noise criteria of not exceeding 50 dba at the nearest residential property lines or where ambient level is higher than 50 dba, the criteria shall be ambient plus



10 dba. Amplified sound is prohibited between the hours of 10:00 p.m. and 7 a.m., per the City's Noise Ordinance.

Speaker Type and Configuration: The speaker design criteria for Balloon Fiesta should be of a "distributed sound" approach, where more speakers are used at lower volumes.

Speaker Location: Speaker location should be limited for Balloon Fiesta to the Park's eastern edge, and the "Corporate Village" area. Both areas will be protected by berms.

Noise Monitoring: Noise monitors shall be installed at the Park's west, north, and east property lines. The City of Albuquerque shall be responsible for monitoring noise from the Park. Monitoring standards and protocol shall be incorporated into the Park's Operations and Management Plan (to be developed subsequent to the Master Development Plan and to be approved by City Council). All special events will require a 24 hour contact telephone number to allow the City to shut down events which exceed the criteria.

GENERAL NOISE CONTROL CRITERIA

Amplified Sound: Outdoor amplified sound is allowed between the hours of 7 a.m. and 10 p.m., per the City's Noise Ordinance. Balloon Fiesta, and other special event 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.

Location and Sound Level: Amplified sound is not allowed, under any circumstance, to face west and shall not exceed 50 dba at residential property lines. Where ambient noise level exceeds 50 dba, the sound level shall not exceed ambient plus 10 dba.

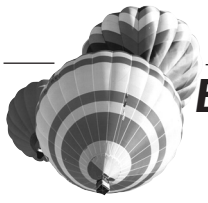
Sound Control at Sports Events, Tournament Game Area: The location of the Tournament Game Area in the far northeast corner of the Park will work to minimize the sound impact to neighborhoods. Any amplified sound in this facility shall follow time and operation guidelines and shall be designed to face into the Park's eastern berm. Sound levels shall not exceed 50 dba at nearest residential property lines.

Sound Control at Auditorium: The Auditorium will have an openable rear wall for grass berm seating. Sound control for the Auditorium is required and shall be part of all special permits and/or leasing agreements. These agreements shall provide for a reduction in amplification levels when in excess of the noise criteria. All amplified sound inside the semi-enclosed area shall be directed at the eastern berm in order to comply with noise criteria. A sound monitoring system for the Auditorium shall be implemented to allow detailed measurement at nearest residential property lines in order to ensure compliance with the noise control criteria and to measure the impact on residential and other land uses. The Auditorium should be constructed of architectural materials, such as concrete block, concrete, and insulated roof materials, which result in effective noise control when the east wall is closed (note sound testing which has already occurred in this location).

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. The subsequent Operations and Management Plan shall include criteria for security issues.

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 Auditorium, Tournament Game Area, Family Recreation Center, Little League, and Balloon Museum, as well as the Trails/Buffer area, for extended hours. Access gates to these main parking areas would allow 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 will be secured on a more restricted basis. Fencing will be installed behind the Grand Promenade, Corporate Pavilions, and west loop drive within a primary control zone and access gates will be installed at Balloon Fiesta Parkway, San Diego Avenue, and Balloon Museum Drive, just north of the Balloon Museum (see Fencing Plan on page 41).

DUST CONTROL

Dust control is a significant issue for the Park, particularly in the early stages of development and during Balloon Fiesta. The landscape design criteria and Landscape Master Plan (see page 53) outlines various strategies for long term build-out of the Park that meets City Dust Control standards.

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. The Landfill Management Plan being prepared by the City's Environmental Health Department will address dust control and reseeding of landfill areas.

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:

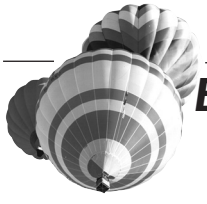
- Vehicular Access and Parking Areas
- Watering for Dust Control of Vehicular Areas
- Revegetation of the site use areas following the event
- Air monitoring agreements with the City of Albuquerque on a daily basis

Little League: Softball fields and infields should be watered to reduce airborne dust on a regular basis and tied to game schedules.

ROADS and TRAFFIC

A significant concern expressed by the neighborhood is road layout, organization and traffic impact, and traffic control. The following Roads and Traffic criteria provide guidelines for design of roads, access, and controls in Balloon Fiesta Park (see Traffic Impact Study Summary, page 84 or Appendix F for the detailed traffic impact analysis).

A fundamental design objective for Balloon Fiesta Park is to emphasize access into the park from roads which ***least impact surrounding neighborhoods***. The new street network related to the Park should 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 a load limit of 5 tons 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.

BALLOON FIESTA PARKWAY (Old Balboa)

Primary Park Access: Balloon Fiesta Parkway is designed to be the primary access to the athletic event areas, main northern parking areas, Family Recreation Center, and the Auditorium. Balloon Fiesta Parkway will be a four-lane, divided collector roadway with a landscaped median, meandering sidewalks, and intersecting access to San Mateo Boulevard. It will connect the I-25 South Frontage Road and the transit terminals at the north end and terminate at the Park. Public access will end at the two large parking areas north and northeast of the Launch Field.

Speed Limit: The speed limit on Balloon Fiesta Parkway will be 35 mph maximum up to the entrance to the Park. The speed limit will be 25 mph maximum within the Park. The change in speed limit should be accentuated by providing a noticeable "gateway" at the entrance to the Park that indicates to motorists that they are entering the Park and that they need to reduce their speed.

Landscaping, Sidewalks and Lighting: Balloon Fiesta Parkway shall 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 six feet wide and meander within a twenty to twenty-five foot wide sidewalk and landscape easement along each street side (this will require a sidewalk easement). This easement shall include plantings of street trees, flowering shrubs, flowers, and special materials treatments. Street lighting shall be provided (maximum height of 20 feet) along Balloon Fiesta Parkway.

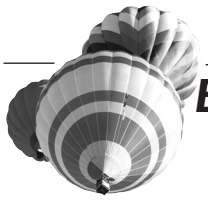
Signage: A freeway sign should be installed on I-25, in both directions, indicating Balloon Fiesta Parkway as the primary entrance to Balloon Fiesta Park. At the intersection of the I-25 Frontage Road and Balloon Fiesta Parkway, a triangular easement should be created for a large, sculptural "balloon monument" sign highlighting the entrance to Balloon Fiesta Park. Informal and directional signs should be designed and designated specifically for the Park.

Signalization: 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.

SAN DIEGO AVENUE and BALLOON MUSEUM DRIVE

Primary Balloon Museum Access: San Diego Avenue will be designated as the primary access to the Balloon Museum from I-25 and should be designed in conjunction with the North La Cueva Arroyo Trail improvements and landscaping. Balloon Museum Drive will provide primary access to the Balloon Museum and other Park uses via Alameda Boulevard. San Diego Avenue ties into Balloon Museum Drive, south of the La Cueva Channel and just east of the Transition Area.

San Diego Avenue and Balloon Museum Drive will function as collector roadways with the dedicated function of connecting Park destinations to major existing roadway systems. These two roadways will connect the Little League Ballfields, Balloon Museum,



Golf Center, and some special events parking to Alameda and San Mateo Boulevards, and the I-25 Frontage Road.

Size and Configuration: Balloon Museum Drive will be a four lane, divided collector road. Bicycle lanes will be provided on both sides, as well as a 15 foot wide pedestrian/bike path on the west side. Balloon Museum Drive will also be used as a pedestrian and tram vehicle shuttle route during Balloon Fiesta. Tram and pedestrian routes shall be separated by the median.

Pavement Treatment: Special pavement treatment should be designed for the major entry to the Balloon Museum at Balloon Museum Drive. This treatment should be colored concrete, unit pavers, or paving stone.

Landscape Treatment: The landscape for Balloon Museum Drive is designed to be a distinctive and striking 'ceremonial' streetscape. Street trees will be placed on both sides of the roadway, defining the drive and creating a green 'front door' to the Park. The roadside trees and associated landscaping will also screen the pedestrian walks and bike trails from vehicular traffic and screen the roadway from adjacent areas. Medians will be planted with both street trees and accent trees with masses of flowering shrubs. Major intersections will be accented with colorful plantings of flowering trees and shrubs, and masses of seasonal flowers.

Access Controls: Jefferson Street will not be extended to intersect Balloon Museum Drive until warranted by a traffic study and the connection is approved by the Environmental Planning Commission and the City Council. The City may build a temporary connection for emergency use only during major special events or as part of local industry's emergency preparedness route users. The temporary connection shall remain closed to through traffic at all other times. Bicycle and pedestrian access will be maintained at this location.

Speed Limits and Controls: The speed limit on Balloon Museum Drive will be set at 25 mph in order to provide a safe environment for Park users and discourage use as a through street. Speed humps would help ensure that traffic speeds are safe for pedestrians and cyclists.

Signage and Lighting: Balloon Museum Drive has two major signage locations; one at the entry to the Park at Alameda Boulevard, and one at the I-25 Frontage Road. The sign at I-25 should express a "Balloon Theme" which relates to Park entry and provides a strong visual element from I-25. The sign at the Park entry should set the standard for more subdued park signage and provide clear information about Park venues. Roadway and directional signage and lighting should follow criteria set forth for Balloon Fiesta Parkway.

Signalization: The intersection at Alameda Boulevard and Balloon Museum Drive will ultimately require traffic signal control and deceleration lanes leading into the Park. The traffic signal shall be installed prior to Launch '98 for the initial purpose of accommodating pedestrian crossings of Alameda Boulevard and to provide greater accessibility to the parking area in the Old Balloon Fiesta Park during major special events. Permanent operation of the signal will be defined by an appropriate traffic engineering study.

INTERIOR PARK ROADWAY DESIGN and PARKING

Vehicular circulation within the Park will be very controlled in order to be consistent with the goal of buffering neighborhoods and preserving security controls.

Public vehicles are restricted to the large parking lots at the Auditorium and Family Recreation Center on the north (3,000 spaces), the parking lot north of San Diego Avenue (2,000 spaces), and the smaller parking lots at the Golf Center (200 spaces), Balloon Museum (570 spaces), Little League fields (400 spaces), and the Future Museum (275 spaces). Special events parking of up to 5,000 cars and 200 RV's will be available at the old Balloon Fiesta site, south of Alameda Boulevard (the amount of parking will ultimately depend on the final grading and drainage plan for the landfill). Bicycle parking areas (for approximately 1,000 bicycles) will be distributed throughout the Park.

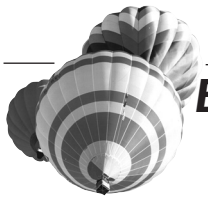
Internal roads will be used for pedestrians, bicycles, fire trucks, service access, security patrols, AMAFCA access, and balloonist access during Balloon Fiesta. These roads include the Pilot Access Road along the North Diversion Channel south of the La Cueva Channel, the Pilot/Crew Access Road west of the northwest Launch Field corner, and the Loop Road surrounding the Launch Field. Service vehicle access is also possible behind the Grand Promenade connecting the Auditorium parking and the south field/Golf Center entrance.

Interior Roads, Design Criteria: The internal service roads should be designed for service/emergency vehicle access and shared use as jogging/bicycle paths. The design criteria is as follows:

- Width: 25-30 feet wide, with valley curb edge to control drainage
- Surface: Millings or asphaltic concrete
- Speed: 10-15 mph maximum

SPECIAL EVENTS

Traffic Control Criteria: Several venues and opportunities for special events exist in the Balloon Fiesta Park. To adequately respond to the traffic needs of these events, manual traffic control shall be provided for events attracting over 10,000 participants and will be dictated on a specific, events–based schedule (see Management of Special Event Traffic Conditions on page 92).



CONCEPTUAL GRADING AND DRAINAGE PLAN

BACKGROUND

Located adjacent to and upstream of the North Diversion Channel, the Balloon Fiesta Park lies at the bottom of several large watersheds in the northeast part of Albuquerque. Among these watersheds are the North and South Camino, the North and South La Cueva, and the North and South Domingo Baca.

With respect to drainage, the Park can be divided into three areas. These areas include the new Launch Field Area located between the north Park boundary and the North La Cueva Channel, the Eastdale Little League Park and Museum Area located between the North La Cueva Channel and Alameda Boulevard, and the old Balloon Fiesta Field located between Alameda Boulevard and the Domingo Baca Channel (see the Grading and Drainage Plan on page 77 or Appendix E: Conceptual Drainage Master Plan).

Much of the off-site drainage impacting the site is conveyed by existing improved drainage channels. With the exception of the North El Camino Arroyo, all of the major arroyos running through the site are improved. As such, the majority of the drainage issues associated with the site are conveyance of off-site runon and on-site runoff to an existing improved downstream drainage facility. Due to the location of the Park, either the North La Cueva Channel or the North Diversion Channel will serve as the outfall for all of the on-site runoff, as well as contributing off-site runon.

EXISTING ON-SITE CONDITIONS

The existing drainage site conditions for the three areas as defined above is as follows:

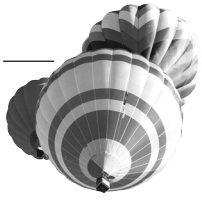
Launch Field

The Launch Field area is located between the Park's north boundary and the North La Cueva Channel. The majority of the Launch Field area lies in a bowl formed by the escarpment along the east Park boundary, the North El Camino Arroyo and the North La Cueva Channel. This former sand and gravel pit was graded with a 1 percent or less slope from east to west to drain to three existing inlets to the North Diversion Channel. While the site generally drains to the North Diversion Channel, there are also a number of local depressions which presently do not drain. Fill will be required in these areas to insure positive drainage to the North Diversion Channel.

In addition to on-site drainage, three upstream drainages impact the Launch Field Area. The first is the North El Camino Arroyo which crosses the north end of the Launch Field Area. Near the center of the Launch Field area is the Citicorp Storm Drain Outfall. At the south end is the North La Cueva Channel.

Eastdale/Museum Area

The Eastdale Little League Fields and Museum Area is located between Alameda Boulevard and the North La Cueva Channel. This 81 acre area primarily drains to the North La Cueva Channel, with a small area near Alameda Boulevard draining to Horizon Boulevard. Runon from Richfield Park to the east is conveyed through the ball field area by two graded swales to the Vista Sandia Diversion. The Vista Sandia Diversion, which discharges to the North La Cueva Channel, also serves as the outfall for much of the existing ball field area and future museum area. The ball fields located west of the Vista Sandia Diversion also discharge to the North La Cueva via a second graded swale along the west boundary of the site. Approximately nine acres near Alameda Boulevard, west of the Vista Sandia Diversion, discharge to Horizon Boulevard.



