









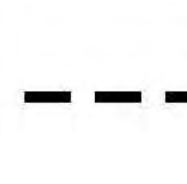
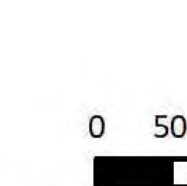



PROPOSED SITE IMPROVEMENTS

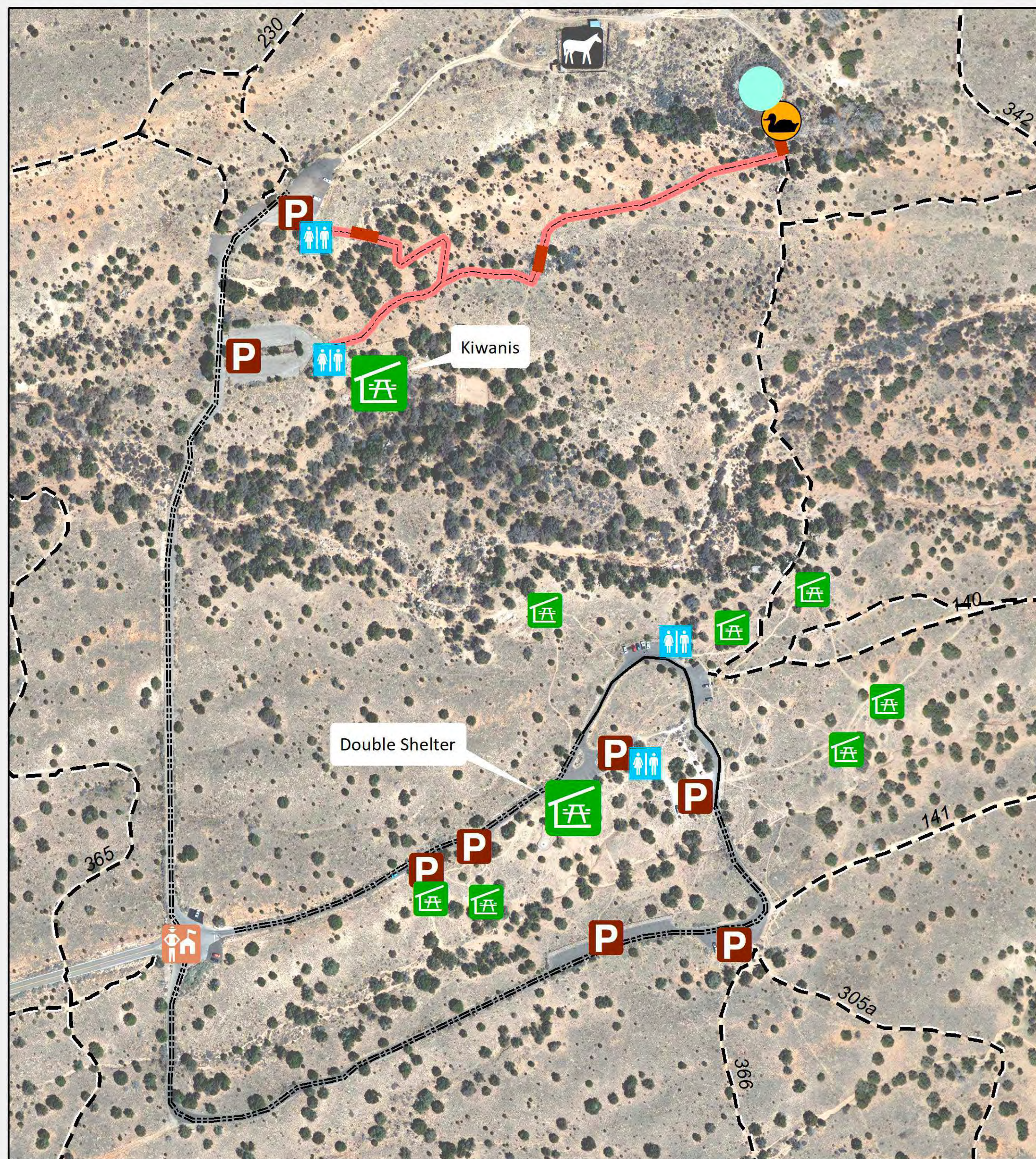
Elena Gallegos Open Space has experienced an increase in visitors over the last few years and is in need of specific improvements to facilities. Improvements include repaving of the Loop Rd used to access parking and trailheads, updates to reservation areas, picnic areas, and vault toilets, removal of the barn near the Cottonwood Springs Area, and repairs and improvements along the ADA accessible Cottonwood Springs Trail.

Elena Gallegos Picnic Area Proposed Improvements

City of Albuquerque
Open Space Division

-  Reservation Areas: update & improve ADA accessibility
-  Picnic Areas: provide ADA accessibility where possible
-  Vault Toilets: update and
-  Corral & Barn: Remove Barn to Improve Safety
-  Wildlife Blind: replace latias &
-  Pond: improve water
-  Park Attendant
-  Parking Area: repave and
-  Bridges: replace
-  Cottonwood Springs Trail: concrete repair and erosion control to improve ADA accessibility
-  Repave
-  Road Repaved
-  Official

