

City of Albuquerque
Rio Grande Tree Nursery
Public Meeting 3 via Zoom

March 31, 2022

Notes:

- i. Presentation by the City of Albuquerque Open Space Division and MRWM Landscape Architects
 - a. Introduction
 - b. Where We've Been
 - i. Public Meetings
 1. Late January – on site
 2. Early February – Zoom
 - ii. Original Five Concepts
 1. The original five concepts were all based on the same program and site uses:

Visitor Uses

- Accessible connection to a pedestrian bridge over the Duranes Lateral to wildlife viewing areas and the Candelaria Nature Preserve North Tract.
- Education center for hands-on demonstrations and workshops to support research, restoration, and operations of the TNT and CNP. The flexible open space will accommodate small groups in various engagement opportunities.
- To accommodate small groups, the plans include group gathering areas with shade, seating, and interpretive signage. Pedestrian pathways connect gathering areas, horticultural use areas and site entries.

Horticultural Uses

- Arboretum and Climate Ready Tree Field
- Heritage Orchard
- Cottonwood Genotype Research Grove
- Restoration Seed Planting Source Field
- NM Ecozone Research Plantings
- Meadow for seed sourcing

Operational Uses

- Parking for thirty automobiles including paved accessible spaces.
- No-idle parking for two school buses
- Screened and secured operations yard for equipment & materials
- Perimeter berms with vegetative screening

- Time-locked vehicle and pedestrian gates

iii. Public Survey Review

1. Majority of respondents live in 87107.
2. Majority of respondents can see the Rio Grande Tree Nursery from their home.
3. Majority of respondents walk regularly along the Duranes lateral.
4. Majority of respondents plan to use the Open Space when complete.
5. Concepts B and D were most popular in terms of entry road, circulation, and parking layout. These both featured centralized parking.
6. Concepts C and E were most popular in terms of the location of the operations and storage yard.
7. Concept D was most popular the location of the operations access road.
8. Concepts B and D were most popular in terms of the arrangement of the community gathering space.
9. Concepts C and D were most popular in terms of the arrangement of the education center.
10. Screening and berming was supported in all locations, but most popular around the operations and maintenance yard, the restroom, the north edge, and the south edge.
11. There was not a strong consensus for keeping the pedestrian and vehicular entrances along Rio Grande separate.
12. The majority of respondents were not in support of removing the fence on the west side of the property. The fence will remain with a time-controlled automatic locking pedestrian gate.
13. Many written comments. A common theme was that respondents wanted to see where the restroom and maintenance and storage yard would be located.

c. Precedent Images – Look and feel images to help visualize the design concept.

i. A Working Open Space

1. Informal, volunteers present, flood irrigated

ii. Parking & Circulation

1. Gravel/permeable/ trees/landscape

iii. Shade, Fencing & Ed Center

1. Education Center is not a building. At the most a solid roof shade structure – flexible space for different projects and workshops.

iv. Restroom

1. May be plumbed or a composting toilet. A plumbed toilet is very expensive. If that's the route that is chosen, a temporary restroom could be available until funding could be obtained for the plumbed building.

2. Building may be customized and styled to fit the context.

v. Community Meadow and GSI

1. Demonstration quality stormwater management that makes the site self-sufficient in terms of managing the storm water that falls on it. This is also another interpretive opportunity.
- d. Revised Concepts

The public survey showed strong consensus on parking and circulation located towards the middle of the property. The two concepts we are showing tonight are both based on the same parking and circulation concept and have some differences between them to address comments and concerns about the location of restrooms and the maintenance and operations yard. You'll see that the visitor-use areas also have some layout options.