Old Balloon Fiesta Field

The Old Balloon Fiesta Field area, located between the Domingo Baca Channel and Alameda Boulevard, generally drains from east to west to the North Diversion Channel. This area contains approximately 77 acres. The northern two thirds of this area drains to two existing North Diversion Channel inlets. The southern third drains to an asphalt swale which discharges to a third North Diversion Channel inlet.

The Old Balloon Fiesta Field is located over the closed Los Angeles Landfill. In the past, settlement of the landfill has caused runoff from the asphalt swale to infiltrate into the landfill. This in turn has increased settlement as well as methane gas production. Recently, the City and AMAFCA jointly installed a 24 inch polyethylene pipe to convey minor runoff from the business park by means of a drop structure at the eastern edge of the Field. The pipe conveys off-site runon to the North Diversion Channel. The pipe also enables pedestrian traffic to avoid water in the swale during Balloon Fiesta.

The asphalt swale's primary function is to convey major storm water runoff from the business park across the Field to the North Diversion Channel. Currently, there is a roadway crossing the swale with undersized culverts. City staff have expressed concern over this crossing and its limited hydraulic capacity. Removal of this "plug" is necessary to restore the capacity of the swale and reduce the possibility of additional water infiltrating into the landfill. Further recommendations will be made in the following section addressing proposed on-site conditions.

DRAINAGE MANAGEMENT SUMMARY

The following sections describe the proposed grading and drainage plan for each of the three areas within the Park. The flow rates discharge points from the Park demonstrating the hydrological impact of the Park on the downstream drainage facilities are summarized in a table on page 79. This table includes three flow rates for each point: 1) existing flow rates; 2) existing flow rates with the development of the Park; and 3) fully developed flow rates.

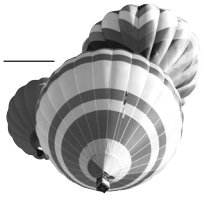
Launch Field Area

The majority of the proposed development as well as drainage improvements for the Park lie within the roughly 200 acre Launch Field Area. The western boundary of the Launch Field Area is the North Diversion Channel. Along the north boundary is the North El Camino Arroyo while the North La Cueva Channel forms the southern boundary of this area.

Grading and Drainage Concepts

The Launch Field Area benefits from the presence of the North Diversion Channel along the downstream (western) edge of the area. The proposed grading for the area directs flows to the three existing North Diversion Channel inlets and the Camino Inlet (to the North Diversion Channel). At the north end of the area is the North El Camino Arroyo which has a developed flow rate of 2,400 cfs. This arroyo will be channelized to accommodate the Preferred Master Plan Concept land uses and convey the flow to the North Diversion Channel. The grading and drainage concepts developed for the Launch Field Area use the existing channel inlets (for surface flows), new channel inlets (for surface flows), and new pipe penetrations (for storm drain pipe outfalls).

Drainage treatments vary throughout the Launch Field Area based on the location of the facility and the magnitude and nature of the runoff. Broad soft lined or unlined arroyos are proposed where possible for designated transition or natural areas. Examples of these are the grass swales proposed to convey runoff across the golf driving range area and the unlined constructed natural water ponding areas along the western fringe of the Launch Field area. Where possible, proposed parking lots and streets will be graded



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BALLOON FIESTA PARK MASTER DEVELOPMENT PLAN

CONCEPTUAL GRADING & DRAINAGE PLAN

N

SCALE: 1" =400'

2070 CFS

642 CFS

EXISTING CITICORP OUTFALL

NORTH EL CAMINO CHANNEL

TOURNAMENT GAME AREA

BALLOON FIESTA PKWY

NORTH LA CUEVA CHANNEL

SAN DIEGO AVE.

SOUTH LA CUEVA CHANNEL

JEFFERSON ST.

3996 cfs

24" PIPE PENETRATION

AUDITORIUM/ ENTERTAINMENT FACILITY

62 cfs

48" PIPE PENETRATION

TRANSITION AREA

24" PIPE PENETRATION

1086 cfs

NATURAL WILDLIFE AREA

RICHFIELD PARK

PREFERED ALIGNMENT

FAMILY RECREATION CENTER

CAMINO STORM DRAIN

36" CULVERT

17 cfs

24" CULVERT

30" CULVERT

OLD BALLOON FIESTA FIELD

NO GRADING PROPOSED
FINAL GRADING AND DRAINAGE TO BE ESTABLISHED IN CONCERT WITH FUTURE LOS ANGELES LANDFILL MANAGEMENT PLAN.

ALAMEDA BLVD.

NORTH EL CAMINO ALTERNATE ALIGNMENT

LAUNCH FIELD AREA

TO NDC

GRASS SWALES

FUTURE MUSEUM

GOLF CENTER

BALLOON MUSEUM

BALLOON MUSEUM DRIVE

858 cfs

CAMINO INLET

NORTH DIVERSION CHANNEL

NEW INLET AT NORTH EL CAMINO/ NDC CONFLUENCE

NDC INLET #1

NDC INLET #2

NDC INLET #3

NLC INLET #1

NLC INLET #2

NLC INLET #3

EXISTING SWALE TO NLC INLET #3

LITTLE LEAGUE PARK

LITTLE LEAGUE/ MUSEUM AREA

78" PIPE PENETRATION

78" SD

60" SD

60" CULVERT CNWF

36" PIPE

350 cfs

524 cfs

170 cfs

132 cfs

107 cfs

LEGEND

- B.F.P. BOUNDARY
- BASIN BOUNDARY
- 5060 PROPOSED INDEX CONTOUR
- FLOW DIRECTION
- NDC NORTH DIVERSION CHANNEL
- NLC NORTH LA CUEVA
- CNWF CONSTRUCTED NATURAL WATER FEATURE
- 1 BASIN ID
- CULVERT
- PROPOSED STORM DRAIN
- 81 cfs FLOW ENTERING OR EXISTING B.F.P.

Flow Rate Summary at the Park's West Boundary

WATERSHED NAME/ STRUCTURE ID	EXISTING DRAINAGE STRUCTURE (Size & Type)	PROPOSED DRAINAGE STRUCTURE (Size & Type)	100-YEAR BULKED FLOW RATE			EXISTING CAPACITY (cfs)
			EXISTING (cfs)	EXISTING w/BALLOON PARK (cfs)	FULLY DEVELOPED (cfs)	
North El Camino Channel at new inlet (preferred alignment)	N/A	Lined Channel 10' wide, 8' deep with 2:1 side slopes new inlet to NDC	N/A	2,330	2,900	N/A
North El Camino Channel at existing Camino inlet (alternate alignment)	Camino Inlet 15' wide, 11' deep rectangular concrete inlet	Rebuilt Camino Inlet to accommodate CBC and increased flows	2,676	2,938	3,730	1,440
Camino Inlet (w/preferred alignment for North El Camino Channel)	Camino Inlet 15' wide, 11' deep rectangular concrete inlet	Modified Camino Inlet to accommodate storm drain and increased flows	2,676	626	858	1,440
NDC Inlet #1	NDC Inlet	Same as existing	290	188	188	~ 200
NDC Inlet #2	NDC Inlet	Same as existing	6	81	81	~ 200
NDC Inlet #3	NDC Inlet	Same as existing	4	19	19	~ 200
North La Cueva Inlet at NDC	Trapezoidal concrete inlet, 15' bottom width, ~ 8' deep 2:1 side slopes	Same as existing	4,630	4,820	5,384	~ 7,500
NDC Inlet #4	NDC Inlet	Same as existing	39	39	39*	530
NDC Inlet #5	NDC Inlet	Same as existing	151	151	151*	690
NDC Inlet #6	NDC Inlet	Same as existing	418	418	446*	430**
Domingo Baca Inlet at NDC	Trapezoidal, concrete inlet 20' bottom width, ~ 11' deep 2:1 side slopes	Same as existing	4,650	4,650	7,234	7,800

* May change based on future Landfill Management Plan findings from City Environmental Health Department

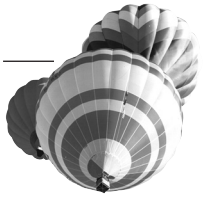
** Does not include 24" polyethylene pipe

to convey runoff overland reducing the amount of underground storm drains required. Large drainages such as the North El Camino Arroyo will require hard lining using material such as soil cement, shotcrete, or concrete to convey runoff while meeting the land use goals of the Master Development Plan.

North El Camino Arroyo

The preferred alignment for the North El Camino Arroyo is along the north boundary of the Park to a point of confluence with the North Diversion Channel approximately 1000 feet north of the existing Camino Inlet. Presently, the North El Camino crosses the north end of the Park roughly 600 feet south of the north boundary. By relocating the arroyo to the north boundary this portion of the site is cleared up to allow the proposed land uses to be constructed. A new inlet to the North Diversion Channel for the North El Camino would be required with this alignment. AMAFCA is currently studying this alignment and new inlet. In the past, AMAFCA has expressed interest in constructing a new inlet to the North Diversion Channel to allow an existing ramp just south of the existing Camino Inlet to be removed. The ramp appears to create hydraulic problems in the North Diversion Channel. The cost of relocating this new inlet has been estimated by AMAFCA to be 3.3 million dollars. As such, cost sharing would be required if a new inlet is to be constructed to, among other things, allow the alignment of the North El Camino to be shifted to the Park's north boundary.

If the preferred alignment is deemed unacceptable by the appropriate government agencies then the arroyo flows would have to be conveyed by a concrete box culvert to the existing Camino Inlet. This option,



referred to as the alternate alignment, is more costly but would still allow the proposed land uses to occur at the north end of the Park. The grading and drainage plan shows both the preferred alignment as well as the alternate alignment. Discussions that follow consider only the preferred alignment.

Only the most northern end of the Launch Field area will drain to the North El Camino Arroyo because the Launch Field area is substantially lower than the existing ground along the north Park boundary and the ultimate North El Camino Channel grade. Consequently, only the Tournament Game Area and the parking lot north of the Family Recreation Center can drain to the North El Camino Channel. The 100-year runoff from Basin 1 is roughly 107 cfs which is less than 5 percent of the North El Camino Channel flow rate. A storm drain will be constructed within the parking lot with inlets placed on the lower perimeter of the public transit drop off area and within the parking area itself. A storm drain is required rather than surface drainage to rundowns due to the grading constraints of the area. The storm drain will discharge to the North El Camino Channel approximately 700 feet upstream (east) of the North Diversion Channel.

North of the North El Camino Arroyo, an existing natural unnamed arroyo conveys flows from Sandia Pueblo (south of Tramway/Roy) from east to west. Near the northwest corner of the Park, flows in this arroyo are intercepted by an existing AMAFCA earthen ditch/dike running south to the North El Camino Arroyo. With the preferred alignment of the North El Camino this ditch/dike will still discharge to the North El Camino (in the form of a side channel inlet) and ultimately to the North Diversion Channel.

As a related matter, flows from Sandia Pueblo land north of Tramway/Roy currently have no outlet, but occasionally flood lands along Edith Boulevard north of Roy. While this situation does not impact the Park, there may be opportunities to address this problem with drainage improvements in the Park and within Sandia Pueblo.

Camino Storm Drain Trunk Line

Approximately 66 acres of the Launch Field area will be served by a large diameter underground storm drain running from the existing Citicorp outfall to the Camino Inlet. This storm drain referred to as the Camino Storm Drain will range in size from 78 inches to 90 inches in diameter. The parking lot north of the Auditorium, the northern two thirds of the Launch Fields, and the Family Recreation Center will drain to this proposed trunk line. The existing Citicorp outfall is a 78 inch RCP and has a 100-year flow of 642 cfs. Laterals collecting runoff from the aforementioned areas will tie to this major trunk line contributing 240 cfs. At the point of discharge to the North Diversion Channel the storm drain will increase in size to 90 inches and convey a 100-year flow of approximately 860 cfs.

Launch/Recreational Fields Area

The Preferred Master Plan Concept includes 21 soccer fields within the Launch/Recreational Field area. The soccer fields are arranged in a chevron pattern accessed by four roads connecting to the loop road ringing the entire Launch Field Area. The northern two thirds of the Launch Fields will drain to road storm drains which will discharge to the Camino Storm Drain. The remainder of the soccer fields, as well as the Golf Driving Range Area, will drain to two of the existing North Diversion Channel inlets, (NDC Inlets #1 and #2). See Grading and Drainage Plan on page 77.

The proposed grading in the Launch Field area, including the Golf Driving Range, is based on the premise of multi-use. To allow balloon launches, soccer games, and other special events, the grading needs to be uniform. Field slopes are 1 percent draining from east to west towards the North Diversion Channel. The slope is limited to 1 percent because of earthwork

constraints. If a greater slope is used, the site earthwork will be unbalanced necessitating the import of very large amounts of fill material. In the Golf Driving Range area, there is room for some latitude in the grading concept, since uniform slopes, critical to acceptable soccer fields, are not required. In this area the slopes must only remain mild enough to allow Balloon Fiesta events. As such, two wide grass swales with a minimum of 1% slope are proposed in the Golf Driving Range area to serve as the major conveyances of runoff for nearly 100 acres of the Launch Field area. Even with the proposed swales, the peaks and valleys are subtle so as not to interfere with the primary recreational purpose of the Launch Field area.

The roads within the Launch Field area will be designed to convey runoff as well as traffic. Since stand up curbs cannot be used, as they would impede and interfere with Balloon Fiesta events, the streets will have an adverse crown with a valley gutter along the centerline and estate curbs at the outside edges. By conveying runoff in the street, the amount of storm drain required to drain the Launch Field is greatly reduced. Storm drains are required under the Launch Field roads from the point where runoff becomes greater than the carrying capacity of the street.

At the north end of the Golf Driving Range area is a wide swale which conveys runoff from the Launch Fields, the Auditorium, and escarpment slope areas to North Diversion Channel Inlet #1. The flow from the Auditorium will cross under the loop road in a 36 inch culvert. The runoff from the grassed seating area will be discharged to the loop road which will discharge at the low point to the parking area. A 24 inch storm drain will then convey the runoff under the concourse to the grass swale. Runoff from the fourth internal Launch Field road (southern most road) is also collected and discharged into the swale just upstream of North Diversion Channel Inlet #1. The storm drain in the Launch Field road is a 36 inch RCP.