0 50 100 200 Feet

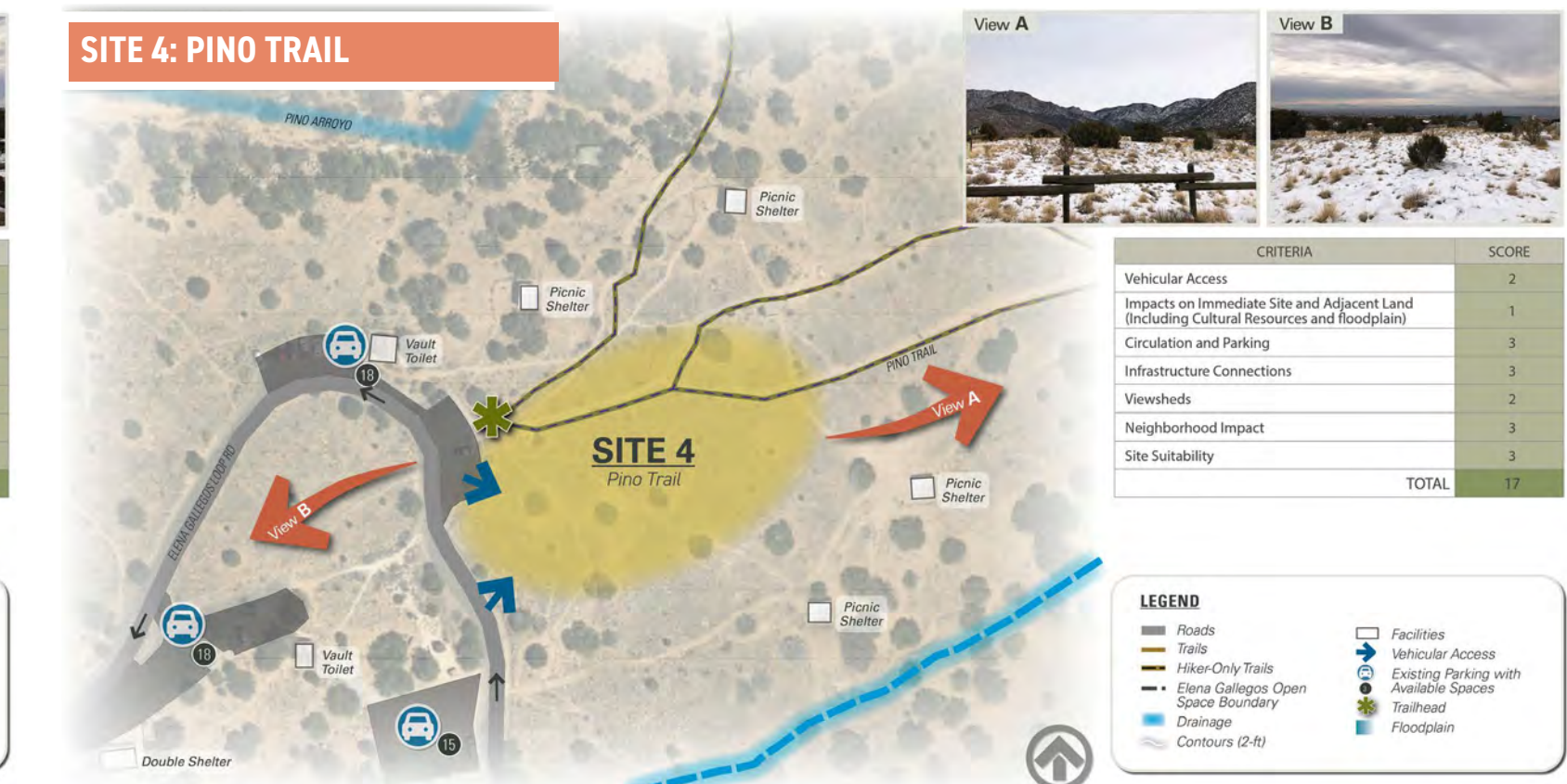
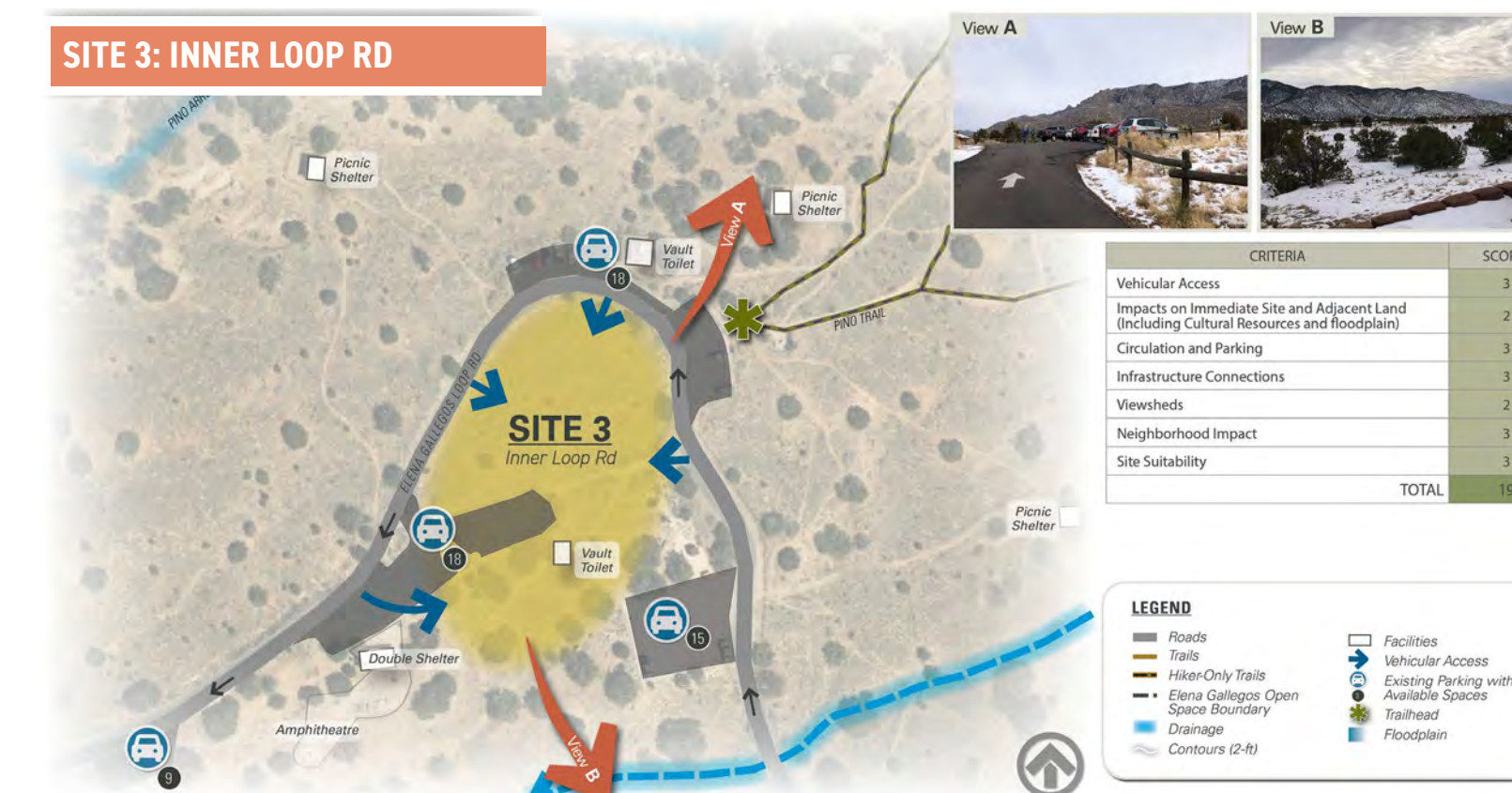
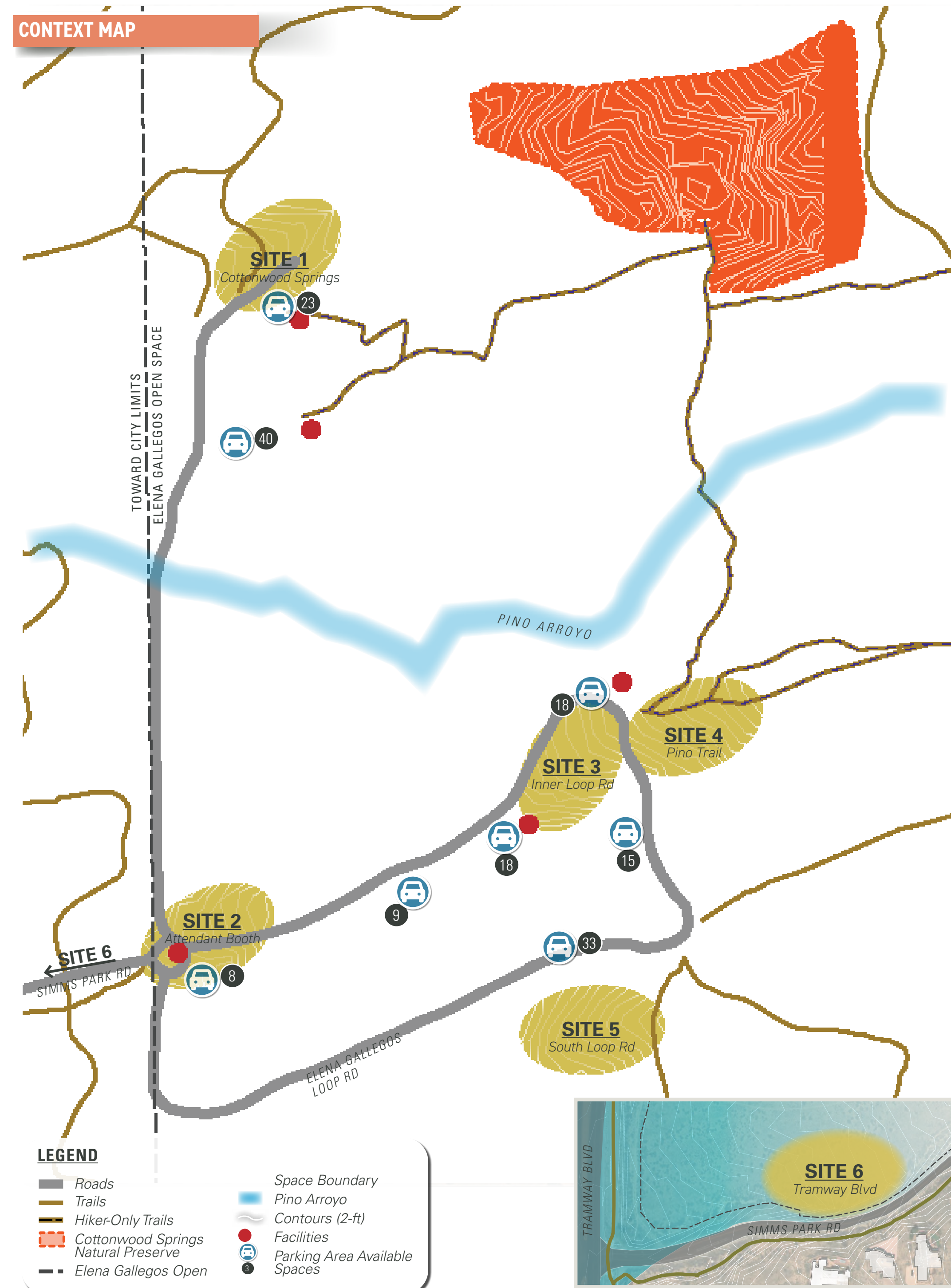


EDUCATION CENTER - COMPARATIVE SITE ANALYSIS

The Elena Gallegos Open Space, with its established regional draw of regular users and visitors, provides an excellent location for an education center on the east side of Albuquerque that showcases the stunning views as well as the natural and cultural resources of the Foothills area. Six sites were evaluated at a high-level analysis and present a range of options for an education center that takes into account vehicular access, impacts on immediate site and adjacent area, circulation and parking, infrastructure connections, viewsheds, neighborhood impact, and site suitability. The following diagrams show the analysis performed on each site, as well as a scoring system that assigns a number 1-3 with 1 representing poor and 3 representing good. A scoring matrix provides a side-by-side comparison of the scores for each site. It was determined that **Site 3: Inner Loop Rd** is the preferred site location for an education center, as it scored the highest when considering the site evaluation criteria.

