



**Environmental
Planning
Commission**

*Agenda Number: 5
Project Number: 1000363
Case #: 12EPC 40069/40070
November 8, 2012*

Staff Report

Agent	Consensus Planning, Inc.
Applicant	COA Parks and Recreation Dept.
Requests	Zone Map Amendment; Master Development Plan Amendment
Legal Description	Tracts A, B, C, D, E, F, G-1, G-2, I-2, Balloon Fiesta Park Subdivision
Location	Alameda Boulevard NE, between Edith and San Mateo Boulevards NE
Size	Approximately 358-acres
Existing Zoning	SU-2/Balloon Fiesta Park, Museum, and Related Uses
Proposed Zoning	Same

Staff Recommendation

WITHDRAWAL of 12EPC 40069, Zone Map Amendment.

APPROVAL of 12EPC 40070, amendment to the 1998 City of Albuquerque Balloon Fiesta Park Master Development Plan, based on the Findings beginning on Page 28, and subject to the Conditions of Approval beginning on Page 33.

Staff Planner

Christopher Hyer, Senior Planner

Summary of Analysis

The purpose of this request is to update the 1998 City of Albuquerque Balloon Fiesta Park Master Development Plan (MDP). This update provides for 3 revised sections in the current MDP and a revised site development plan for subdivision showing existing and proposed improvements to the Balloon Fiesta Park (BFP).

There are new uses added to the MDP and the Land Use Plan contained in the North I-25 Sector Development Plan (NI25SDP) allows the duly adopted MDP to control development. Thus, the proposed uses do not require a zone change and the request for a zone change has been withdrawn.

The BFP is a Special Activity Center and the updated MDP furthers policies provided in the Comprehensive Plan, the N. Valley Area Plan, the NI25SDP and the Alameda Boulevard Design Overlay Zone as well as goals and policies of the MDP.

Staff recommends approval.

City Departments and other interested agencies reviewed this application from 10/1/2012 to 10/12/2012
Agency comments used in the preparation of this report begin on Page 37.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2/Balloon Fiesta Park, Museum, Related Uses	Developing Urban Area; North Valley Area Plan; North I-25 Sector Development Plan	Balloon Fiesta Park (Special Activity Center)
North	SU-2/IP or C	Developing Urban Area; North Valley Area Plan; North I-25 Sector Development Plan	Vacant, then Roy Road
South	SU-2/M-1 or M	Developing Urban Area; North Valley Area Plan; North I-25 Sector Development Plan	North Diversion Channel, then Manufacturing
East	SU-2/IP, SU-2/M-1, SU-2/C	Developing Urban Area; North Valley Area Plan; North I-25 Sector Development Plan	Vacant, industrial, office, commercial, multi-family
West	A-1, SU-2/IP or C, SU-2/Hospital or C	County Jurisdiction; Developing Urban Area; North Valley Area Plan; North I-25 Sector Development Plan	North Diversion Channel, then vacant, S-F homes, commercial, office

II. INTRODUCTION

Proposal

This is a two-part request for amendments to the 1998 City of Albuquerque Balloon Fiesta Park Master Development Plan (MDP). Initially, the applicant included a zone change request to expand the permissive uses to include commercial retail/service uses and a care takers unit - from SU-2/Balloon Fiesta Park, Museum, and Related Uses to SU-2/ Balloon Fiesta Park, Museum, Related Uses, Commercial Retail/Service and Caretaker Unit; and a Master Development Plan Amendment, which will also be referred to as a site development plan for subdivision amendment. The zone change request has been withdrawn - the applicant has chosen to use the Land Use District of Recreation and Open Space (ROS) as afforded by the North I-25 Sector Development Plan (NI25SDP). This option to use this overlay will be discussed below. The applicant maintains the request to amend the 1998 Master Development Plan in order to reflect physical and administrative changes that have occurred at Balloon Fiesta Park since the MDP was originally approved.

EPC Role

Zone change requests that are SU-2 and over 10-acres are required to be heard by the City Council; the EPC is only a recommending body in these cases. §14-16-4-1 (C) (10) (b) (3) However, since the applicant has chosen to withdraw the zone change request and use the Land Use District ROS instead, the request will not be required to be heard by the City Council as the underlying zoning will remain unchanged and the applicant is following provisions of the adopted NI25SDP.

The Zoning Code defines a Master Development Plan as “a plan meeting the requirements for a site plan for subdivision”. The amendment to the site development plan for subdivision (amendment/update to the MDP) is required to be heard by the EPC as are all major site development plan amendments. Thus, the EPC is the final approval body for this request, unless the EPC decision is appealed. If the EPC decision is appealed, it will then go to the City Council.

As this case is specific to one site in the City, it is a quasi-judicial proceeding.