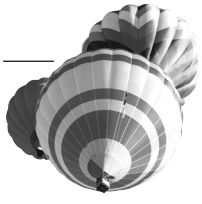
At the bottom of the swale, a second constructed natural water feature area is created. A 54 inch RCP culvert drains the water feature area under the Launch Field loop road to North Diversion Channel Inlet #1. The total flow exiting through the 54 inch culvert is approximately 175 cfs. With the combination of the runoff reaching the rundowns in the road, the total 100-year flow entering North Diversion Channel Inlet #1 is approximately 190 cfs. Full use of North Diversion Channel Inlet #1 precludes the need for a new pipe penetration to the North Diversion Channel. The capacity of the inlet is 200 cfs.

The southern end of the Golf Driving Range drains to North Diversion Channel Inlet #2 via a smaller grass swale. The total 100-year flow at the second inlet is 81 cfs. The capacity of this inlet is also 200 cfs.

The Golf Training Center and parking lot drain to the third existing inlet North Diversion Channel Inlet #3. The total 100-year flow at this inlet is 19 cfs.

Escarpment Parking Area

The last drainage improvement to the Launch Field Area pertains to the parking area on top of the escarpment. This 20 acre area overlies the closed Nazareth Landfill. Since this area is on top of an old landfill, the Master Development Plan is not proposing to pave the parking area. Potential settlement of the Nazareth Landfill would result in a constant maintenance issues such as repair of cracking and settling asphalt. Runoff from this area will be conveyed by graded unlined swales to a point southwest of the parking lot to insure runoff does not flow down the escarpment and into the lower field area. Based on a geophysical investigation completed by Sunbelt Geophysics "Geophysical Investigation of Landfill material near the Balloon Fiesta Park Albuquerque, New Mexico, January 1998, the landfill is setback from the escarpment as follows. Along the west edge, the landfill ends roughly 250 feet east of the top edge of the escarpment. Similarly, along the north edge, the



landfill ends roughly 100 feet south of the top edge of the escarpment. These setbacks provide ample room to grade swales to divert runoff away from the escarpment. The runoff collected in the low point will be discharged directly into the La Cueva Channel via a new pipe penetration. Some of the runoff from the north side of San Diego Avenue will also enter this depressed area via curb openings and rundowns. The runoff from the south side of San Diego Avenue will enter existing inlets which discharge to the North La Cueva Channel. The total flow entering the pipe penetration (assuming a graded, unpaved parking lot) is 67 cfs. If the parking lot is ultimately paved (including planted medians), the runoff would increase to 90 cfs. A 48 inch diameter culvert discharging to the North La Cueva Channel has been sized to accommodate both of these flow rates to allow flexibility in the surface treatment of this area.

In addition, a 24 inch RCP pipe penetration to the La Cueva Channel is required to convey the runoff San Diego Avenue east of the proposed intersection with Balloon Museum Drive. This storm drain is necessary to meet City criteria for drainage at a roadway intersection.

Little League/Museum Area

The Little League/Museum area constitutes 81 acres of the Park. Runoff from all the basins within the Little League/Museum Area will enter the North La Cueva Channel. There are three existing inlets on the southern side of the channel which can accept runoff from this area. All of these inlets are, however, located west of the Lake. One of the inlets is for the existing Vista Sandia Diversion that bisects the Little League area. In Alameda Boulevard, the southern boundary for this area, there is an existing storm drain. However, this storm drain is not proposed as an outfall since it has existing capacity problems and it is possible to grade the area such that it drains north to the North La Cueva Channel.

Grading and Drainage Concepts

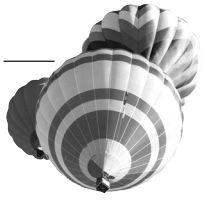
Since the Little League/Museum area is located upstream of the North La Cueva Channel, the natural outfall for this area is that channel. The grading for this area directs runoff to the existing surface inlets to the North La Cueva Channel. Where possible proposed parking lots will help convey runoff to the channel minimizing the amount of underground storm drain.

Drainage treatments also vary in the Little League/Museum area. At the far east end of this area is the Natural Habitat area which will remain undeveloped with runoff conveyed by sheet flow and existing gullies. Drainage in the Little League area will be conveyed by underground storm drains as well as surface drainage via unlined and soft lined swales. In the Museum Area, much of the drainage will be conveyed by parking areas with storm drains interspersed as required.

Little League Ballfields

A portion of the Eastdale Little League Ballfields have already been constructed in general compliance with the draft Master Development Plan. Ultimately, there will be 11 ballfields within the Park (including 3 Community Ballfields). To date, 8 ballfields have been constructed. With the exception of the Vista Sandia Diversion, the grading in this area will remain largely unchanged. The 3 ballfields that remain to be built are at the north end of the Little League Area, west of the Balloon Museum site and the Vista Sandia Diversion.

The Vista Sandia Diversion drainage ditch begins just north of Alameda Boulevard and discharges to the North La Cueva Channel (North La Cueva Inlet #2). This ditch conveys on-site runoff from the area east of the ditch to the east boundary as well as off-site runoff from the Richfield Park area. To enhance the ballfield area and eliminate major surface drainage



features separating playing fields, this Drainage Management Plan proposes conveying the 100 year storm in this area underground with a storm drain pipe. The ball fields east of the Vista Sandia Diversion and off-site flow from Richfield Park will drain to this storm drain. The storm drain, referred to as the Vista Sandia Storm Drain, will range in size from 48 inch and 54 inch laterals coming from Richfield Park to a 78 inch trunk line receiving flow from these laterals. The 100-year offsite flows from Richfield Park are 107 cfs and 132 cfs for the north and south locations, respectively. This storm drain will allow the Vista Sandia Diversion ditch to be removed. Surface grading in the area will also discharge to the North La Cueva and have sufficient capacity to convey the difference between the existing ditch bank full capacity and the proposed storm drain capacity.

Nine of the ball fields are located west of the Vista Sandia Diversion. Approximately 10 acres next to Alameda Boulevard will drain to Horizon Boulevard in accordance with the approved 'Drainage Report for Eastdale Little League" (Tierra West Development Management Services, December 1995). The remaining area west of the existing Vista Sandia Diversion will drain to a swale located along the western property boundary. This swale discharges 33 cfs to the third existing inlet on the North La Cueva (La Cueva Inlet #3)

Natural Wildlife Area

The roughly 13 acre triangular shaped area located between the Balloon Museum Drive and Jefferson Street is to remain natural. Four culverts under Balloon Museum Drive will be required to drain this area. The culverts can also serve as wildlife road crossings.

Museum Area

The Museum Area is comprised of approximately 28 acres. Runoff from the Natural Wildlife Area will be collected at a pond southeast of the parking lot east of the Future Museum. The pond as well as the parking lot will drain to a 36 inch storm drain which will discharge to the North La Cueva Channel. A new pipe penetration into the North La Cueva Channel will be required.

Runoff from the Future Museum will flow to the North La Cueva Channel (North La Cueva Inlet #1). The total runoff from this site is approximately 12 cfs which is less than the existing flow to the inlet.

Roof runoff from the Balloon Museum will drain to a low point near the North La Cueva Channel. A 24 inch culvert will then convey this flow to the new Vista Sandia Storm Drain. Runoff from the parking area west of the Balloon Museum will sheet flow to North La Cueva Inlet #2. Runoff from the area south of the Balloon Museum will discharge to the proposed Vista Sandia Storm Drain.

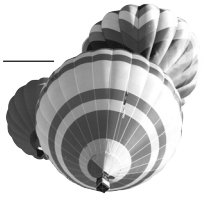
Transition Area

The Transition Area contains just over four acres. This area will drain to the North La Cueva Channel via a new 24 inch diameter pipe penetration. The peak 100-year flow from this site is estimated at 17 cfs. Runoff will be collected in a low area adjacent to the channel and then discharged directly into the North La Cueva Channel.

Old Balloon Fiesta Field

The Old Balloon Fiesta Field consists of approximately 77 acres and is situated on top of the old Los Angeles Landfill. It is bounded on the south by the Domingo Baca Inlet and on the west by the North Diversion Channel. Parking is the only approved land use for this area and any` future uses would be per approval by the City.

The site was originally graded so that all runoff, with the exception of approximately five acres in the northeast corner, would enter the North Diversion Channel via one of three existing inlets referred to as North Diver-



sion Channel Inlets #4, #5, and #6. The northeast corner drains to Alameda Boulevard. Due to settling of buried refuse, several low-lying areas now exist and a new grading and drainage plan needs to be developed and implemented. This shall be included as part of the subsequent Landfill Management Plan developed by the City Environmental Health Department.

An asphalt swale collects off-site runon from the Washington Industrial Park and discharges it into another asphalt swale at the Park's east boundary. The off-site swale needs to be improved to protect the Park during large storm events. The swale in the southern half of the old Balloon Fiesta Field leads to North Diversion Channel Inlet #6. Currently, a road with undersized culverts crosses this swale. This road crossing should be removed to restore the capacity of the swale. Ultimately, off-site flows should be diverted around the Los Angeles Landfill to reduce the potential for stormwater runoff to infiltrate the Landfill. Finally, grading and drainage solutions for the old Balloon Fiesta Park need to be prepared in concert with the future Landfill Management Plan.

TRAFFIC IMPACT STUDY SUMMARY

This section of the Master Development Plan summarizes the purpose and results of the Traffic Impact Study conducted for the Park, current policy for the roadway network in the vicinity of the Park, other roadway network considerations, the evaluation of alternative roadway networks adjacent to the Park, a description of the preferred roadway network, recommended changes to adopted policy, and spot intersection improvements that were identified for the major study area intersections. In addition, management of special event traffic conditions and transit facilities included in the Preferred Master Plan Concept are briefly discussed (see Appendix F for the complete Traffic Impact Study).

PURPOSE

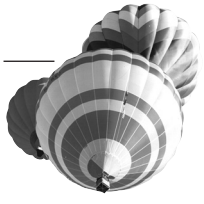
The purpose of the Traffic Impact Study was to evaluate the traffic impacts of the new Balloon Fiesta Park under *typical weekday* conditions. The traffic study focused on the general roadway plan and major intersections in the immediate vicinity of the Park. Existing conditions (year 1997), near-term conditions (year 2002), and long-term conditions (year 2020) were evaluated.

While the Balloon Fiesta is one of the largest special events in the country, this and other special events supported by the Park will require manual traffic control. Because it is difficult to accurately model special event traffic conditions and since street systems are generally not designed based on special event conditions, the traffic study was limited to an analysis of typical weekday traffic conditions. The development of detailed traffic management plans for special events was beyond the scope and purpose of the Master Development Plan. Special events are required to submit a traffic management plan for all events expected to attract 10,000 or more participants.

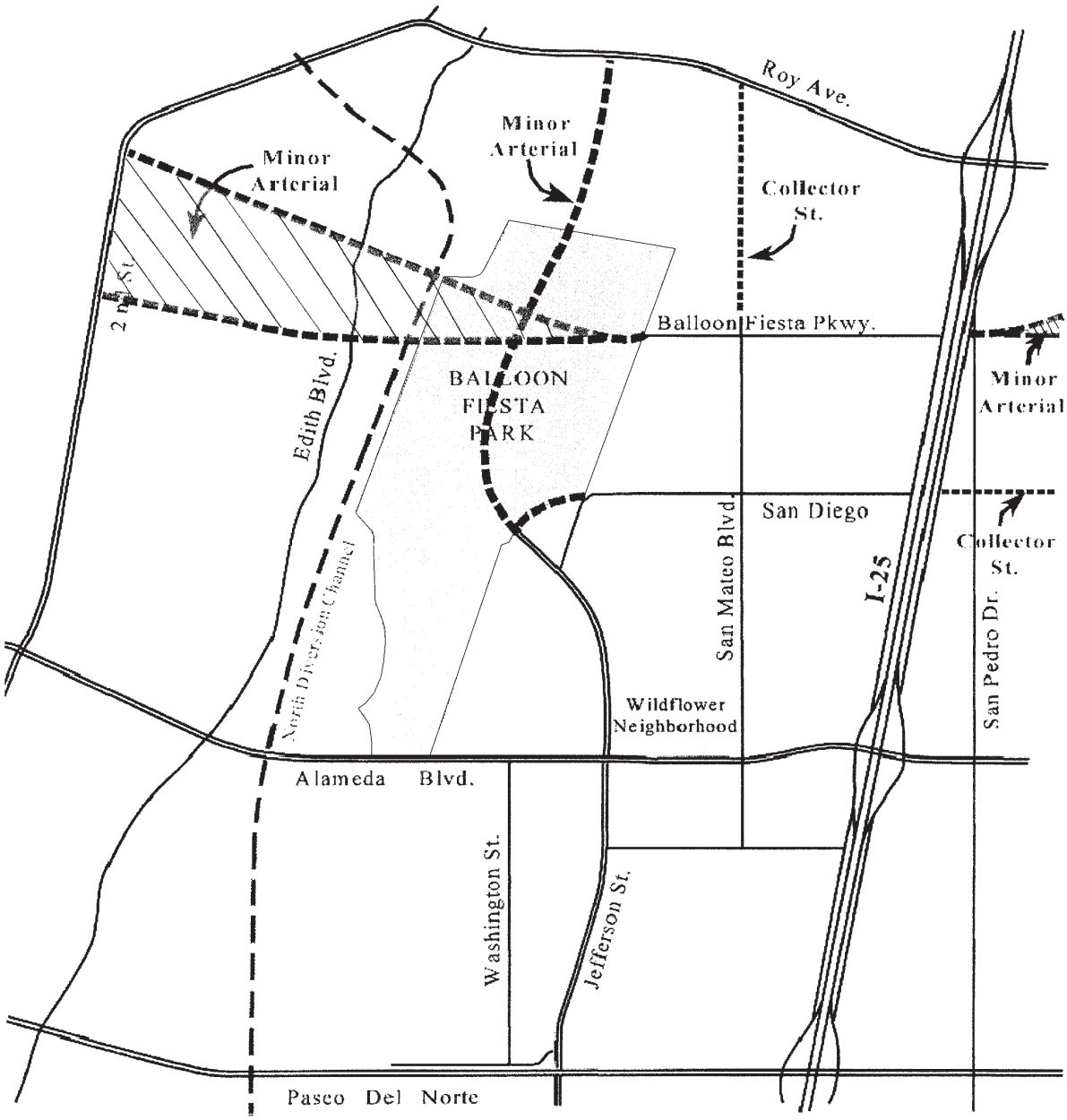
ADOPTED LONG RANGE MAJOR STREET PLAN

The August 1996 Long Range Major Street Plan (LRMSP) for the Albuquerque Urban Area, adopted as policy by the Middle Rio Grande Council of Governments (MRGCOG), includes the following policies for changes to the major street network within the vicinity of the Park:

- **Minor Arterials**
  - extension of Jefferson Street north to Balloon Fiesta Parkway
  - extension of Balloon Fiesta Parkway west to the extension of Jefferson Street



Adopted Long Range Major Street Plan



KEY

- Alignment of Future Major Streets
- Major Street Corridor

- **Collector Streets**
  - extension of San Diego Avenue west to the extension of Jefferson Street

- **Location Study Corridors**
  - extension of Jefferson Street from Balloon Fiesta Parkway north to Roy Avenue
  - extension of San Mateo Boulevard north to Roy Avenue
  - extension of Balloon Fiesta Parkway from the extension of Jefferson Street west to Second Street

The street network that would result if the current LRMSP were implemented is illustrated on the preceding page.