SITE EVALUATION CRITERIA

- > Vehicular Access
- > Impacts on Immediate Site and Adjacent Areas (cultural resources, natural resources)
- > Circulation and Parking (existing and potential)
- > Infrastructure Connections
- > Viewsheds
- > Neighborhood Impact
- > Site Suitability (proximity to open space, attraction to visitors)



SCORING MATRIX

Criteria	Site Location					
	Site 1 Cottonwood Springs	Site 2 Park Attendant Booth	Site 3 Inner Loop Rd	Site 4 Pino Trail	Site 5 South Loop Rd	Site 6 Tramway Blvd
Vehicular Access	1	3	3	2	2	3
Impacts on Immediate Site and Adjacent Areas (Including Cultural Resources and Floodplain)	1	3	2	1	2	1
Circulation and Parking	1	1	3	3	2	1
Infrastructure Connections	3	3	3	3	1	3
Viewsheds	1	3	2	2	3	3
Neighborhood Impact	3	1	3	3	2	1
Site Suitability	2	2	3	3	2	1
Total:	12	16	19	17	14	13

PREFERRED SITE LOCATION DESCRIPTION

Using a scoring matrix to rate the sites according to the Site Evaluation Criteria, it is determined that **Site 3: Inner Loop Rd** is the best option as it scored the highest at 19 points, as illustrated in the Scoring Matrix. Site 3, located within the Loop Rd that provides access to the various parking locations and trailheads, is at the northeastern extent of the study area, offers good vehicular access, circulation, and existing parking with few impacts on the immediate site and adjacent areas. This site is also located in close proximity to trailheads and other existing amenities and has a relatively low impact on neighboring residences.

PRECEDENT PROJECTS

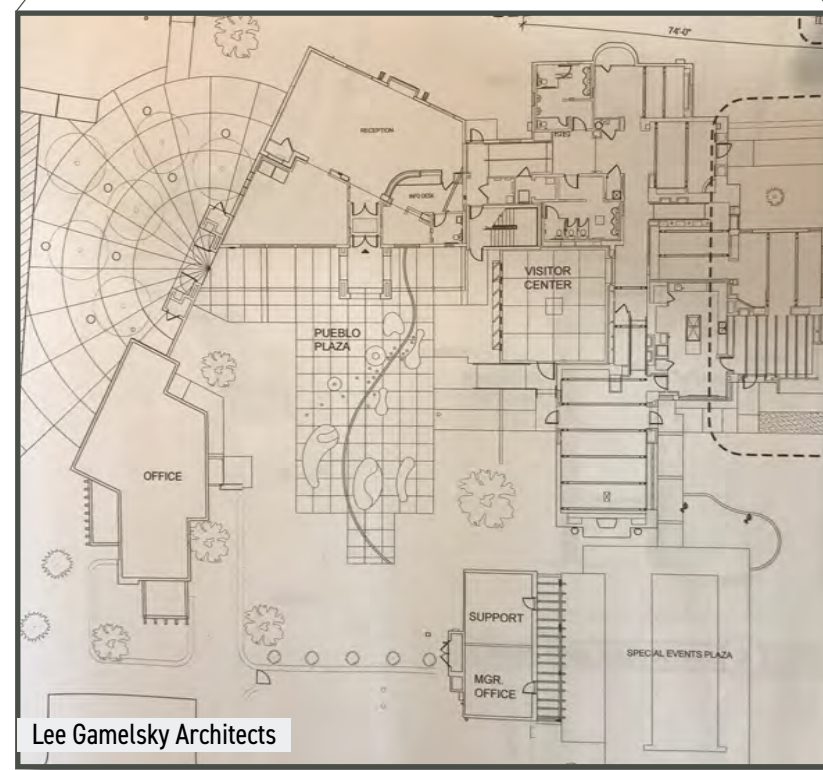
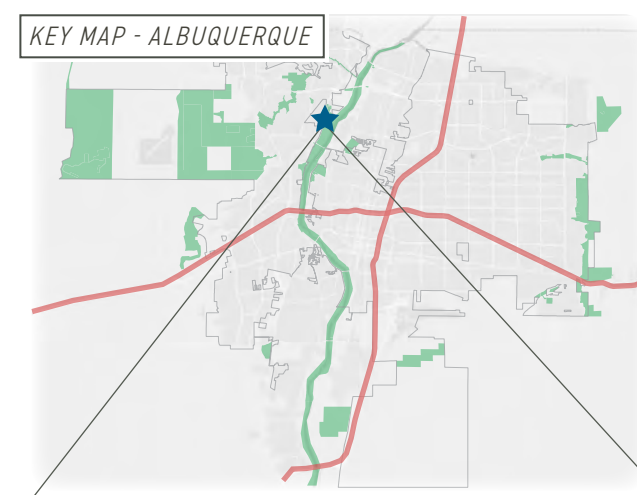
The following precedent projects are examples of developed visitor/education centers throughout the Albuquerque area that showcase the natural environment of the Bosque and invite the community to observe and learn about the flora and fauna of the environments found within the area. All three precedent projects are located near or within the Bosque that surrounds the Rio Grande, with three located within City of Albuquerque Major Public Open Space.