Context

This request is being presented by the City of Albuquerque’s Parks and Recreation Department who oversees operations and management of the Balloon Fiesta Park in coordination with the Balloon Fiesta Park Commission, which was created by the City Council in May of 2010. The Park Commission has been actively participating in the planning process to update the MDP and voted unanimously on September 11, 2012 to approve the 2012 MDP amendment.

The subject site is a Special Activity Center (designated by the Comprehensive Plan) and is located on the east side of the North Diversion Channel in the north I-25 area. At the northern boundary of the Park is a vacant strip of land that is along the border of the incorporated City; just north of that is the Sandia Pueblo reservation. The North Diversion Channel runs along the Park’s western edge with a multi-purpose trail on its bank. Unincorporated County land, part of the north valley, is west of the channel with a significant grade change – down 20’-40’. There is also a medical campus and a 4-story office building north on the north side of Alameda, east of the North Diversion Channel. South of the Balloon Park is some vacant manufacturing land, General Mills and various industrial and warehouse buildings. Immediately south of that is Paseo del Norte. To the east are many more uses with industrial, office, and multi-family uses. Also, farther to the east is the Wildflower neighborhood.

The southern 77-acre portion of the Park was the original launch area for Balloon Fiesta – on top of the now covered Los Angeles Landfill. The northern 283-acre area was reclaimed from being a gravel mine and developed over the past 14 years into the current Balloon Fiesta Park. The primary vehicular entry to the Park is at Alameda Boulevard and Balloon Museum Drive. Secondary entries are from San Diego Avenue and Balloon Fiesta Parkway. Trails run to and through the Park from Alameda Boulevard and the North Diversion Channel. The launch field area, once an open gravel mining operation, is now leveled and fully developed. There is also a grouping of Little League ball fields north of Alameda Boulevard. Other incremental improvements have occurred that increased and improved multi-modal access to the Park.

The only permanent buildings that have been constructed at the Park since adoption of the MDP are the Anderson-Abruzzo Albuquerque International Balloon Museum and the Golf Training Center. The National Museum of Nuclear Science and History was proposed to be built at the

Balloon Fiesta Park, but was built at Kirtland Air Force Base instead. The Balloon Museum is a uniquely built building that overlooks the balloon launch area and takes in the views of the Sandia Mountains to the east and the river valley and escarpment to the west.

Coordination and cooperation between the City of Albuquerque and AMAFCA is on-going. A license agreement between the two entities, which allows the City to use portions of AMAFCA rights-of-way for access and for activities, is renewed on an annual basis. Also, an important constraint on the park site is the presence of two parallel overhead high voltage lines running north-south near and along the east boundary of the site. PNM owns these transmission lines and has no plans of relocating them any time in the future.

The Balloon Fiesta Park Master Development Plan was adopted in December 1998 after several amendments to the original plan. As the history will show, the MDP continues to have additional amendments. The requested update will incorporate the current improvements of the Park in the updated site plan for subdivision as well as show planned improvements, present a set of Design Performance Standards and provide an update to the Infrastructure and Engineering portion of the MDP.

History

The Balloon Fiesta Park has a long history of zone map and sector plan amendments and site plan approvals by the EPC. There have also been a series of administrative amendments by the Planning Director since the initial approval of the MDP in 1998. The applicant has provided this list of actions, and the Notices of Decision are attached when certain City actions provided them.

- 1993: Amendment to the North I-25 Sector Development Plan (R-356). The Resolution approved by City Council amended the zoning and land use section of the Sector Plan to clarify uses allowed in the original 77 acre Balloon Fiesta Park and indicated that a “Balloon Fiesta Management Plan would guide and control uses and over a variety of park issues and activities.”
- July 1996: Zone Map Amendment and Sector Plan Amendment approved by the EPC and City Council (Z-96-77 / SD-83-2-34). These actions allowed for the expansion of the existing 77 acre Balloon Fiesta Park site located on the south side of Alameda Boulevard to include 273 acres on the north side of Alameda Boulevard. The zoning was changed from SU-2 IP-EP and SU-1 for Apartments (30 du/ac) to SU-2 for Balloon Fiesta Park, Museum, and Related Uses. The Resolution included a list of permissive land uses under the new zoning, which was divided into three categories, including: 1) Recreation and Park Elements; 2) Special Events; and 3) Buildings including Museums.
- June 1998: Master Development Plan (Site Plan for Subdivision) approved by the EPC after an extensive two-year public involvement process (Z-96-77). The Master Development Plan (MDP) provided the overall framework for development of a multi-use regional park facility to accommodate the Albuquerque International Balloon Fiesta and other year round recreational uses.
- March 1999: Amendment at DRB for Alameda parking lot (DRB99-70) approved on 3/9/1999.
- June 2000: Amendment at DRB for Golf Training Center (DRB1000-363) approved on 6/27/2000.