OTHER ROADWAY NETWORK CONSIDERATIONS

In addition to adopted policies regarding the street network within and adjacent to the Balloon Park, there are other transportation-related activities ongoing near the Balloon Park. The primary activities involve Paseo del Norte, Jefferson Street, a new north/south arterial adjacent to the North Diversion Channel, improvements to I-25, and improvements to the intersection of Alameda Boulevard with Edith Boulevard.

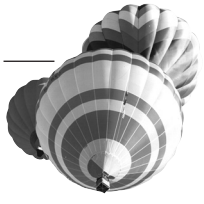
A study to assess the feasibility of upgrading Paseo del Norte to a multimodal urban expressway is currently being conducted by the New Mexico State Highway and Transportation Department (NMSHTD). The upgrade to an expressway would require that grade-separated interchanges be provided at existing at-grade intersections. Successive interchanges would be no less than one-mile apart. Because Jefferson Street is located approximately one-half mile from I-25, an interchange cannot be provided at the intersection of Paseo del Norte and Jefferson Street. Instead, an interchange would be provided west of Jefferson Street an appropriate distance from I-25, likely near the North Diversion Channel.

With this new interchange on Paseo del Norte, a new north/south arterial street may be pursued. Another north/south roadway parallel to Jefferson Street may be needed to serve continued development of the Journal Center area as the capacity of Jefferson Street will soon be exceeded.

The NMSHTD is also currently designing improvements to I-25 from Paseo del Norte to Tramway Road and improvements to the intersection of Alameda Boulevard with Edith Boulevard. Improvements to I-25 include the addition of a general purpose travel lane in the median of the existing freeway and improvements to the Tramway Road/Roy Avenue interchange. With regard to the project to improve the intersection of Alameda Boulevard with Edith Boulevard, several alternatives are currently being considered. It is anticipated that access to Edith Boulevard along Alameda Boulevard will be modified to improve operations and safety of the intersection.

EVALUATION OF ALTERNATIVE ROADWAY NETWORKS

An evaluation of alternative roadway networks was required because the roadway network depicted on the adopted LRMSP is not consistent with the Preferred Master Plan Concept. The adopted LRMSP includes an extension of Jefferson Street and an extension of Balloon Fiesta Parkway west through the Park site as shown on the LRMSP exhibit. These extensions would divide the Park into four areas. The Balloon Fiesta Park needs to be designed to function as one continuous unit. Therefore, changes to LRMSP are required for the development of the Park.



The evaluation of alternative roadway networks was conducted by the City Transportation Development Division using the EMME-2 transportation model. Transportation modeling was used to identify the general adequacy of proposed transportation facilities and expected differences in impacts. The modeling analysis was conducted for year 2020 conditions based on the Middle Rio Grande Council of Governments (MRGCOG) projections for population and employment for the entire urban area. As part of the modeling process, the Park activities that are expected to occur on a routine basis were defined to reflect typical weekday conditions. The activities expected to occur on a routine basis that were assumed for the modeling analysis included:

- Balloon Museum, Museum Restaurant, and Future Museum
- Family Recreation Center
- Soccer Fields (21 fields)
- Little League Area (11 ballfields)
- Golf Driving Range
- Tournament Game Area
- Informal Park Use

All data used in the modeling process for the alternatives analysis were held constant except for the roadway network description. Thus, the modeling output was used to define the relative difference in average weekday traffic (AWDT) volumes on key study area roadways that resulted from changing the street network. Based on the modeling results, extensive public input, and other considerations, a preferred roadway network was defined. A detailed discussion of the alternative roadway network evaluation is provided in the Traffic Impact Study, Appendix F.

APPROVED TRANSPORTATION NETWORK

The approved transportation network for the area adjacent to the Balloon Fiesta Park was developed based on the results of the modeling analysis, engineering judgement, and on public input received over the course of the development of the Master Development Plan. The Environmental Planning Commission approved the transportation network (shown on page 88) on June 25, 1998. Key elements are described below:

Balloon Museum Drive (north of Alameda Boulevard)

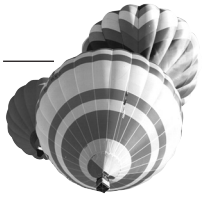
- Balloon Museum Drive will connect Alameda Boulevard and San Diego Avenue as a continuous roadway. It will be classified on the Long Range Major Street Plan as a collector street.

- The Balloon Museum Drive roadway corridor will be of sufficient width to accommodate four travel lanes, median treatment, pedestrian amenities, a bike trail and a landscaping buffer area.

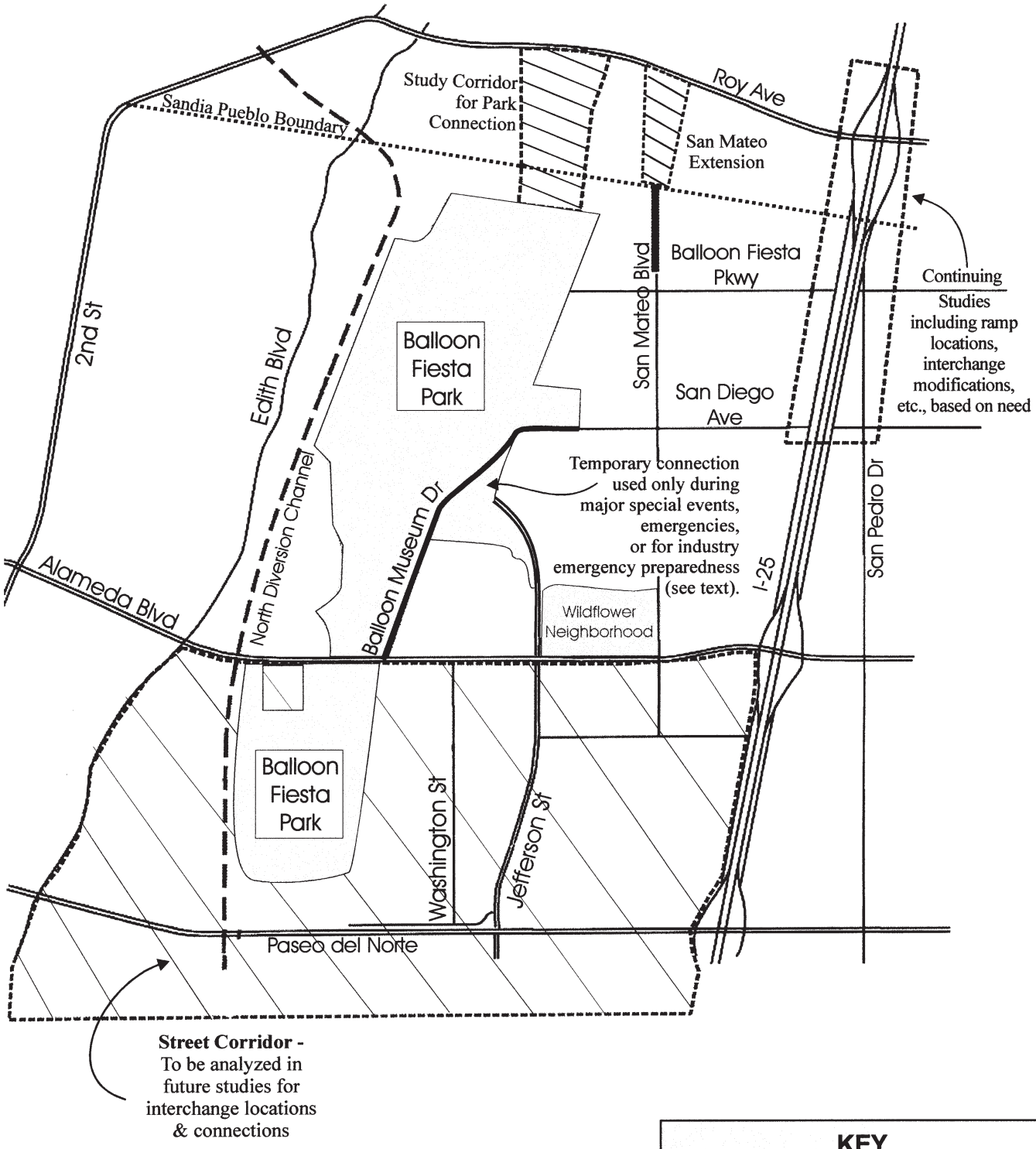
- The easternmost edge of the new Balloon Museum Drive alignment shall not be east of the easternmost edge of the existing "Haul Road".

- The speed limit on Balloon Museum Drive will be 25 mph and have a load limit of five tons in order to prevent short-cutting through the Park by semi-trucks. Appropriate traffic calming strategies and truck restrictions will be considered for the roadway.

- Balloon Museum Drive will utilize the existing bridge over the La Cueva Arroyo to the extent possible at its intersection with San Diego Avenue. Modifications to the bridge or replacement of the bridge may be required to provide a suitable connection to San Diego Avenue.



Approved Transportation Network



- A traffic signal will ultimately be required at the intersection of Alameda Boulevard and Balloon Museum Drive. In addition to providing safe access to Alameda Boulevard from the Park, a traffic signal will greatly enhance pedestrian safety and the usability of the proposed parking area at the Old Balloon Launch Field, south of Alameda Boulevard. The City will start immediately to coordinate with the New Mexico State Highway Department to install a temporary traffic signal at this intersection prior to Launch '98. Initially, the temporary traffic signal may be used to provide for pedestrian crossing of Alameda Boulevard during special events. At all other times, the signal shall be inoperative, unless a traffic study warrants its actuation for full or part-time use.

- To accommodate exiting traffic from the Valle Norte Center, a roadway connection to Balloon Museum Drive is provided south of the Little League Area.

San Diego Avenue

- San Diego Avenue will remain a collector street. From Balloon Museum Drive to San Mateo Boulevard, San Diego Avenue is recommended to be a four-lane roadway consistent with the four-lane section of Balloon Museum Drive. However, the roadway will be reflective of an industrial park setting and may not have all the amenities provided along Balloon Museum Drive.

- East of San Mateo Boulevard, a two-lane roadway is adequate to serve the forecast demand on San Diego Avenue. However, if a grade separation is provided at I-25, a four-lane section may be needed. The need for a grade separation on San Diego Avenue or at Balloon Fiesta Parkway would be the subject of future study.

Jefferson Street

- The City shall retain the existing four lanes of Jefferson Street from Alameda Boulevard to the existing Honeywell entrance and shall retain right-of-way for four lanes of Jefferson Street in a northwesterly direction to the future alignment of Balloon Museum Drive.

- The City may build a temporary connection at Jefferson Street to Balloon Museum Drive, which shall be used only during major special events, for emergencies, or as part of local industry's emergency-preparedness route users. The temporary connection shall remain closed to through traffic at all other times.

- Until a decision is made concerning the permanent condition, the City shall do the following:

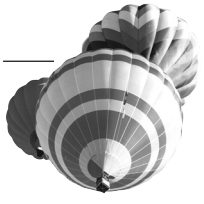
    - Install signage on Jefferson Street establishing a speed limit of 30 mph.

    - Install signage on Jefferson Street at Alameda Boulevard indicating "No Through Traffic", and "No Public Access to Balloon Fiesta Park".

- The City shall not make a permanent connection at Jefferson Street and Balloon Museum Drive until warranted by a traffic study and until such connection is approved by the Environmental Planning Commission and the City Council. The study shall also consider the need for traffic calming devices for the benefit of current and future residential areas, the need for limitations on through truck traffic on San Diego Avenue and Balloon Museum Drive, and bicycle routes and lanes.

San Mateo Boulevard

- San Mateo Boulevard will be upgraded to a minor arterial north of Alameda Boulevard. It will serve as the primary north/south route between Alameda Boulevard and Sandia Pueblo/Roy Avenue.



- San Mateo Boulevard is planned to be extended as a four-lane, divided roadway north to Roy Avenue. At a minimum, it will be extended to the Sandia Pueblo boundary. A location study corridor is designated from the Pueblo boundary to Roy Avenue. A roadway extension cannot be shown at this time because an agreement between the City and Sandia Pueblo is required to develop the roadway connection.

Road Network South of Alameda Boulevard

- A location study corridor will be designated south of Alameda Boulevard, between Edith Boulevard and I-25. The location study would address the need for and location of a future north/south arterial and an interchange on Paseo del Norte. These issues cannot be resolved as part of the Master Development Plan process.

- The development of a new north/south arterial parallel to Jefferson Street is recommended to relieve congestion on Jefferson Street, to provide secondary access to the Park facility located south of Alameda Boulevard, and to provide interchange access to Paseo del Norte. Without a new roadway and its associated interchange on Paseo del Norte, Jefferson Street will remain an at-grade signalized intersection unable to serve traffic at an acceptable level of service.

CHANGES TO THE LONG RANGE MAJOR STREET PLAN

Implementation of the approved transportation network will require amendments to the adopted Long Range Major Street Plan (LRMSP). The following recommendations will be submitted to the MRGCOG by the City for inclusion in the LRMSP revision process:

Removals

- Remove the proposed extension of Jefferson Street from San Diego Avenue/Balloon Museum Drive to Balloon Fiesta Parkway.

- Remove the location study corridor for the extension of Jefferson Street from Balloon Fiesta Parkway to Roy Avenue.

- Remove the proposed extension of Balloon Fiesta Parkway to the proposed extension of Jefferson Street.

- Remove the location study corridor for the extension of Balloon Fiesta Parkway from Jefferson Street to Second Street.

Additions

- Add a collector street, Balloon Museum Drive, from Alameda Boulevard to San Diego Avenue.

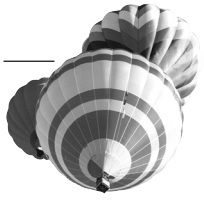
- Add a location study corridor from Osuna Road to Alameda Boulevard, between Edith Boulevard and I-25, for the evaluation of a new north/south arterial.

Reclassifications

- Reclassify Jefferson Street, north of Alameda Boulevard, from a minor arterial to a collector.