Lee Gamelsky Architects, Photograph: Dekker Perich Sabatini



Lee Gamelsky Architects, Photograph: Dekker Perich Sabatini

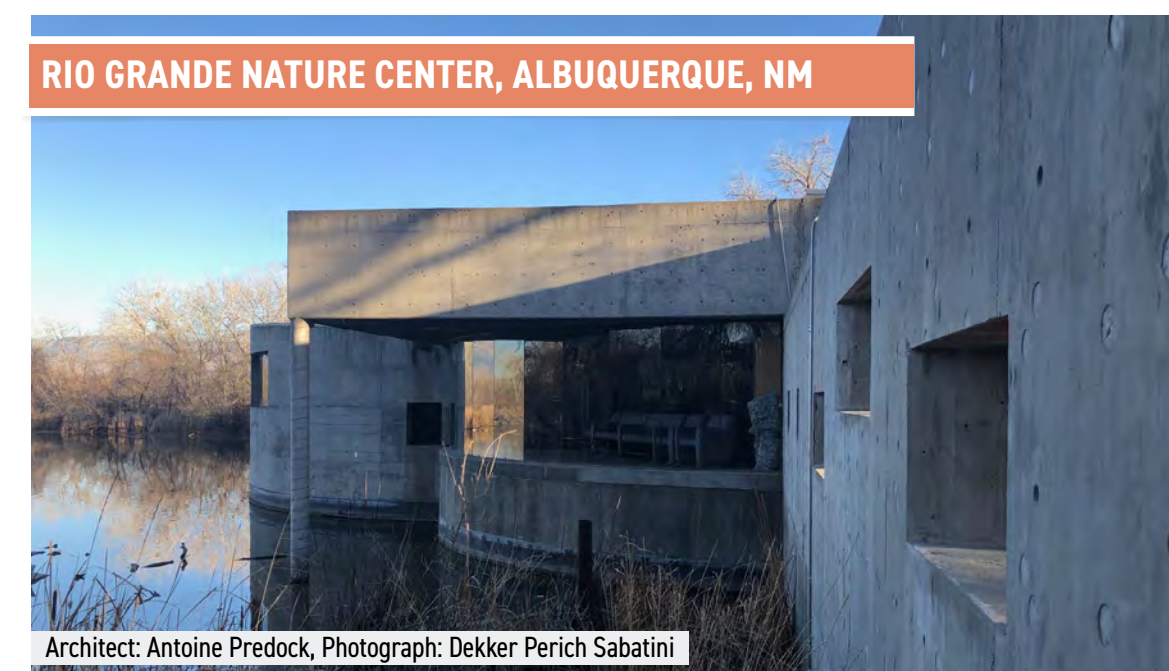


Lee Gamelsky Architects

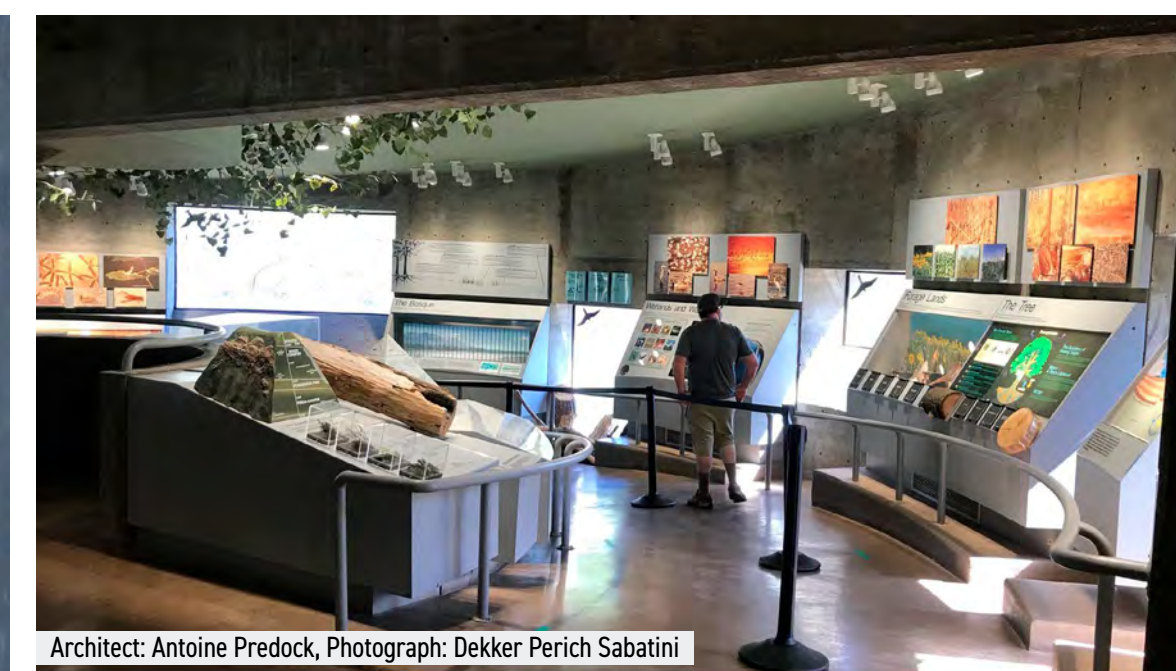


Lee Gamelsky Architects, Photograph: Dekker Perich Sabatini

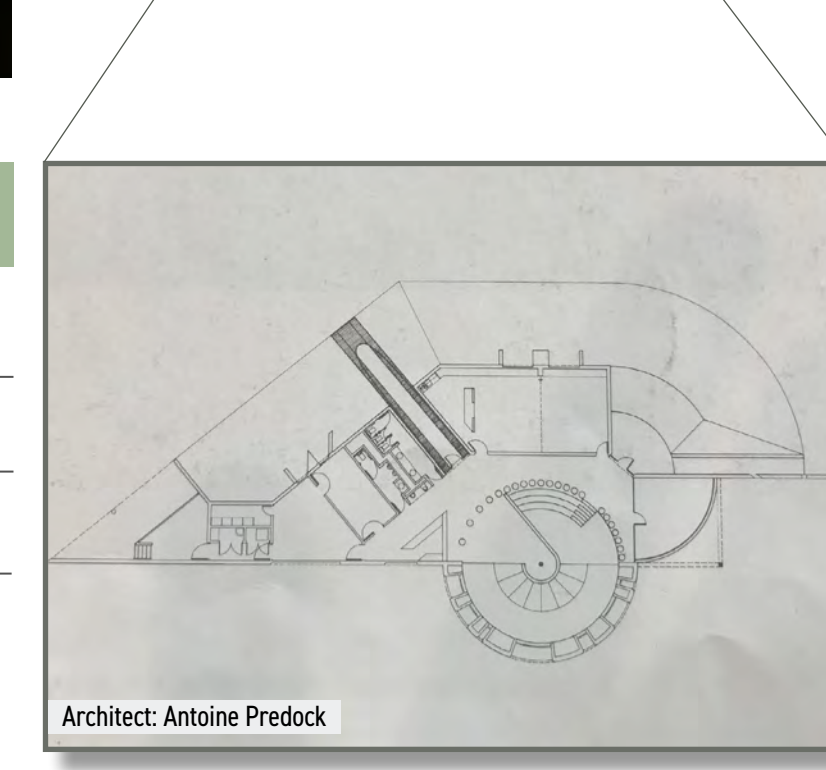
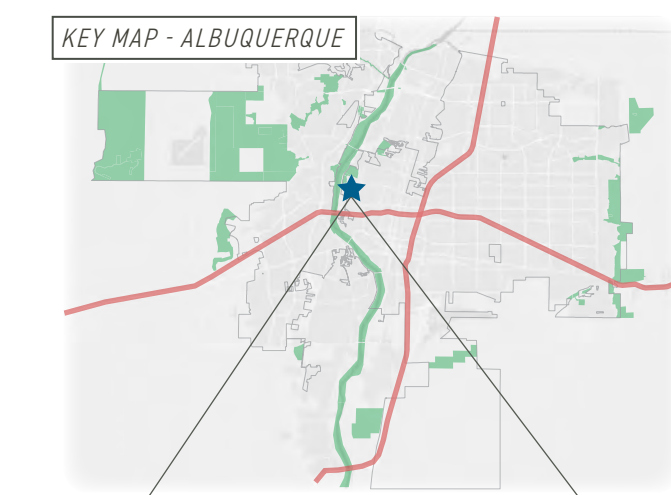
PROS	CONS
Adequate Space Available for Visitor Volume	Underutilized Space
Adaptive Reuse	Small Rooms
Juxtaposition of Historic & Educational Elements	Small Restrooms
Spectacular Views to Bosque, Sandia Mountains	Confusing Layout



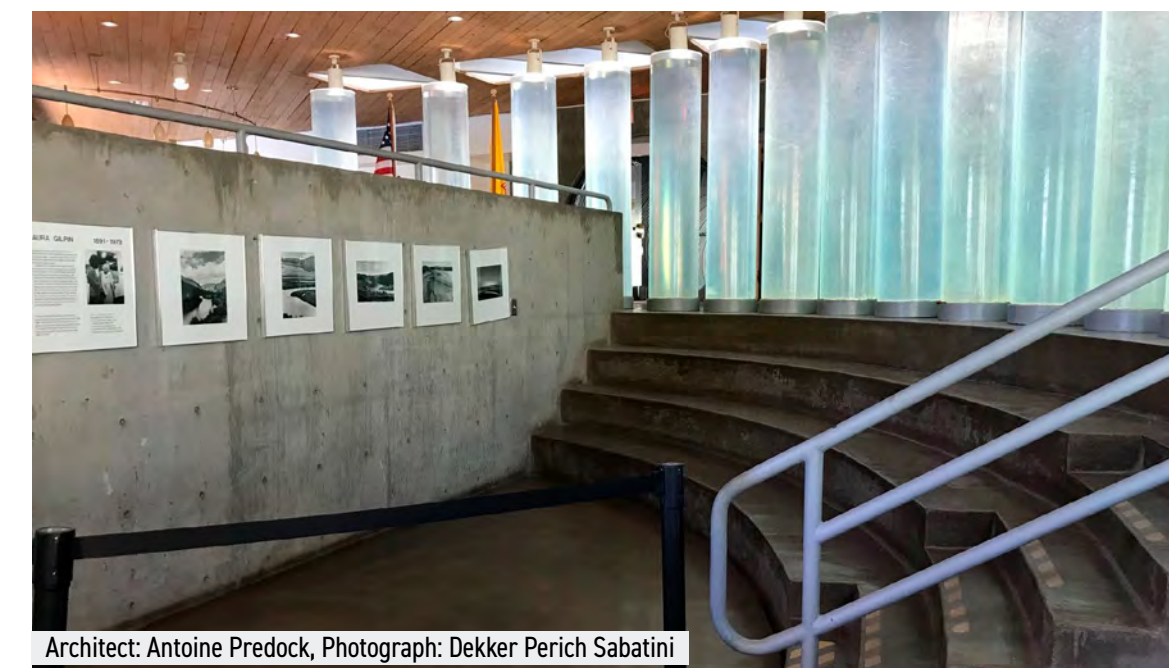
Architect: Antoine Predock, Photograph: Dekker Perich Sabatini



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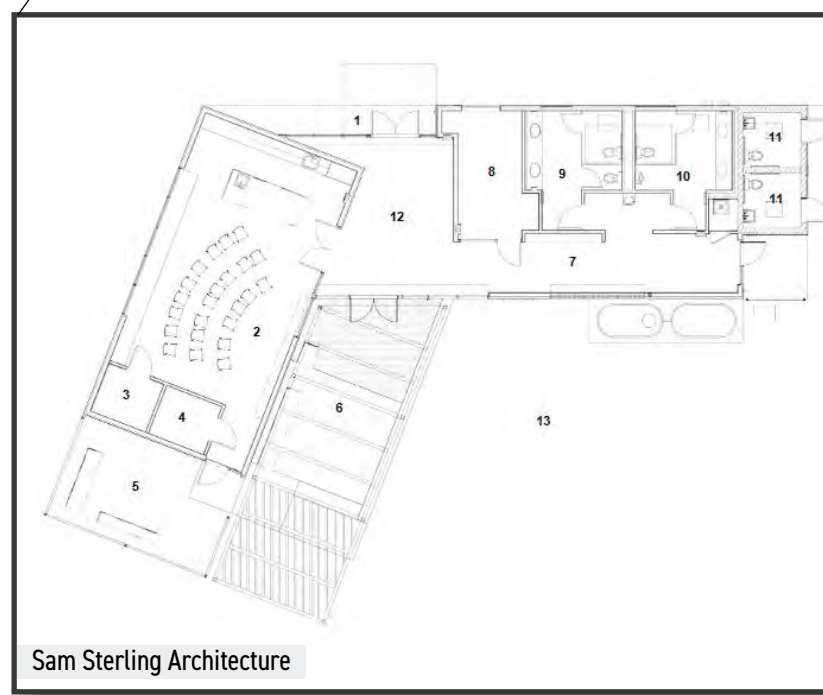
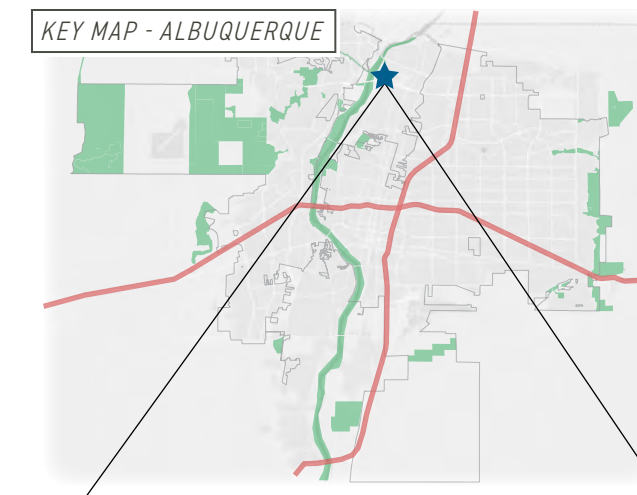
PROS	CONS
Separate Classroom Building (Added after Initial Construction)	Acoustics
Architecturally Significant	Too Small for Visitor Volume
Centrally Located within City	Restrooms Inside Main Building
Spectacular setting in Bosque	Constrained Parking