 - i. Concept One
 - ii. Concept Two
 - e. Next Steps
 - i. General Public Meeting: TBD (Proposed for April 20th)
- ii. Questions/Comments
 - a. *What is the estimated time frame for this project?*
 - i. A: The design will be submitted for EPC approval this summer. Construction funding is not yet in place so it is difficult to estimate a time frame for completion at this time.
 - b. *Why not move the vehicle gate so that it is a straight shot into the parking area? It would be less gravel area and more space for plantings.*
 - i. A: Moving the driveway would increase costs and trigger a new traffic study. The curved road allows the interior of the site to feel more protected and secluded as well.
 - ii. *The curve may slow down drivers?*
 - c. *Has this space been turned over to Open Space?*
 - i. A: The property is managed by The Parks and Recreation Department. Park Management, a Division of the Parks Dept. is currently managing the property, but they are phasing out of the space in light of the site plan. The Open Space Division will not officially start managing the area until the site plan is approved.
 - d. *When manure piles were at TNT...breezes made it hard to use surrounding yards. It is not fair to put the bathrooms behind the four plex homes. They were not on any original concepts to get input. How can breeze over the bathrooms which are more on the northside...how can that be prevented or handled?*
 - i. A: The restroom may either be connected to the City sewer system, in which case there would not be a problem with smell, or a compost toilet that includes a solar powered fan to keep air moving over waste inside to eliminate odors.
 - e. *What is the length of the walking loop in the arboretum?*
 - i. A: A quarter of a mile plus or minus.
 - f. *The curved road creates a more natural and less aggressive plan*
 - g. *The concept plan looks great. We appreciate concept 1, keeping the operations and maintenance away from the south neighbors. It was mentioned that vegetation would be on the south side. What would this consist of? Has it been considered that the restrooms be in the educational facility?*

- i. A. Shrubs would be used against the fence on the south side for screening.
 - ii. The education center is not a building. The only building on site will be the restroom itself.
- h. *Is it possible to wait on toilets until there are funds for plumbed ones?*
 - i. A decision on what type of toilet will be used has not been made at this time.
- i. *I like the revised concept 2 placement of the maintenance yard. I think it is best to have it where most of the use will be. I also prefer the covered tables all facing the meadow instead of the traditional in the first one. I would prefer cedar latillas overhead for these seating areas rather than constructed lumber. Cedar will last longer in our environment, not need maintenance and if placed close together would be cooler in the heat.*
- j. *I hope the operations machinery will be carefully considered. What kind of machinery and noise level will operations have? How often will we hear this noise? With machinery that was used previously, we could hear beep beep & engine noises every time a machine was being used. It often sounded like construction site noise. It disturbs the character of the residential area and of the nature preserve.*
 - i. There will be noise of machinery during construction of the project. After that smaller machinery will be used to maintain and operate the property.
- k. *5-6' shrubs are too tall, the view of the trees*
 - i. Shrub species have not been specified. Shorter shrubs on the south fence are welcome.
- l. *How large is the operations space?*
 - i. A: It is currently shown at 40' x 60'.
- m. *No to port-o- potties, the kind you have mentioned will work.*
- n. *It is not fair or reasonable to put bathrooms, education center and maintenance and operations all behind the 4plex homes. Also, not fair or reasonable to move everything farther over to the north side. Revised concept 1 is not acceptable. Would consider concept 2. We were promised there would be no lighting.*
 - i. A: Minimal lighting (during hours of operation) is being considered, but no decisions have been made at this time.
- o. *Composting toilets, once installed will NEVER be replaced. And they do smell... even w/ solar fans. I dislike port-a-potty, but they are much more likely to be temporary.*
- p. *No matter which concept is built, this is SO MUCH better than the current site! Thank you for the good thought and hard work put into this. An amenity indeed.*
- q. *We were already promised the heavy vegetation.*
- r. *Just clarification. Are parking spaces and road the same gravel material?*
 - i. A: Yes.
- s. *Is there going to be another survey or how do we send comments?*
 - i. A: Send comments to candelariafeedback@cabq.gov.
- b. *Coyote fence is an eyesore and the maintenance and operations yard should not be so close to the south fence or to Rio Grande Blvd.*
- t. *Could the maintenance and operations yards be split in two and placed separately in the plan to lower impac?*
- u. *I like coyote fences!*
- v. *What about bathrooms to the back center?*

- w. *There are nature preserves in the US and Europe that have fancy (probably expensive) filtering of bathroom effluent and cleaned by plants.*
- x. *M & O should not be close to any of the neighbors.*
- y. *I think considering bathrooms (and therefore ed. center) to the middle west is an idea worth considering.*
- z. *If the maintenance operations & restrooms were pushed west and away from homes on north, south and east sides, I think most people would be happier.*
- aa. *Will you let us know when the concept plans are up?*
 - i. *An email will be sent out when they have been posted to the Candelaria Nature Preserve website.*
- bb. *Please be sure to include Alvarado Gardens Neigh Assoc in email notifications and Candelaria Nature Preserve.*
- cc. *Thanks for considering our comments and working with us.*