- Reclassify San Mateo Boulevard, north of Alameda Boulevard, from a collector to a minor arterial.

- Reclassify Balloon Fiesta Parkway (shown as Balboa Avenue on the current LRMSP), west of I-25, from a minor arterial to a collector.



INTERSECTION IMPROVEMENTS

Intersection improvements were identified based on the traffic operations analyses conducted for projected future year conditions. The following improvements are recommended to achieve an acceptable level of performance with the development of the new Balloon Fiesta Park and the industrial park area east of the Park. The improvements assume that Alameda Boulevard remains as a four-lane divided facility, Balloon Museum Drive is a four-lane divided facility, and Roy Avenue is ultimately a four-lane highway.

- **Alameda Boulevard @ Balloon Museum Drive**

  Eastbound: provide dual left-turn lanes and an exclusive right-turn lane

  Westbound: provide an exclusive right-turn lane

  Northbound: provide an exclusive left-turn lane

  Southbound: provide an exclusive left-turn lane and an exclusive right-turn lane

- **Alameda Boulevard @ San Mateo Boulevard**
  Westbound: provide an exclusive right-turn lane

- **Alameda Boulevard @ I-25 Southbound Ramps (Pan American West)**
  Westbound: restripe to provide dual left-turn lanes

  Southbound: restripe to provide dual left-turn lanes (i.e., an exclusive left-turn lane and a shared left-turn/through lane)

- **Alameda Boulevard @ I-25 Northbound Ramps (Pan American East)**
  Eastbound: restripe to provide dual left-turn lanes

  Westbound: provide an exclusive right-turn lane

- **Roy Avenue @ I-25 Southbound Ramps (Pan American West)**
  Eastbound: provide an exclusive right-turn lane

  Southbound: stripe to provide dual left-turn lanes (i.e., an exclusive left-turn lane and a shared left-turn/through lane)

- **Roy Avenue @ San Mateo Boulevard**
  Westbound: provide an exclusive left-turn lane

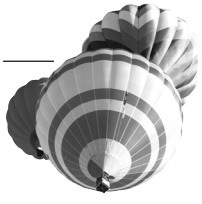
  Northbound: provide separate lanes for the left-turn and right-turn movements

- **Balloon Fiesta Parkway @ I-25 Southbound Frontage Road** (Pan American West)
  Southbound: provide an exclusive right-turn lane

- **Balloon Fiesta Parkway @ San Mateo Boulevard**
  Monitor this intersection as the area develops to determine the need for the appropriate traffic control (i.e., four-way stop control or traffic signal control).

- **San Diego Avenue @ San Mateo Boulevard**
  Designate San Mateo Boulevard as the major street and relocate the two-way stop control to San Diego Avenue. Monitor this intersection as the area develops to determine the need for the appropriate traffic control (i.e., four-way stop control or traffic signal control).

  Northbound: restripe to provide an exclusive left-turn lane, a through lane, and a shared through/right-turn lane



Eastbound: stripe this approach to provide an exclusive left-turn lane and a shared through/right-turn lane (at a minimum)

- **Balloon Museum Drive @ Balloon Park Access (Museums, Golf Driving Range)**
  Northbound: provide an exclusive left-turn lane

Recommendations were not identified for the intersection of Alameda and Edith Boulevards. Improvements to this intersection are currently being evaluated by the NMSHTD.

MANAGEMENT OF SPECIAL EVENT TRAFFIC CONDITIONS

The development of detailed traffic management plans for special events that will be held at the Balloon Fiesta Park was beyond the scope and purpose of the Master Development Plan. However, since the "Kodak Albuquerque International Balloon Fiesta" has been held annually for over 25 years, the experience gained over the years with regard to the management of Balloon Fiesta event traffic has been addressed in the Master Development Plan (see Appendix K: Prototypical Traffic Management Plan).

Transportation systems are generally not designed for special event conditions. Nonetheless, special event needs were anticipated in the Preferred Master Plan Concept. The Preferred Master Plan Concept addresses the following issues for special event traffic control management:

- All traffic management plans and transportation planning for the Park must be cognizant of local industry needs for emergency preparedness evacuation plans. This is particularly critical during special events, and shall be a requirement of special event traffic management plans.

- All special events with expected attendance to exceed 10,000 participants must submit and have approved a traffic management plan that shows access restrictions, manual traffic flow methods, etc. The traffic management plans shall be cognizant of nearby industry emergency-preparedness plans and Sandia Pueblo and the New Mexico State Highway and Transportation Department should be notified of any special events that will impact the area. The Sandia Pueblo should be invited to participate in traffic planning or modification of transportation elements that affect the area due to the Balloon Fiesta and other special events. The Operations and Management Plan will provide additional guidance concerning the use of individual traffic management plans. Traffic management plans can be adjusted over time based on experiences gained at special events held at the Park.

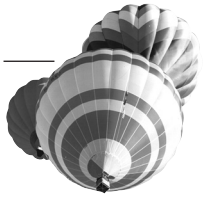
- Separation of different transportation modes is critical to traffic management in the Park. Crossing of pedestrian, automobile, bicycle, and pedestrian traffic should be avoided where possible. The Operation and Management Plan shall address this issue in more detail as it specifically deals with special events.

- Roadway access is provided from the north, south and east.

- Roadway access is not provided from the west via Edith Boulevard (except for balloon pilots, chase crews and emergency access).

- Transit bus system facilities are included in the layout of the Park (see discussion below).

- Balloon Fiesta Parkway and Balloon Museum Drive are four-lane facilities that can be used as one-way streets to double the number of lanes into and out of the area during special events.



- San Mateo Boulevard is a four-lane facility to provide the capacity for the employees/patrons of the industrial park during special events.

- Recreational trails and double wide bicycle lanes are provided to facilitate pedestrian travel, shuttle bus operation as well as bicycle travel during special events.

Improvements to the I-25/Tramway Road interchange were also developed with the Balloon Fiesta event in mind as the width under the I-25 bridge was expanded and dual left-turn lanes were provided for key turn movements.

TRANSIT FACILITIES

Public transportation will become increasingly important for Park access during the main Balloon Fiesta event, and other large special events as vacant land surrounding the Park develops and less area is available for parking. A high degree of public transportation access and design for emphasis on public transportation modes are an important stated goal for the Park. There is a strong desire by the public for more transit access to the Park, particularly during special events. Specific transit providers are not identified in the Master Development Plan, however, increased transit ridership is a desired goal for the Park.

A review of both special event scenarios and "day to day" scenarios for public transportation at the Park follows:

PUBLIC TRANSPORTATION SPECIAL EVENT STRATEGIES

Public transportation modes for the Park include both bus and rail services. Bus/transit hubs are provided at the north end of the Park near the Tournament Game Area, and at the San Diego/Jefferson/La Cueva Channel area, at the high ground where the San Diego extension connects with the existing west bridge over the La Cueva Channel. Future rail service is envisioned as a siding/dropoff along the east side of the existing rail tracks west of Edith Boulevard, with future access along the North Diversion Channel outfall on the AMAFCA easement into the Park.

North Transit Hub

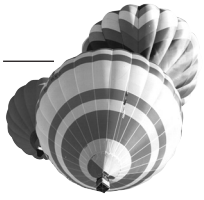
Located to the west of the Tournament Game Area and to the east of the Family Recreation Center, this drop-off area can accommodate up to twenty buses for special sports events, or as a staging area and drop-off for buses during Balloon Fiesta (see Preferred Master Plan Concept on page 29).

Bus parking during sports events can be provided on Balloon Fiesta Parkway and at the north edge of the Family Recreation Center parking lot. This design provides for highly convenient, direct and safe access to the Tournament Game Area, Family Recreation Center, and recreational fields.

San Diego/La Cueva/Jefferson Bus Loop

Bus drop-off and staging is designed, in this area, for up to 80 buses by providing a counter-clockwise loop with a continuous, one-way access from the Jefferson bus route to drop-off areas along San Diego Avenue.

This design allows two lanes of bus entry and exit from Jefferson Street and secondary access from San Mateo Boulevard for high volume conditions. At this bus loop, pedestrians are dropped off within 500 feet of Park entry gates, via access on a five percent entry ramp. This loop is designed primarily for very large events (>20,000 attendees). The design of this loop allows a high volume flow of buses during Balloon Fiesta without conflicts with pedestrians and trams entering via Balloon Museum Drive from the Los Angeles Landfill parking area.



Rail Service
A commuter rail transit service for Bernalillo, Sandoval, Santa Fe, and Valencia Counties is currently under study for the existing track which lies west of Edith Boulevard and the Park.

This Master Development Plan recommends a rail siding (parallel run out and return tracks) in a location east of the existing tracks and on the north side of the North Diversion Channel outfall. Dependent on agreements with Sandia Pueblo, tram service along AMAFCA access roads and to the north Park entry gate (through the north parking lot) could bring rail passengers directly to the North Concourse gate.

"DAY TO DAY" PUBLIC TRANSIT
During normal "day to day" and small special event conditions, public transit access and accommodation is provided throughout the Park. From north to south, these public transit drop-off locations are designed with the intent of providing direct, accessible, front door access for public transit Park visitors (with the exception of handicapped accessible parking, which is conveniently provided at all Park venues).

North Transit Hub and Drop-offs: Drop-offs for direct pedestrian access are provided at the entrance sidewalks of the Tournament Game Area, Family Recreation Center, and Grand Promenade (Vending Concourse) Area. This design allows access to important facilities without the need to cross roadways.

Auditorium/Entertainment Facility Drop-off: Direct drop-off to the west of the Auditorium is provided. This drop-off can be accessed from the north or south, depending on attendance conditions.

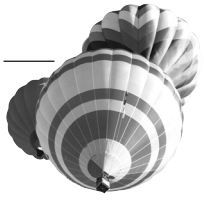
Golf/Multi-purpose Area Drop-off: A circular 150 foot diameter drop-off is provided at the east side of the Golf Training Center and directly south of the south Park gate at the Grand Promenade (Vending Concourse). This drop-off will service golf tournaments, special events in the multi-purpose grass area, and small special events related to the Grand Promenade.

Balloon Museum Drop-offs: Two bus drop-offs are provided at the Balloon Museum and Future Museum Area. One drop-off is located to the east of the Museum complex for up to 10 buses. A second bus drop-off is located directly south of the Balloon Museum entrance, allowing 3-4 buses to drop passengers off on the sidewalk leading to the Balloon Museum. Parking for 4 buses is provided at the west edge of the Balloon Museum parking lot.

Eastdale Little League Bus Drop-off: This bus drop-off provides enough room for 3-4 buses at the Little League Area, at the south edge of the Little League Ballfields, with an exit onto Balloon Museum Drive.

AIR QUALITY IMPACT ANALYSIS SUMMARY

The following is a summary of the Air Quality Impact Assessment (AQIA) performed to evaluate the air quality effects of developing the 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.

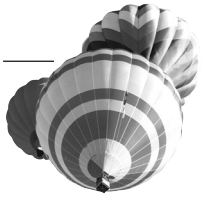
The City of Albuquerque does not currently perform air quality monitoring near the Balloon Fiesta Park. However, the City operates a monitor approximately 2 miles west of the study area, near the Coors Road/Alameda Boulevard intersection (2ZL). Although this monitor is located west of the Rio Grande, 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 percent 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 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

Following are the key conclusions of the 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 percent in the year 2002. Development of the Park site would increase study area emissions by 10 to 12 percent 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.

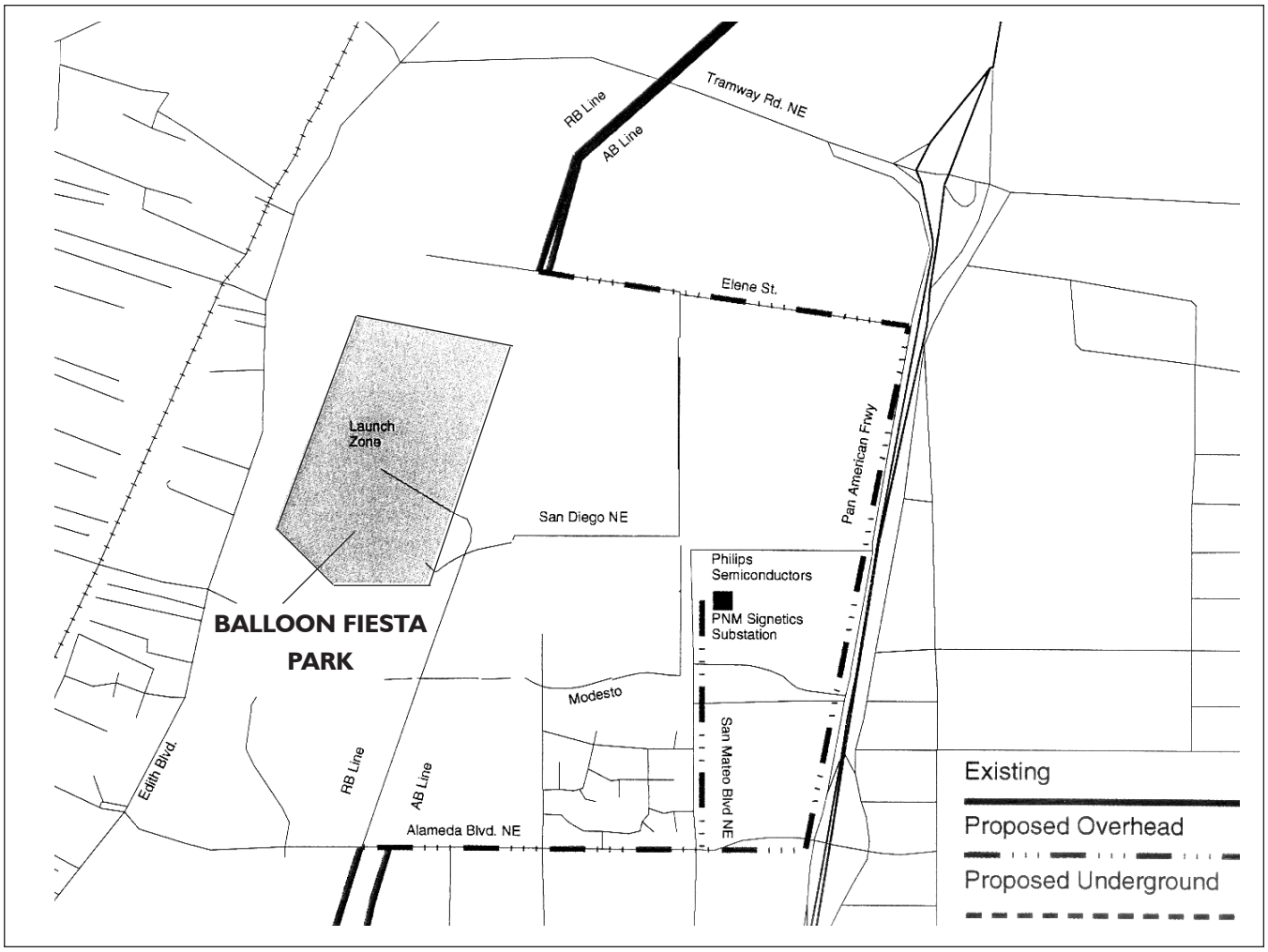
PNM TRANSMISSION FACILITIES

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 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 (including the Auditorium/Entertainment Facility) 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, including the Auditorium/Entertainment Facility, 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.