Sam Sterling Architecture, Photograph: Martin Stupich, Pedro Arathoon



Architect: Sam Sterling Architecture, Photograph: Martin Stupich, Pedro Arathoon



Sam Sterling Architecture



Sam Sterling Architecture, Photograph: Martin Stupich, Pedro Arathoon

PROS	CONS
Minimal Staffing Requirements	Too Small for Volume of Visitors
Less Maintenance Required	Small Restrooms
Spectacular Setting in Bosque	Restrooms not Detached
Designed for Energy Efficiency	Acoustics

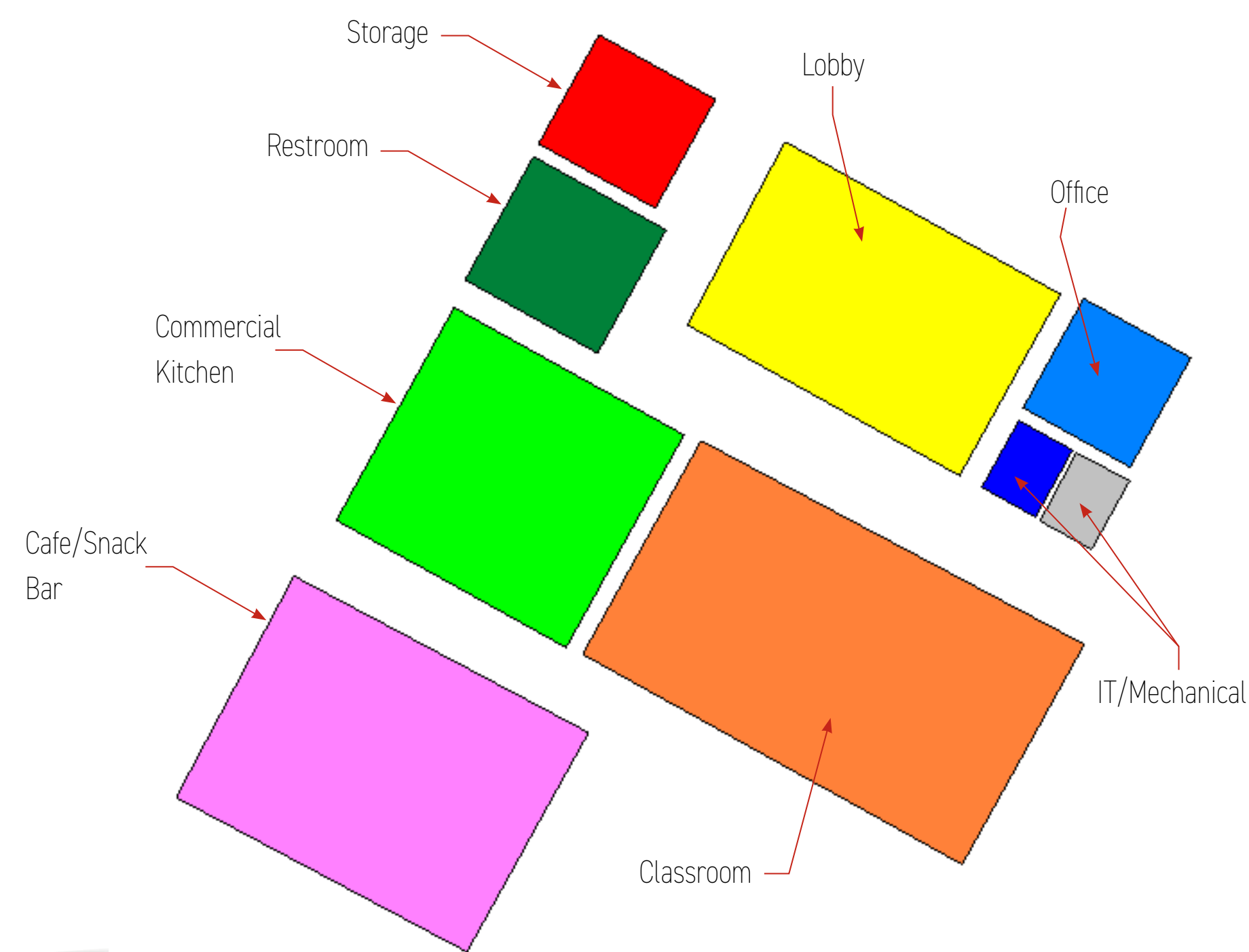
SITE/ BUILDING PROGRAMMING

This phase of the Feasibility Study identifies the space needs for an education center and generates a corresponding conceptual building footprint and site plan. Using the preferred site location, the project team created a conceptual program for a facility in the approximate range of 6,000 to 10,000 square feet. The building is intended to accommodate a range of activities, be flexible in its layout, and be designed to minimize energy consumption. The following diagrams and measurements offer a conceptual understanding of required square footage for each space and their relationship to each other on the selected site.