UTILITIES

Design of the utility system to serve the Balloon Fiesta Park is a critical component for development. Conceptual master plans were created to address sanitary sewer, water, and water reuse issues. A primary planning area was established, with the boundaries being the North Diversion Channel to the west, Alameda Boulevard to the south, I-25 to the east, and Tramway/Roy Avenue to the north. Roughly 1/3 of this area is presently developed.

SANITARY SEWER

Existing System

Existing development within the planning area is currently served by two large sanitary sewer interceptor lines. The Alameda interceptor serves the majority of the area. The Paseo del Norte interceptor serves the southeast corner of the planning area.

The Alameda interceptor, at the North Diversion Channel and north of Paseo del Norte, is a 27 inch diameter line. From this point, it turns north and reduces to 24 inches. The interceptor continues to Alameda Boulevard and then turns east to Washington. From there it turns north again and goes through Richfield Park to meet Jefferson Street south of the North La Cueva Channel. Then the line runs north crossing Jefferson to the south side of the North La Cueva Channel. The line turns east until the elevation of the sewer is low enough relative to the La Cueva Channel to cross it. After the crossing, the line turns east again and continues up to and across I-25. The line reduces to 21 inches west of San Mateo Boulevard, and is further reduced to 18 inches from San Mateo Boulevard to I-25.

At Paseo del Norte and the North Diversion Channel the Paseo del Norte interceptor is 18 inches in diameter. It runs east to Jefferson Street, where it is reduced to 12 inches, and then north to Alameda Boulevard and east to I-25, where it is further reduced to 8 inches.

The capacity of the existing Alameda and Paseo del Norte interceptors will determine the maximum allowable flows that may be added to the existing system and constitute the primary constraint in development of the Park (see Off-site Sanitary Sewer Constraints table below).

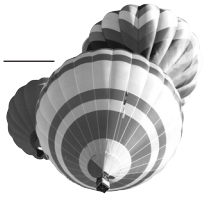
Off-site Sanitary Sewer Constraints

Location	Constraint	Area Affected
Alameda Interceptor	Limited Capacity	Entire planning area
Paseo del Norte Interceptor	Limited Capacity	SE corner of planning area
La Cueva Channel	Crossing of channel/elevation	North of San Diego & Sandia Pueblo
North El Camino Arroyo	Crossing of arroyo/elevation	150 acres north of arroyo

Management Summary

With respect to sanitary sewer, the area surrounding Balloon Fiesta Park (within the primary planning area) has been divided into three areas including:

- South of San Diego Avenue to Alameda Boulevard and between the Park's east boundary and the West I-25 Frontage Road



- North of San Diego Avenue to the Sandia Pueblo boundary and between the Park's east boundary and the West I-25 Frontage Road

- Sandia Pueblo land between I-25 and the North Diversion Channel and Sandia's southern boundary to Tramway/Roy Avenue

Area 1: South of San Diego Avenue

Much of this area is already developed and connected to the existing sewer system. Provision of sanitary sewer service to future development in this area will occur on a case-by-case basis. Connection to the existing system (Alameda and Paseo del Norte interceptors) is required.

Area 2: North of San Diego Avenue

This area is of primary concern for development of the Park. Except for Sumitomo/Silmax, Citicorp, and MCT Industries the area is undeveloped. The alternative that was selected and constructed as part of Launch '96 keeps the flows on top of the escarpment and conveys them to the north end of the Alameda interceptor in San Diego Avenue. A 21 inch line was constructed from San Diego Avenue to the intersection of San Mateo Boulevard and Balloon Fiesta Parkway. The line splits at the intersection with the north branch (15 inch) running to the Sandia Pueblo southern boundary and the east branch (12 inch) running to the MCT site and the I-25 Frontage Road.

Area 3: Sandia Pueblo

These areas are within Sandia Pueblo lands. The City Utility Development Division has estimated flows from these areas to be 1.7 million gallons per day. The land north of Tramway/Roy Avenue and east of I-25 would likely be served by the recently constructed interceptor line in San Mateo Boulevard or the line in San Diego Avenue at its terminus just east of I-25. The road crossings at Tramway/Roy Avenue and I-25 will influence the provision of sanitary sewer for the area.

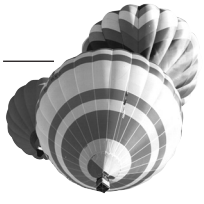
Balloon Fiesta Park

Sanitary sewer requirements for the Park will be largely dependent upon joint land uses for the site. Due to the magnitude of the peak demand during the Balloon Fiesta, the continued use of portable restrooms for spectators is recommended. Consequently, the sewer system necessary for the Park will be a function of other Balloon Fiesta needs and joint Park uses, including the Balloon Museum, Family Recreation Center, Tournament Game Area, Little League Ballfields, Auditorium/Entertainment, etc.

The primary service constraint is created by the elevation and grading of the site relative to the elevation of the adjacent existing sanitary sewer. The Launch Field is located nearly 50 feet below the adjacent sewer near Jefferson Street. The site has a slight fall from east to west, with the lowest point being near the North Camino outfall to the North Diversion Channel (5,040 feet in elevation). The closest manhole in Jefferson southeast of the La Cueva Arroyo has an invert elevation of approximately 5,096 feet. To deliver flows to this point will require a lift station. Alternatively, flows may be delivered to the sewer line in Alameda, south of the Little League Ballfields. A lift station will also be required with this alignment. Crossing the North La Cueva Channel is another constraint to providing sanitary sewer service to the Park. However, since a lift station is required, this constraint is considered minor.

Sanitary Sewer Alternatives

Two alternatives for handling sewer flows were considered. The first was to direct all sewer flows to the Alameda interceptor. The second was to route Park sewage to the North Valley sanitary sewer system on Second Street. The North Valley sewer system would be accessed by routing a sewerline across the North La Cueva Channel and parallel to the North Diversion Channel to an existing casing which crosses under the North Diversion Channel. From this point,



On-site Sanitary Sewer Constraints

Location	Constraint	Area Affected
Launch Field	Site elevation below existing sewer grade	Park north of La Cueva Channel
Alameda interceptor	Limited capacity	Entire Park
La Cueva Channel	Crossing of channel	Park north of La Cueva

the line would follow old Alameda until reaching the existing 10 inch sewerline in Second Street. The Park facilities south of the North La Cueva Channel (not within the low lying Launch Field Area), are adjacent to the Alameda interceptor and should be sewered directly to it.

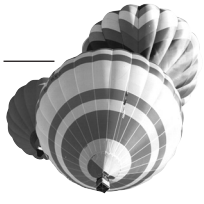
The North Valley system was dismissed as a feasible alternative for handling Park sewage for several reasons. The sewer loadings anticipated for the North Valley service area at ultimate-buildout may not be accommodated by the existing system due to a constraint just south of Alameda Boulevard (communication from Wilson & Co.) There is approximately 1400 feet of 10 inch PVC at a slope of 0.12%, which effectively chokes the flow through that section of pipe. Adding Park sewage to this system would compromise the limited capacity available to future customers served by this system.

Conversely, under the first alternative, the capacity of the Alameda interceptor would not be compromised by adding Park flows. Discussions with the City of Albuquerque Utility Development personnel about the Alameda interceptor and the addition of Park sewage flows did not raise concern because of the adequate size and slope of the sewerline. Furthermore, approximately 1.5 mgd of nonpotable water from the Sumitomo/Silmax and Philips plants would be removed from the sewer system and reused by the Park for irrigation operations under the proposed Water Reuse Plan (see page 109).

Sewage from the Launch Field Area must be delivered to the Alameda interceptor by crossing AMAFCA's North La Cueva Channel. There exists a 10 inch casing across the North La Cueva Channel, but it is located on the southwest side of the Launch Field, too far west to feasibly connect to the Alameda interceptor. This existing casing would be ideal if sewage could be delivered to the North Valley system. A new North La Cueva utility crossing is thus required. AMAFCA requires a 4 foot clearance between the channel invert and top of casing for each crossing. Furthermore, the casing pipe should extend 5 feet beyond the projected toe of the channel, and should be at least one diameter size larger than the utility pipe.

Once across the North La Cueva Channel, there are a number of possible routes to connect to the existing Alameda interceptor. A sewerline could be laid parallel and adjacent to the North Diversion Channel up to the Alameda Interceptor on Alameda Boulevard, but the line would not collect the Museum and Little League flows along the way. A better alternative would be to have the sewerline collect as many flows as possible and deliver them to the Alameda Interceptor at one connection. Figure 1 illustrates the proposed sanitary sewer plan including estimated sewer flows from Park facilities. Sewer flows were estimated as 85% of the peak water demand. This peak water demand was determined by the Uniform Building Code (UBC, 1991) and Uniform Plumbing Code (UPC, 1991) tables, according to the proposed land uses in the Preferred Master Plan Concept.

System 1: The Launch Field should be sewered such that no manholes are located on the playing fields. This requirement and the location of the facilities dictated the route of proposed Systems 1, 2, and a portion of 3. An 8 inch gravity sewerline on the



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BALLOON FIESTA PARK MASTER DEVELOPMENT PLAN

FIGURE 1: SANITARY SEWER SYSTEM

N

SCALE: 1" =400'

TOURNAMENT GAME AREA

BALLOON FIESTA PKWY.

EXIST. 21"SAS

SAN DIEGO AVE.

MH 773

ALAMEDA INTERCEPTOR

JEFFERSON ST.

MH 861

AUDITORIUM/ ENTERTAINMENT FACILITY

0.189/0.122
0.939/0.607

SYSTEM 1

8"

0.416/0.269
0.939/0.607

1.011/0.654 in
1.069/0.691 out

10" FM

SYSTEM 6

LS2

TRANSITION AREA

SYSTEM 1

8"

10"

0.733/0.474
1.163/0.752

FAMILY RECREATION CENTER

0.189/0.122
0.939/0.607

EAST SIDE PLAZAS

SYSTEM 2

0.861/0.557
1.163/0.752

0.209/0.135
0.939/0.607

ALAMEDA INTERCEPTOR

RICHFIELD PARK

MH 41

ALAMEDA BLVD.

ALAMEDA INTERCEPTOR

0.244/0.158
0.939/0.607

SYSTEM 1

10"

FUTURE MUSEUM

8"

SERVICE CENTER 1

8"

WEST SIDE PLAZAS

SYSTEM 2

NORTH DIVERSION CHANNEL

0.970/0.628
1.163/0.752

GOLF CENTER

CHANNEL

BALLOON MUSEUM

0.272/0.147
0.939/0.607

8"

SYSTEM 4

2.149/1.391
2.509/1.622

8" FM

SYSTEM 3

10" SYSTEM 1

SYSTEM 3

8" FM

15"

SYSTEM 5

JUNCTION BOX

LS1

1.554/1.006 in
1.613/1.044 out

LITTLE LEAGUE PARK

15"

MH 11

ALAMEDA INTERCEPTOR

NORTH LA CUEVA

SERVICE CENTER 2

15"

SYSTEM 3

2.325/1.505
2.509/1.622

EXISTING 10" CASING

NORTH VALLEY SAS

EXISTING 15" CASING

NORTH DIVERSION CHANNEL

OLD BALLOON FIESTA FIELD

LEGEND

XX/XX in XX/XX out	INFLOW TO LIFT STATION (cfs/mgd) FLOW OUT OF LIFT STATION (cfs/mgd)
XX/XX XX/XX	CUMMULATIVE FLOW (cfs/mgd) LINE CAPACITY (cfs/mgd)
(LS1)	LIFT STATION NUMBER
(MH 211)	MANHOLE NUMBER COA UTILITY SECTIONAL MAPS
——→	DIRECTION OF FLOW
———	PROPOSED SEWER LINES
———	EXISTING SEWER LINES

BHI-MAIN:[PROJECTS.97402.HYDRO.DESIGN.EP]FIGURE1.DWG

east-side of the Launch Field would collect flows from the Tournament Game Area and the east-side Plazas. Upon servicing half of the Plazas and the Auditorium/ Entertainment Facility, the line would transition to a 10 inch line. This transition is needed to maintain capacity, as well as sewerline and manhole depths of less than 15 feet. Sewage would then be delivered to Lift Station 1 by a 10 inch line picking up flows from the Golf Center. Lift Station 1 will be located near the North Diversion Channel.

System 2: This system would sewer the Family Recreation Center, Service Center 1, and the west-side Plazas. An 8 inch gravity line would begin at the Family Recreation Center and continue past the west Plazas to Lift Station 1.

System 3: Flows from Systems 1 and 2 would discharge into Lift Station 1 before being lifted 30 feet across the North La Cueva Channel through an 8 inch force main. These flows could be diverted to flow up San Diego Avenue to Alameda interceptor manhole #773, or it could join with Museum and Little League Park sewage and flow by gravity to the Alameda interceptor at manhole #211 (Elev: 5060.79') on Alameda Boulevard. The need for an additional lift station and a separate connection to manhole #773 makes the alternative of routing the line south to manhole #211 by gravity flow as one connection more feasible. Therefore, the 8 inch force main would deliver the sewage to a point southwest of the Balloon Museum.

System 4: Museum sewage flows could be lifted to the Alameda interceptor at manhole #41 (Elev: 5079.70'), but easements would have to be acquired to cross a 200 foot PNM easement and onto Richfield Park. It would be better to route the sewage to manhole #211 by gravity flow. An 8 inch gravity line would collect the Future Museum and Balloon Museum sewage and deliver it to a junction box where System 3 and System 4 sewage could be combined.

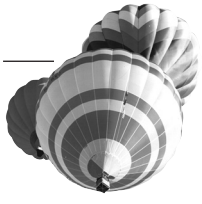
System 5: A junction box should be used to collect System 3 force main flows and System 4 gravity flows. From this point, the Launch Field and Museums' sewage would head south toward the Little League in a 15 inch gravity line. Upon collecting the Little League flows, the sewerline would continue south approximately 900 feet before connecting to the Alameda interceptor at manhole #211.

System 6: Future development in the Transition Area would be best served by the Alameda interceptor on Jefferson Street at manhole #861 (Elev: 5098.03'). Sewage would have to be lifted (via Lift Station 2) approximately 15 feet through a 10 inch force main.

No sanitary sewer facilities are proposed for the Old Balloon Fiesta Field or the Nazareth Landfill. They are to remain as parking areas only. Any other uses are contingent upon approval by the City Environmental Health Department.

Ownership, Operation and Maintenance

Funding of the sanitary sewer system and maintenance and operation costs will be addressed in the Operations and Management Plan. All proposed Park sewerlines, with the exception of sewer System 6, will be owned and operated by the City of Albuquerque. The Auditorium/Entertainment Facility and future development in the Transition Area would be single users of their respective systems. These facilities could potentially be privately owned and operated.



WATER SYSTEM

The primary planning area for the water system is within City water zone 2E. The area is served by the Alameda Trunk and the Coronado Reservoir. All of the major developed streets within this area have master distribution lines that range from 10 to 18 inches in diameter. The same three subareas analyzed for sanitary sewer were used for the water system.

Area 1: South of San Diego Avenue

All of the major streets south of San Diego Avenue contain water distribution lines. There are no new water lines required for this area.

Area 2: North of San Diego Avenue

The area north of San Diego Avenue is served by the City water system. As this area continues to develop, new water distribution lines will be needed in those areas not previously served.

Area 3: Sandia Pueblo

The City is currently considering extending water services to Sandia Pueblo. The San Mateo Boulevard water line and the I-25 West Frontage Road water line would be extended north to Sandia Pueblo's southern boundary.

Balloon Fiesta Park

Partial water service has already been extended to the Park through 10 inch lines along Balloon Fiesta Parkway on the northeast side of the Launch Field, and San Diego Avenue on the southeast side of the Launch Field. A third 10 inch line connects the two lines to form a loop within the Park.

The Park facility peak water demands were estimated using the Uniform Plumbing Code (UPC, 1991) and Uniform Building Code (UBC, 1991), tables which correspond to the proposed land uses from the Preferred Master Plan Concept. However, the waterlines were sized for fire flow according to the City of Albuquerque Development Process Manual (DPM) for building square footage. The Park facilities with the greatest areas would have the greatest fire flow requirements. Therefore, the Family Recreation Center, Auditorium, Transition Area development, and Museums had the highest estimated fire flow requirements. The DPM requires that all required fire hydrants adequately provide fire flow while maintaining a minimum residual pressure of 20 psi. Figure 2 illustrates the proposed Park water system, including the estimated peak water demands.

System 1: Water is required at facilities along the perimeter of the Launch Field, such as the Plazas, Family Recreation Center, and Golf Center. A waterline connecting to the existing lines at the northeast and southeast sides and looping around the Launch Field is proposed to provide those facilities with water. This looped line would adequately supply the fire flow demand for the Family Recreation Center, the largest demand on this loop. This new line would start at the endpoint of the Balloon Fiesta Parkway line as a 10 inch waterline and transition to a 6 inch waterline upon passing the Family Recreation Center. This 6 inch waterline would follow the Launch Field perimeter and supply water to Service Center 1, the west-side Plazas, and the Golf Center before connecting to the existing 10 inch line under the Jefferson ramp extension built for Fiesta '96. This connection would be near the southeast corner of the Launch Field. This looped waterline allows a more evenly distributed water supply onto the Launch Field than dead end lines.

System 2: The east-side Plazas would be serviced by the existing 10 inch line. However, the Auditorium was estimated to have a high fire flow demand and would require 10 inch water supply lines to both the north and south sides of the complex to meet DPM requirements. An alternative to such large lines around the Auditorium would be a fire pump to provide the adequate fire flow at the required pressure.

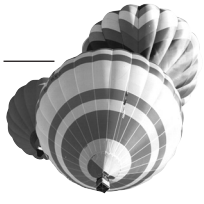


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FIGURE 2: WATER SYSTEM

N

SCALE: 1" =400'

TOURNAMENT GAME AREA
100gpm
0.144mgd
6"
SYSTEM 4
BALLOON FIESTA PKWY.
EXISTING 10" WL
AUDITORIUM / ENTERTAINMENT FACILITY
220gpm
0.317mgd
10"
SYSTEM 2
SAN DIEGO AVE.
EXISTING 12" WL
534gpm
0.769mgd
TRANSITION AREA
8"
SYSTEM 5
EXISTING 14" WL
JEFFERSON ST.
RICHFIELD PARK
EXISTING 8" WL
ALAMEDA BLVD.
FAMILY RECREATION CENTER
100gpm
0.144mgd
135gpm
0.194mgd
EAST SIDE PLAZAS
EXISTING 10" WL
FUTURE MUSEUM
110gpm
0.158mgd
SYSTEM 3
BALLOON MUSEUM
120gpm
0.173mgd
29gpm
0.042mgd
SERVICE CENTER 1
SYSTEM 1
180gpm
0.259mgd
WEST SIDE PLAZAS
NORTH DIVERSION CHANNEL
GOLF CENTER
58gpm
0.083mgd
NORTH LA CUEVA CHANNEL
29gpm
0.042mgd
SERVICE CENTER 2
LITTLE LEAGUE PARK
93gpm
0.134mgd
EXISTING 12" WL
EXISTING 10" WL
OLD BALLOON FIESTA FIELD

LEGEND

PROPOSED WATER LINES

EXISTING WATER LINES

gpm / mgd — WATER DEMAND

BHI-MAIN:[PROJECTS.97402.HYDRO.DESIGN.EP]FIGURE2.DWG

System 3: The south portion of the Park (between the North La Cueva Channel and Alameda Boulevard) would be best served by connecting to the existing 14 inch line on Jefferson Street and the 12 inch line on Alameda Boulevard to form a loop. The Museums would have the greatest fire flow demand in the area serviced by water System 3. The new line would start at the 14 inch line on Jefferson Street as a 10 inch line and supply water to both the Future Museum and Balloon Museum before transitioning to a 6 inch waterline. This 6 inch waterline would supply water to Service Area 2 and the Little League area before connecting to the existing 12 inch line on Alameda Boulevard.

System 4: The Tournament Game Area is ideally located and could be provided water through a 6 inch line connected to the existing 10 inch waterline on Balloon Fiesta Parkway.

System 5: The future development in the Transition Area could be supplied fire flow from the hydrants along the 12 inch line on San Diego as well as the 14 inch line on Jefferson Street. An 8 inch waterline would adequately supply water to the facility.

No water service facilities are proposed for the Old Balloon Fiesta Field or the Nazareth Landfill. They are to remain as parking areas only. Any other uses are contingent upon approval by the City Environmental Health Department.

Ownership, Operation, and Maintenance

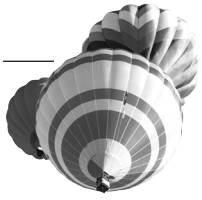
All of the Park waterlines would be owned, operated, and maintained by the City of Albuquerque. The waterlines of Systems 1 and 3 should follow Albuquerque DPM requirements for spacing water and sewer utility lines as they would be constructed alongside one another.

WATER REUSE

The irrigation requirements for Park development as shown in the Preferred Master Plan Concept are significant. Preliminary estimates by Morrow & Company place the daily water requirements at 1.5 million gallons once the Park is fully developed. In accordance with the City Council adopted Water Resource Management Strategy, water for the Balloon Fiesta Park (and other large turf irrigated areas) should not be obtained from the deep aquifer where its rate of replenishment is slower than the removal rate. Rather, these large turf areas should be provided with non-potable sources. For Balloon Fiesta Park, the following two non-potable sources will be utilized: reuse of industrial effluent from local industry; and non-potable water from the Rio Grande. In the rare cases where both of these sources cannot provide water in sufficient quantity to meet demand, then the existing City potable water system will be used.

The Water Resource Management Strategy was adopted as the new water supply policy for the City of Albuquerque in April, 1997. The strategy which is currently being implemented includes the construction of a water reuse system capable of providing non-potable water to Balloon Fiesta Park and other large turf irrigated areas in the Northeast Heights. Phase I development of North I-25 Water Reuse Project includes collection and distribution of industrial effluent from nearby industry for use at Balloon Fiesta Park and local industry. Phase I construction will consist of collection piping, two storage reservoirs, pump stations, and distribution piping.

Phase I development of North I-25 Water Reuse Project will divert water from the Rio Grande which will be blended with industrial effluent for irrigation of other large turf areas including Arroyo del Oso Golf Course. Funding for construction of Phase I will be



provided by the City, grant funding from the Bureau of Reclamation, and contributions from local industry. The operation and maintenance of the reuse system will be completed by the City's Water Utility Division of the Public Works Department.

A key to the ease of operation will be that the construction of the reuse system will be at the same hydraulic grade line as the existing City potable system. This will allow the flexibility to provide water to the Park with either supply without the need for on-site storage and pump stations. Phase I will include the construction of a 10-inch non-potable meter at the approximate intersection of Jefferson Street and San Diego Avenue. The actual location will be coordinated during final design. Static pressure at the site will remain the same for the non-potable and potable systems which is estimated in the range from 85 to 100 psi.

To irrigate the Park with reuse industrial effluent, a groundwater discharge permit will be required from the New Mexico State Environmental Division (NMED). The water from the reuse system will be very clean and safe for non-potable uses. However, the water exceeds current maximum levels for fluoride. Either the effluent will need to be treated at the source or a variance to the regulations will be required. All of the necessary permits, variances, and water quality issues will be addressed with the City's North I-25 Water Reuse Project.

Another possible source of reuse water is dry weather flows from the North Diversion Channel. The North Diversion Channel typically has substantial flows, roughly 7 cubic feet per second or 50 gpm, from sources such as the University of New Mexico Physical Plant and the Public Service Company of New Mexico Reeves Substation cooling water. This runoff is "unaccounted" for and thus would not require water rights for use thereof. The water would have to be pumped from the North Diversion Channel to the Lake. Water quality issues would have to be addressed if this water is to be used. Presently, the North Diversion Channel flows are not recommended as the primary source of irrigation water in light of the availability of the proposed industrial effluent reuse water. However, it is a future option should an additional source be necessary.

No water reuse facilities are proposed for the Old Balloon Fiesta Field or the Nazareth Landfill. They are to remain as parking areas only. Any other uses are contingent upon approval by the City Environmental Health Department.

Ownership, Operation, and Maintenance

The Park's water reuse system (piping, lake and irrigation pump station) will be owned, operated, and maintained by the City.

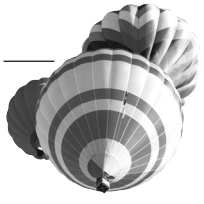


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FIGURE 3: WATER REUSE SYSTEM

INDUSTRIAL EFFLUENT FROM PHILLPIS AND SUMITOMO NORTH I-25 WATER REUSE PROJECT (BY OTHERS)

1.0 mg CITY RESERVOIR NORTH I-25 WATER REUSE PROJECT (BY OTHERS)

N

SCALE: 1" =400'

TOURNAMENT GAME AREA

BALLOON FIESTA PKWY

SAN DIEGO AVE

AUDITORIUM/ ENTERTAINMENT FACILITY

STUB TO AUDITORIUM/ ENTERTAINMENT FACILITY

LINE 1 150LF-10"

24" LINE FOR NORTH I-25 WATER REUSE PROJECT

LINE 1 1450LF-16"

LINE 1 270LF-12"

LINE 1 400LF-16"

LINE 1 470LF-16"

FAMILY RECREATION CENTER

EAST SIDE PLAZAS

SOCCER FIELDS

24" STUB (FUTURE NORTH I-25 WATER REUSE PROJECT EXTENSION)

SERVICE CENTER 1

WEST SIDE PLAZAS

NORTH DIVERSION CHANNEL

TRANSITION AREA

STUB TO TRANSITION AREA

LINE 1 150LF-10"

LINE 1 320LF-16"

LINE 2 550LF-12"

STUB TO NATURAL AREA

LINE 1 300LF-16"

LINE 2 120LF-10"

LINE 3 900LF-6"

LINE 2 1300LF-8"

LINE 2 100LF-6"

FUTURE MUSEUM

BFP LAKE

BALLOON MUSEUM

GOLF CENTER

LINE 2 1200LF-6"

YOUTH BASEBALL FIELDS

NORTH LA CUEVA CHANNEL

SERVICE CENTER 2

NORTH DIVERSION CHANNEL

TIE TO EXISTING IRRIGATION METER

OLD BALLOON FIESTA FIELD

JEFFERSON ST

NORTH I-25 WATER REUSE PROJECT (BY OTHERS)

RICHFIELD PARK

ALAMEDA BLVD

A_BHI_B01:[PROJECTS.97402.HYDRO.DESIGN.EP]FIGREV3.DWG

LANDFILL GAS EXTRACTION

The landfill gas extraction system at the Los Angeles Landfill (Old Balloon Fiesta Park) is being operated by the City Environmental Health Department. It is the first one of its kind in New Mexico and is designed to safely burn the methane produced by the old fill material.

Design constraints for the Los Angeles Landfill include:

- Ponding of water or landscaping that requires water is prohibited;
- Buried utilities are prohibited without coordination with the City Environmental Health Department; and
- Construction of permanent structures, including new roadways, is prohibited.

The perimeter landfill gas extraction system consists of 23 extraction wells located along the eastern edge and within the Los Angeles Landfill boundary. Each well is connected to an 8 inch diameter header pipe that runs north to south along the east fence. All extraction system piping is buried below ground surface. The extraction system well heads are protected at the surface by bollards.

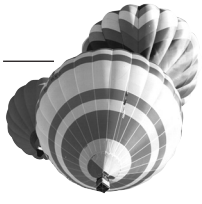
The treatment system pad is located in the southeastern corner of the site. An enclosed ground flare is burning the landfill gas. The condensate collected by the system is destroyed by direct injection into the ground flare. The ground flare unit is placed on a concrete pad which is enclosed with a security fence. The area is equipped with a security light. An automatic telephone dialer system is being used to remotely alert operators of the treatment system's operational status.

Long–term maintenance of the surface grade at the Los Angeles Landfill will be required to correct for landfill settling and ponding of water. Grade maintenance will be required both to maintain the surface of the former Los Angeles Landfill for parking and to minimize the surface water ponding within the Los Angeles Landfill. Continued ponding of surface water can lead to additional methane formation, and may lead to leachate formation.