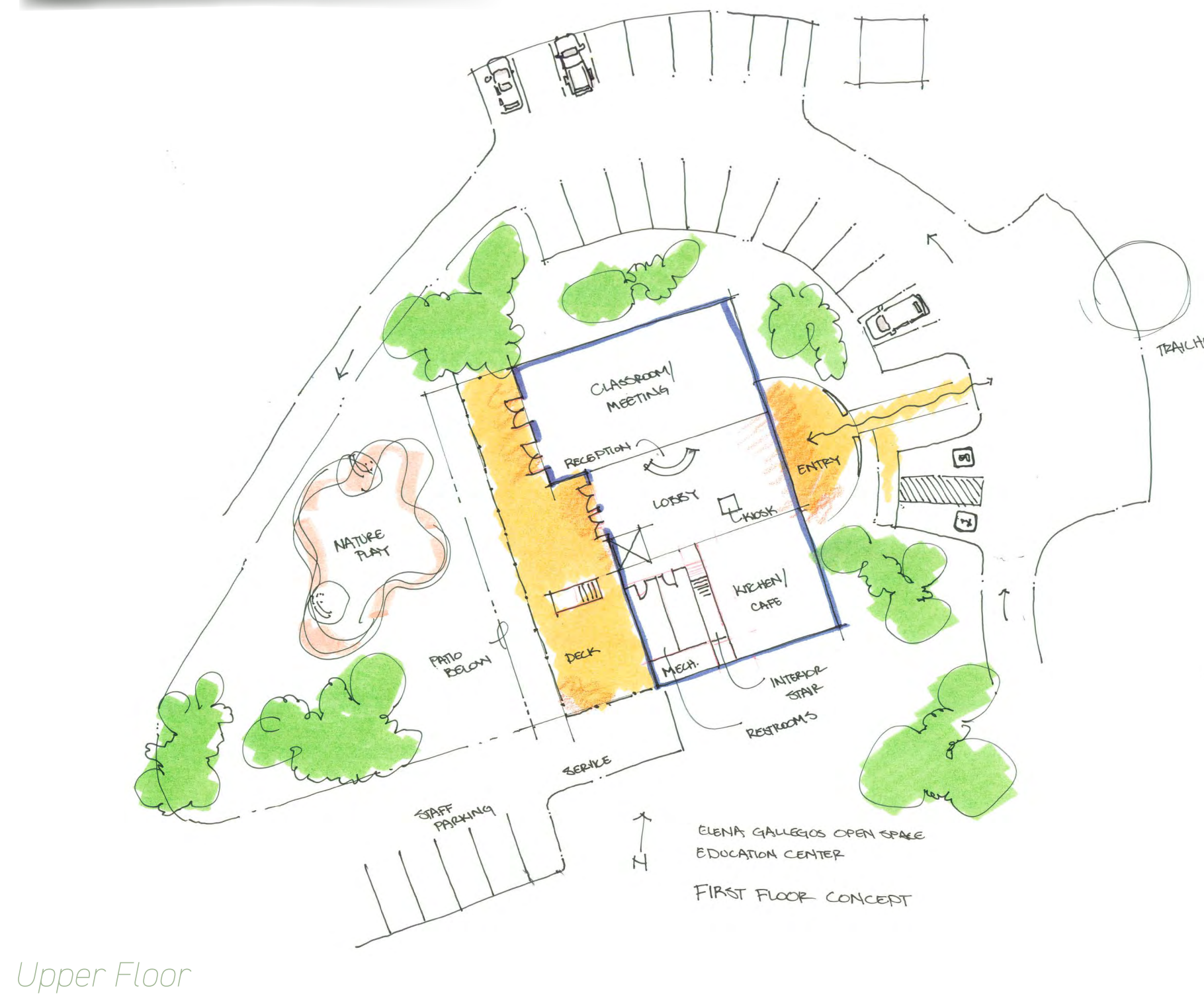
SQUARE FOOTAGE CALCULATIONS

SPACE	OCCUPANCY DESIRED	SQUARE FOOTAGE	REQUIREMENTS	ADJACENCIES
Classroom Space/Education Space	50	1400-1700 sq ft	Need to be able to fit 50 desks and chairs; Flexible space. Square footage is pretty firm being no smaller than 1400 sq ft	Should be close to lobby
Commercial Kitchen		1000 sq ft	Big enough for catering	Should be close to classroom
Office	2	250 sq ft	Needs to have enough space for two people to have workstations	Should be close to lobby
Lobby		1000 sq ft	This square footage can vary greatly depending on requirements	