A Landfill Management Plan shall be submitted for review and approval to the Environmental Planning Commission within one year of the date of final approval of the Master Development Plan by the Commission.

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 with the subsequent Operations and Management Plan.



PROJECT BUDGET

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

PROJECT COMPONENTS

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

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

FUNDING

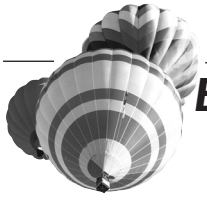
The Balloon Fiesta Park project represents a combined scope which may exceed $30–$50 million over a development period of 8–10 years. It is the intent of this Master Development Plan to encourage private/public partnerships to help fund the Park and its various elements. The net result of these private/public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

PUBLIC FUNDING OPPORTUNITIES
Capital Contributions

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

- **City Bond Funding:** The City holds General Bond Elections every two years, which would be a potential source of minor funding for Balloon Fiesta Park.

- **City Operational Funds:** The City General Fund may contribute to operational costs of both the Balloon Museum and Balloon Fiesta Park, however, the City has not allocated funding for operational costs for either project. The large size of Balloon Fiesta Park would represent a significant proportional increase to existing budgets.



- **State General Funding:** The State of New Mexico issues General Obligation monies at each Legislative Session for capital projects. Further, road improvements for the Park could come through this fund under highway funding.

- **AMAFCA:** AMAFCA collects tax revenues which are used for construction of drainage improvements. Cooperative projects with the City may be possible.

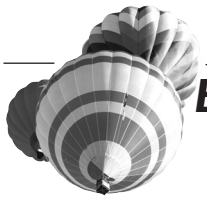
- **Special City Elections:** A special City election to create tax increment funding for construction of the Park is another possibility.

PRIVATE FUNDING

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

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

- **Leveraged Cash Flows–Privately Operated Venues on Leased Land:** Several opportunities for privately constructed and operated venues exist in the Park. These include the Golf Center, Auditorium, hotel, the Balloon Fiesta event, and the Tethered Balloon facility. Each of these venues could be built on land leased from the Park.



INTRODUCTION

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

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

CONCEPTUAL CRITERIA FOR PARK OPERATIONS AND MANAGEMENT

Advisory/Stakeholder Input

An advisory/stakeholder group will be established to provide input on Park management issues and the development of the subsequent Operations and Management Plan. It is envisioned that the Mayor's Office and City Council will create the Advisory Board and develop the methodology for appointing or receiving nominations for positions on the Board. Balloon Fiesta representatives shall have a role in the preparation of the Operations and Management Plan, and will have representation on the Advisory Board created in conjunction with the Plan. The Advisory Board will also include other representative stakeholders involved with the Park, including Balloon Museum board, recreational users, Sandia Pueblo, AMAFCA, industry, neighborhoods, etc.

AMAFCA Rights-of-Way

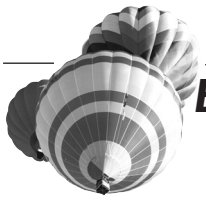
Prior to any of the trails and maintenance buildings located within AMAFCA rights-of-way being built, agreements with AMAFCA concerning the use and conditions of the easements shall be approved by the City and the AMAFCA Board of Directors. AMAFCA and the City shall cooperate on management and operational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

Signage

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

Lighting

Lighting at the Park shall be designed to illuminate only to the minimum standard needed for the purpose intended. All lighting at the Park shall be shielded-source



in order to prevent any light spillage onto adjacent properties, buildings, or roadways. No uplighting will be allowed at the Park. Street lighting will be designed to ensure the safety of vehicular and pedestrian traffic at key points along the roadways. Security lighting will be provided for those areas not intended for night use. Whenever possible, motion detection lights will be used in security lighting areas.

Height standards for light fixtures are as follows:

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

The following are lighting requirements for specific areas and events:

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

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

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

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

- Lighting shall be designed to illuminate necessary Golf Driving Range only, without spill-over to neighborhoods (shielded-source directional lighting is required).

- Light fixtures shall be removable during Balloon Fiesta and other ballooning events for safety reasons.

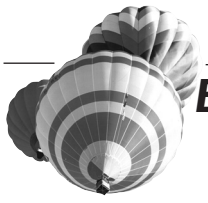
- The design of the lighting system for the Golf Driving Range will need to meet strict performance standards. The design for the lighting system at the Golf Driving Range shall be submitted to the Environmental Planning Commission for approval prior to installation. Lighting systems for this area must be removable in order to avoid potential accidents during ballooning events. The hours of lighting operation for the Golf Driving Range will be addressed in the Operations and Management Plan.

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

- Lighting shall be designed to be portable and illuminate the playing fields and multi-purpose areas only, without spill-over to neighborhoods (shielded-source directional lighting is required).

- Light fixtures shall be removable during Balloon Fiesta and other ballooning events for safety reasons.

- The design of the lighting system for the Recreation/Launch Field will need to meet strict performance standards. The design for the lighting system at the Recreation/Launch Field shall be submitted to the Environmental Planning Commission for approval prior to installation. Lighting systems for



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

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

Hours of Operation

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

Temporary and Permanent Seating

Temporary seating is allowed at the Tournament Game Area with the requirement that it is removed after the event. A maximum of 1,000 permanent seats are allowed at the Tournament Game Area (see Public Zoning Actions, page 14). There are no seating restrictions anywhere else in the Park at this time.

Use of the Los Angeles and Nazareth Landfills

A Landfill Management Plan shall be completed within one year of the Environmental Planning Commission's approval of the Master Development Plan. The Landfill Management Plan should address the various environmental concerns regarding the development of the Park and shall include an implementation schedule for the identified actions. The use of the former Nazareth and Los Angeles Landfills (Old Balloon Fiesta Park) shall be per approval by the City, with the City Environmental Health Department participating in the approval process for each request. The Master Development Plan identifies parking for cars and RVs as the only use currently allowed at the Los Angeles Landfill.

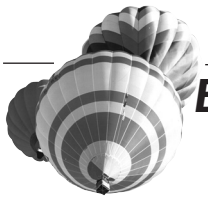
Sound Management Techniques

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

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

Noise Monitoring

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



property lines. All special events will require a 24 hour contact telephone number to allow the City to shut down events which exceed the criteria. These requirements are consistent with the sound tests conducted early in the planning process for the Park.

Dust Control

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

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

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

Fencing - Temporary and Permanent

The Master Development Plan includes a Fencing Plan for the Park (see page 41) which delineates several levels of security, access control, and safety measures. Increasing levels of control are provided towards the interior of the Park to create a secure perimeter and provide access control for special events and Balloon Fiesta. Temporary fencing provided for special events will require City approval and shall be removed within 24 hours of the event closure unless other requirements are specified in the permit/lease documents for the event. Public access to the Park will be maintained during regular hours of operation, 6:00 a.m. to 10:00 p.m., except during Balloon Fiesta and other special events access may be restricted in certain areas. Some special purpose fencing is allowed (i.e., Golf Driving Range) which must be removable during ballooning events.

Traffic Management

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

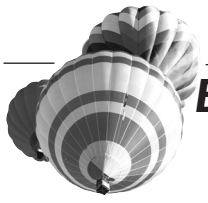
The separation of different transportation modes is critical to traffic management. Crossing of pedestrian, automobile, bicycle, and pedestrian traffic should be avoided where possible. The Operation and Management Plan shall address this issue in greater detail as it relates specifically to special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

Solid Waste

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

Scheduling - "Day to Day" & Special Events

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



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

Alcohol

Sales and consumption of alcohol is allowed at the Park per the approved zoning (see pages 13-15). Vendors booths and restaurants are permitted to sell full service liquor for consumption on premises and within special events areas and designated Park areas. Alcohol sales and use at the Park will be permitted on a case-by-case basis.

Staffing

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

Review/Approval Process

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

Sponsorships

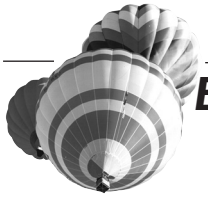
It is envisioned that the Park will receive substantial financial support through various public and private agreements. These can include various sponsorship opportunities, leasing/permitting fees, royalties, and other contributions. Private vendors and sponsors could fund many of the Park's amenities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

Dispute Resolution

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

Liability and Insurance

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



PHASING IMPROVEMENTS

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

Due to the scale of Balloon Fiesta Park, the future phases for the Park can best be described with two levels: design and construction. The phasing site plan exhibit shown on page 125 identifies major design zones of the Park. The design zones represent those areas which logically need to be designed in unison in order for the large backbone infrastructure items of the Park to be planned most efficiently.

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

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

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

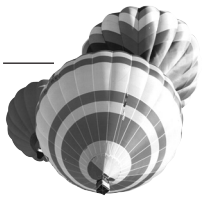
Schematic plans for all of Phase A will be completed as part of the design for Phase A-1's initial construction to ensure that the entire field area design has been comprehensively studied. Subsequent phases after A-1 shall be delegated to the DRB for review and approval, except for those individual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

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

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

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

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



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

Phase 2 Development (Later Phases):

- Auditorium/Entertainment Center
- Balloon Museum Drive (Alameda Boulevard to San Diego Avenue)
- Balloon Museum Drive Bridge (across North La Cueva Channel)
- Balloon Fiesta Parkway (extension into Park to Launch Field Area)
- Balloon Museum
- Emergency Service Staging Area
- Family Recreation Center
- Grande Promenade/Vending Concourse
- PNM Line Alterations
- Second Museum
- San Diego Avenue (extension into Park to Launch Field Area)
- Tethered Balloon
- Tournament Game/Track Area
- Other Park facilities

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

Follow-Up Action Tasks

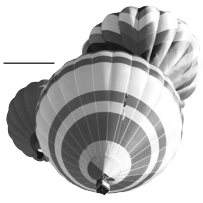
In order to implement the Preferred Master Plan Concept other actions are required, including, but not limited to:

Operation and Management Tasks

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

Planning Tasks

- Develop Landfill Management Plan.
- Amend Long Range Major Street Plan to reflect Jefferson realignment and other Traffic Impact Study recommendations.
- Pursue cost share agreement with AMAFCA and other involved parties concerning the development of the North El Camino Arroyo.



The City Of Albuquerque

Balloon Fiesta Park

Consultants:

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

MAY 28, 1993

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PHASING PLAN

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

- Obtain recycled water agreements with nearby industrial users and begin implementation of the North I-25 Water Reuse Plan.

- Pursue discussions with Sandia Pueblo on transportation and access issues, interest in propane vending, special event notification, etc.

- Coordinate with the New Mexico State Highway and Transportation Department, and other governmental entities concerning the interchange at Roy and I-25.

- Coordinate with the New Mexico State Highway and Transportation Department concerning proposed traffic control lights on Alameda Boulevard.

- Submit a formal request that the north-south street in the Park be renamed to Balloon Museum Drive.

- Pursue right-of-ways (and possible funding) for trail connections and pedestrian bridge to Edith Boulevard.

- Pursue right-of-ways (and possible funding) for Balloon Fiesta Parkway (south side) and provide landscaping along the roadway.

- Pursue right-of-ways (and possible funding) for the northwest corner of the Richfield Subdivision.

- Pursue a Drainage Management Plan involving the Balloon Park and the North El Camino Arroyo addressing both long and short term issues, and to approved by the City and the AMAFCA Board of Directors.

- Develop agreements with AMAFCA concerning the use and conditions of AMAFCA easements (long and short term). These agreements will be developed jointly by all involved parties and approved by the City and the AMAFCA Board of Directors.

- Prepare design guidelines for all 'gateway' areas around the Park.

Development Tasks

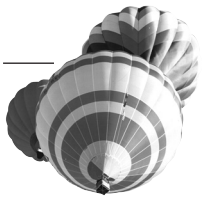
- Conduct a soil analysis (geotechnical, chemical, etc.) of the existing soils at the Park.

- Prepare more detailed schematic design/construction documents for all physical elements within the Park.

- Extend the North Diversion Channel Trail between Paseo del Norte and the Balloon Fiesta Park.

- Install a sign on I-25 indicating the Balloon Fiesta Parkway as the primary entrance to the Balloon Fiesta Park.

- Design and complete construction of the North El Camino Arroyo.



ADDITIONAL ACKNOWLEDGMENTS

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Louis Abruzzo
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Betty Adams
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Phillips Semi Conductor
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GARTC Member
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COA, Transportation
Dave Harmon
COA, Transportation Planning
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North Valley Neighborhood Association
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Racquel Husling
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Gov.'s Comm. on Concerns of Handicapped
Shannon Jackson
Wildflower Neighborhood Association
Curt Jackson
Alameda/N. Valley Neighborhood Association
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Joann Kalas
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Roger Knight
NM Games Board
Don Kroening
Basketball Advisory Board

ADDITIONAL ACKNOWLEDGMENTS

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US West
Rich Mayo
Citicorp
Tim McDonough
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COA, Fire Department
Tom Menicucci
COA, Public Works Department
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COA, Transportation
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COA, Police Department
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ARC
Edwards Myers
Zia Gardens Neighborhood Association
Robert W. Mytton
Sumitomo
Ted Nee
COA, Fire Department
Greg Olsen
COA, Utility Development
Dwayne Ordonez
COA, Cultural & Recreational Services
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Omni Dome Limited
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Eastdale Little League
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Balloon Foundation
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State Senator, District 17
Jo Amy Roberts
Balloon Foundation
Keith Royal
Rio Grande Rugby Union
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COA, City Engineer
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COA, Cultural & Recreational Services
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State Representative, District 14
Commissioner Ken Sanchez
Bernalillo County, County Commission
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Sun North Estates
Michael Sandoval
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Alicia Sargent
Interested neighbor
Diane Scena
COA, Capital Implementation Program
Norm Segel
Interested neighbor
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Parks & Recreation Advisory Board
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Jones Intercable
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North Valley Coalition
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Bernalillo County Sheriff's Office
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John Stomp
COA, Public Works
Gary Sullivan
Albuquerque Youth Soccer League
Terry Sullivan
Phillips Semi Conductor
Mark Sullivan
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Balloon Museum Board
Manjeet Tangri
COA, Planning Department
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Alameda Alliance
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Linda Trujilllo
NE Valley Neighborhood Association
Kathy Trujillo
NMSHTD
Marit Tully
North Valley Coalition
Dennis Valdez
NMSHTD
Paul Valencia
North Valley Optimists/AMFA
Steve Verchinski
Interested citizen
Juan Vigil
Bernalillo County, Manager
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