Storage	N/A	250 sq ft	Needs to have access from exterior and interior; store maintenance equipment	Outside access
Café		1300 sq ft	This space can vary depending on requirements	Should be close to lobby
Mechanical	N/A	75 sq ft	This space will vary per the size of the building	
IT	N/A	75 sq ft	This space will vary per the requirements of the building	
Restroom		350 sq ft	This will vary according to overall building sq ft, occupancy, and classification	Should be close to lobby

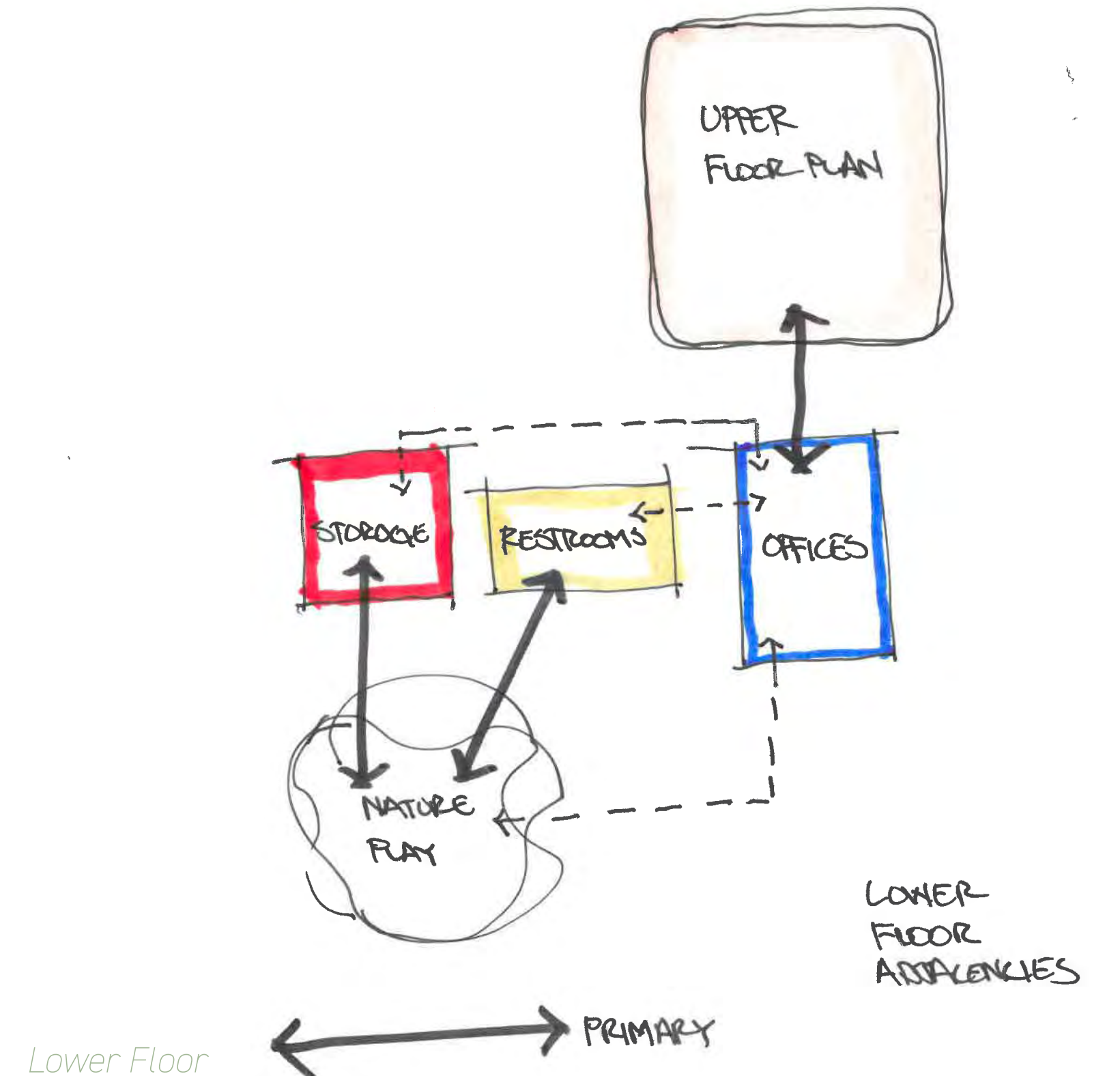
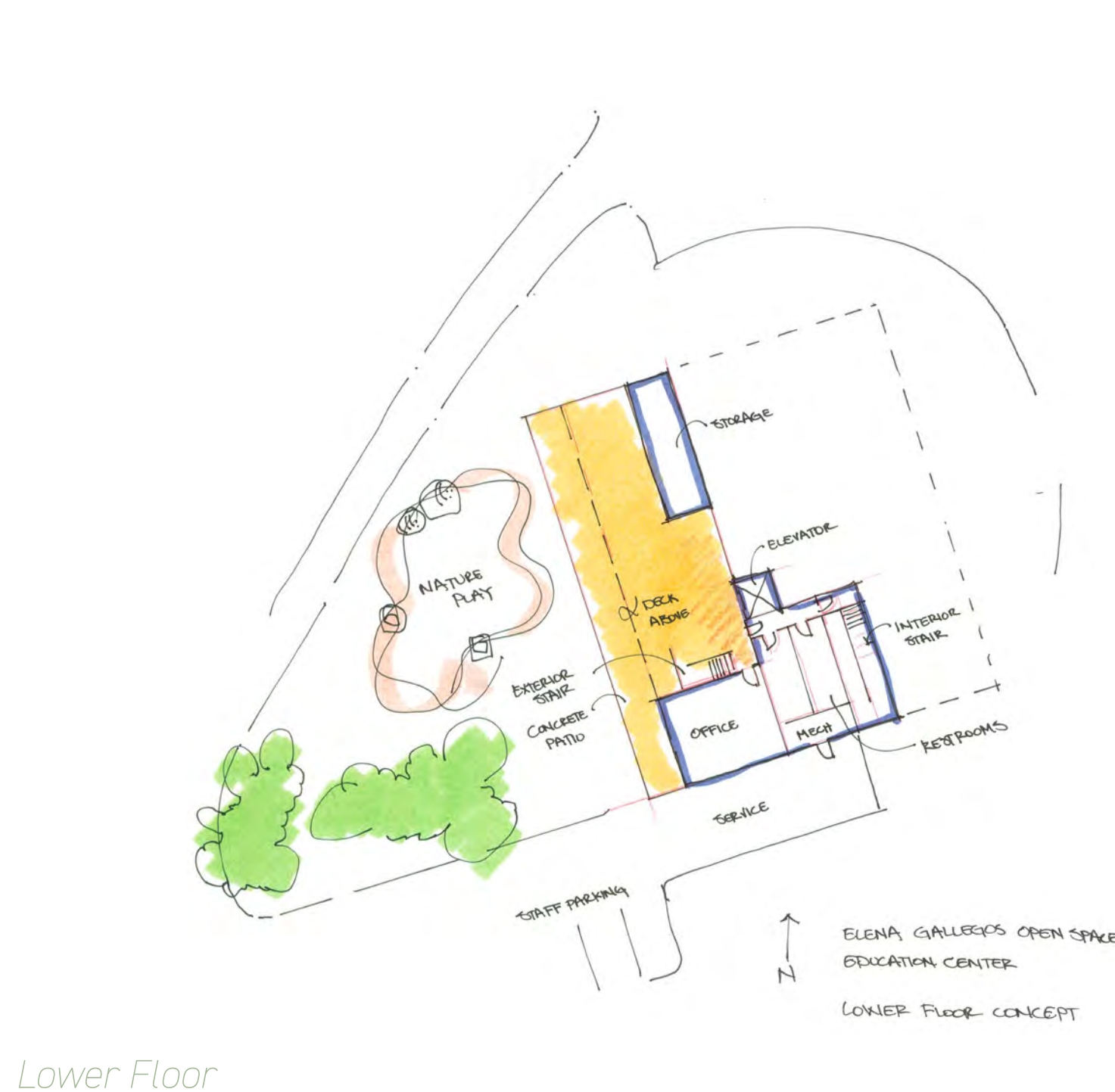
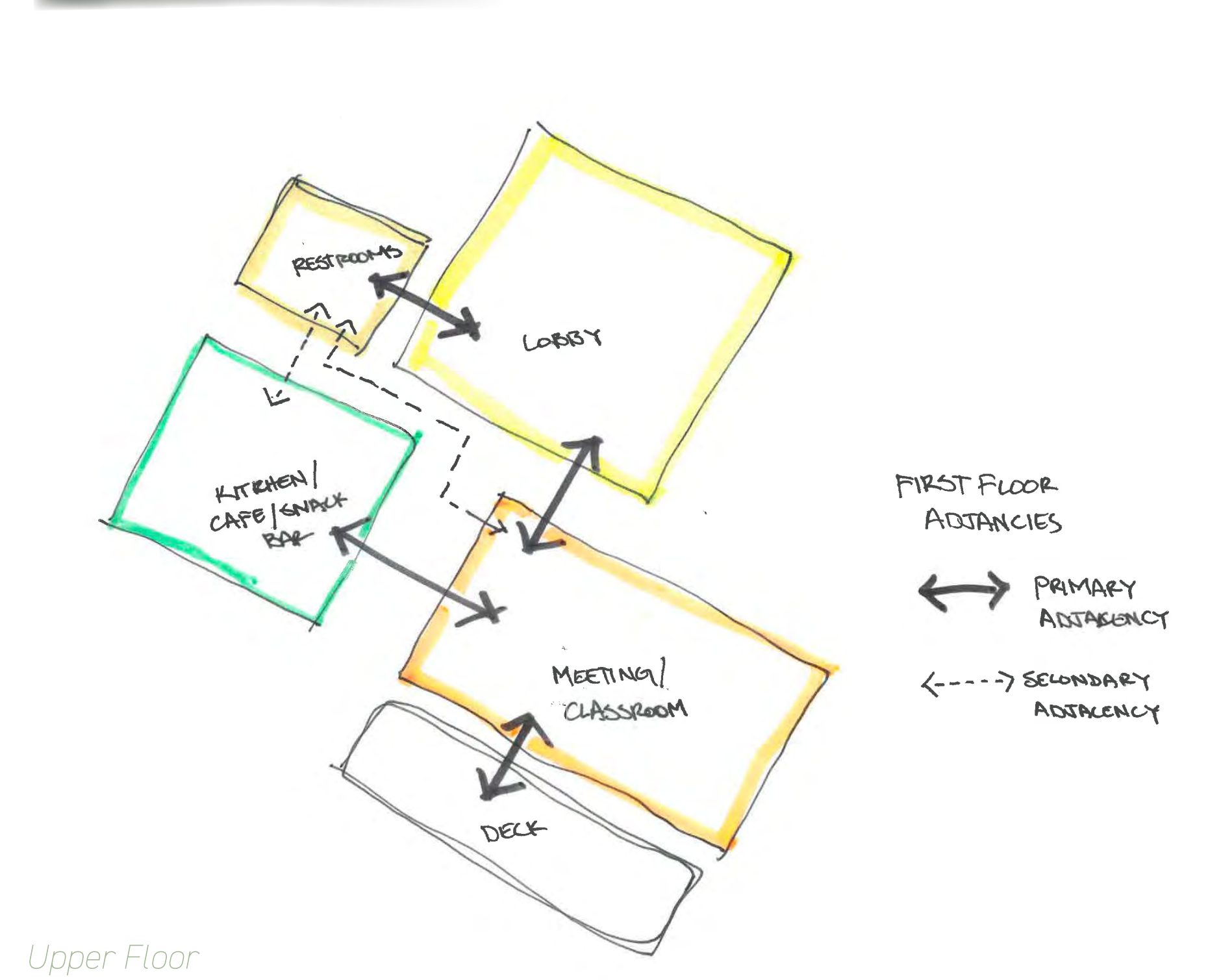
BASIC SPACE REQUIREMENTS



SITE SKETCHES



BUILDING ADJACENCIES DIAGRAM

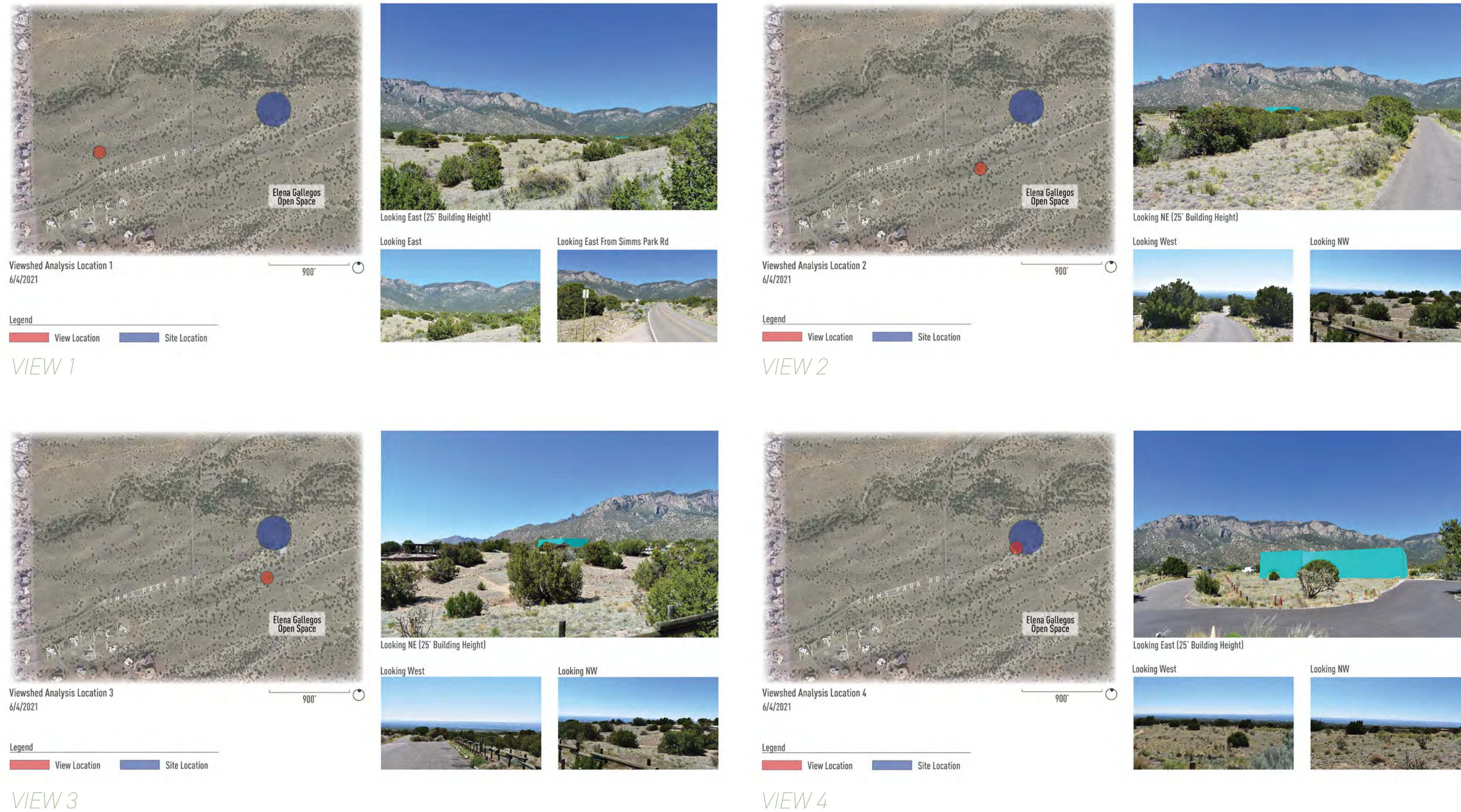


VIEWSHED AND ROAD ANALYSIS

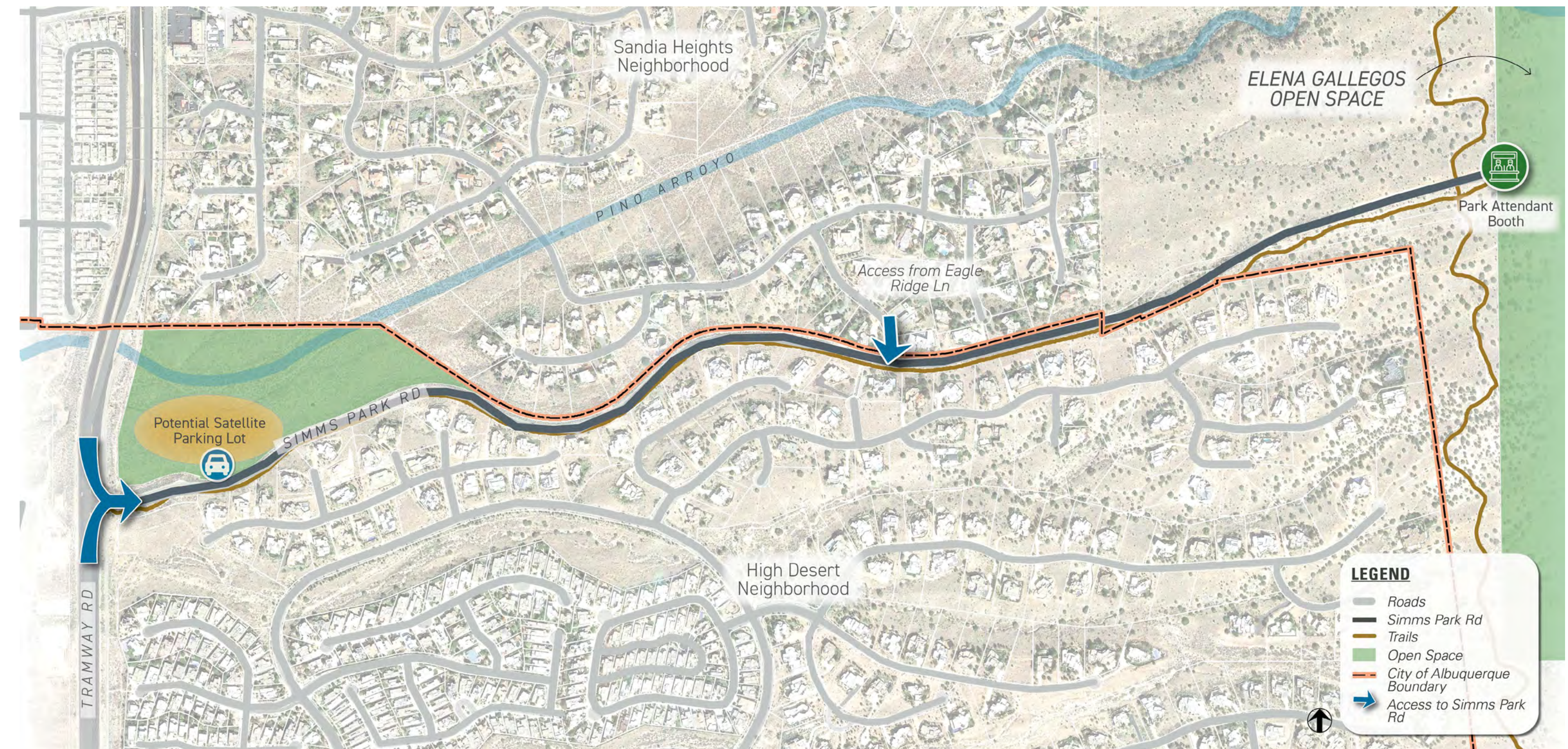
Two analyses were conducted to further explore potential impacts of an education center to the surrounding environment. A viewshed analysis shows the impact of a two-story building at the preferred site location within Elena Gallegos Open Space while a road analysis details the condition of Simms Park Rd, which is the singular road used to access Elena Gallegos Open Space.

VIEWSHED ANALYSIS

A viewshed analysis was conducted to determine the impact of a two-story building at the recommended site location for an education center. Since the building is not architecturally designed at this point, it is indicated as a massing model in green in the image renderings. Each image/diagram provides the views looking directly to the building at different proximities and angles to the site, with each view getting progressively closer to the site.



ROAD ANALYSIS



Simms Park Rd is the singular vehicular access point to Elena Gallegos Open Space. Simms Park Road is owned and maintained by the City of Albuquerque, including the portion of the road located outside of the Albuquerque City Limits, on the eastern end near Elena Gallegos Open Space. The condition of the road is fair, with minor cracks and surface deterioration. Simms Park Road is approximately 1.4 miles long from the intersection with Tramway Blvd to the west and the Park Attendant Booth to the east. The public right-of-way is an average of 65 ft wide and widens on the western end near Tramway Blvd while the paved travel lanes are 22 ft wide with no additional paved shoulder. A 5-ft wide compacted dirt trail exists on the south side of the road and accommodates pedestrians and mountain bikers.

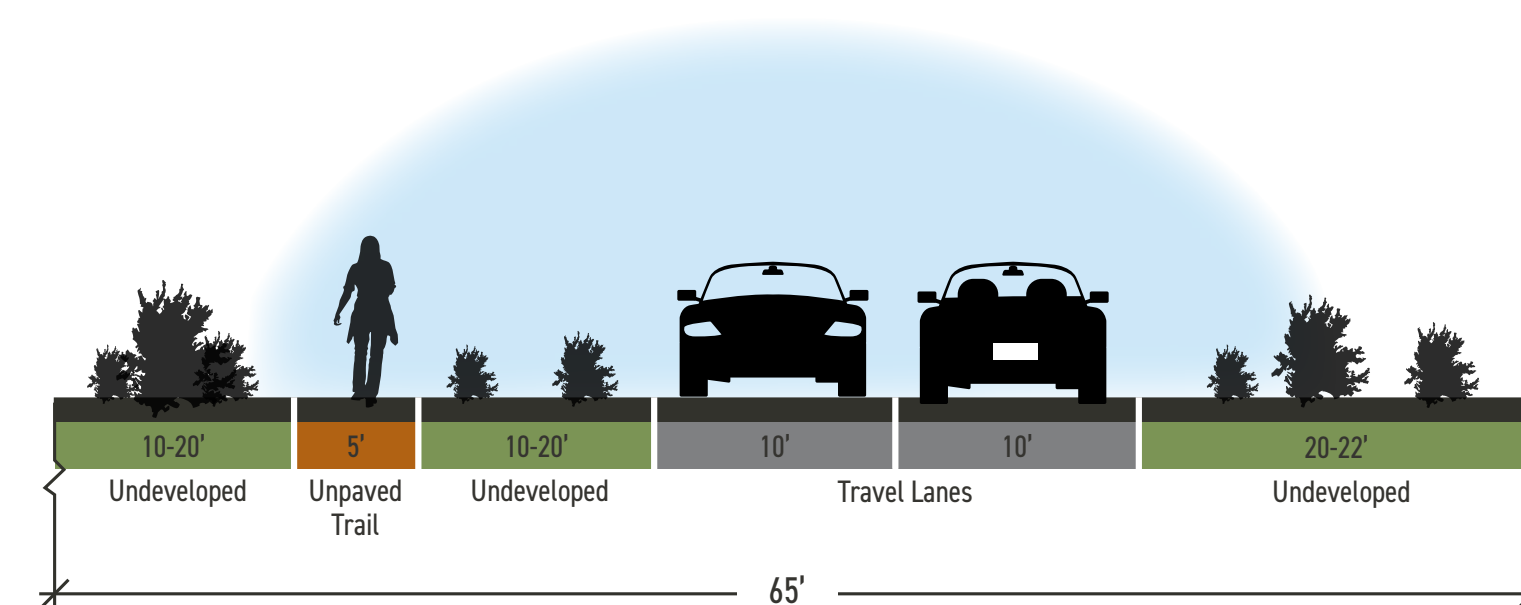
The existing 65 ft wide public right-of-way provides an opportunity for improvements to Simms Park Road without requiring further right-of-way dedication. The existing paved travel lanes could be resurfaced and restriped and a 6-ft wide bike lane could be added to both sides of the roadway. The improved pavement width with bike lanes would be 34 ft.

The remaining 31 ft of right-of-way could be improved by enhancing the existing trail on the south side of Simms Park Road. The trail could be stabilized by adding gravel or through compaction. Additional native landscape plantings could be added to the existing natural undeveloped right-of-way.



Existing Simms Park Road condition

Existing Simms Park Road Section



Potential Simms Park Road Section