- August 2000: Site Plan for Building Permit for the Balloon Museum and Balloon Museum Drive (EPC00128-00578) approved on 8/31/2000.
- 2000: Administrative Amendment to reconfigure north Launch Field roads.
- July 2001: Site Plan for Subdivision and Site Plan for Building Permit for the Balloon Museum and National Museum of Nuclear Science and History, and Amendment to Master Development Plan to reflect the lease area for National Museum of Nuclear Science and History (Project #1000363; 01450-00000-00723; 01450-00000-00722).
- August 2007: Administrative Amendment for Park entry sign at Alameda Boulevard / Balloon Museum Drive (AA01236-00000-01251).
- July 2012: Administrative Amendment to remove the lake north of the Balloon Museum from the Master Development Plan and replace it with a 4 acre Balloonist Tribute Area (12AA-10070). The lake was the subject of a Site Plan for Building Permit in 2007, which was approved by the EPC, ultimately appealed to the City Council and the project was denied.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), designates Paseo del Norte (south of the Park) as a Limited-Access Principal arterial; it has a right-of-way of 200' or more adjacent to the park. Alameda Boulevard is a Principal Arterial, with a right-of-way of 124'. San Mateo Boulevard is a Collector street, with a right-of-way of 68' as is Balloon Museum Drive with a right-of-way of approximately 110'. Jefferson Street and San Diego Avenue are Major Streets, and have a right-of-way of 68'.

Trails/Bikeway

There is a multi-use trail that follows the Northern Diversion Channel that abuts the Balloon Fiesta Park on its western side as far north as the Balloon Museum. The trail then makes a turn to the east, following the La Cueva Channel, and then turns south and follows Balloon Museum Drive along its right-of-way. At Alameda, it connects back to the Northern Diversion Channel. Essentially, the multi-use trail encircles the middle of the Balloon Fiesta Park.

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

The Balloon Fiesta Park is designated by the Comprehensive Plan as a Special Activity Center and offers a large area of turf that hosts the Balloon Fiesta, baseball games, soccer games, bicycle races, model air plane flying and other spectator events. There is the Balloon Museum at the park as well. There are few other public facilities available in a one mile radius to the park, however. For more specific information, see the Public Facilities Map at the beginning of this staff report.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The current zoning of the Balloon Fiesta Park is SU-2/Balloon Fiesta Park, Museum, and Related Uses; a complete description of the zoning and allowable uses is on pages 14-15 in the 1998 MDP. The permissive land use list was developed to describe the Balloon Fiesta Park zoning - permissive uses in this description included the following:

- Vendor booths and restaurants with retail sales of food and full service liquor for consumption on premises and within designated Park areas
- Gift shop (associated with the museum)
- Hotel/meeting center
- Golf clubhouse or other clubhouse use - but did not include any other commercial retail/service uses.

The City Parks and Recreation realized that the area along the Alameda Boulevard frontage could be utilized for commercial purposes in support of the Park. These uses could include sporting goods, bicycle rentals, model airplane sales, gift shops, restaurants, etc. The Parks and Recreation Department initially requested a change in zoning to allow the commercial uses (and a caretakers unit) on a permanent basis. In discussions with Planning Department staff, the Parks Department realized that the NI25SDP has the option of using Land Use Districts instead of traditional zoning. The NI25SDP allows the Land Use District to dictate control of the site in the case of Recreation and Open Space.

The NI25SDP asks the applicant to identify their property on a Land Use District Overlay Map on page 25 of the Plan. Descriptions of each Land Use District are provided in chapter 3 of the Plan document. The Balloon Fiesta Park is in the Recreation and Open Space (ROS) Land Use District and it states:

“Development proposals appropriate to this land use district shall be in conformance with the Balloon Fiesta Master Development Plan.”

Thus, the zone change request was found not to be necessary. As long as the desired permissive uses were included in the MDP, the uses are allowed. Also, as the MDP provides a detailed site plan for subdivision sheet, locations for each type of use are shown. The uses are permissive in the locations shown; if the use is to be applied at different locations, an amendment to the MDP, which includes the site plan, would be required.

Definitions

The following are applicable definitions from the Zoning Code and adopted Plans:

Section 14-16-2-23 SU-2 Special Neighborhood Zone. This zone allows a mixture of uses controlled by a Sector Development Plan, which specifies new development, and redevelopment which is appropriate to a given neighborhood, when other zones are inadequate to address special needs.

Master Development Plan. A plan meeting the requirements for a site development plan for subdivision; showing general building and parking locations; and specifying design requirements for buildings, landscaping, lighting, and signage.

Site Development Plan for Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

Special Activity Center. (This definition is summarized from the Comprehensive Plan): A designated place that provides for unique attractions serving local, regional and statewide needs and is up to several hundred acres in size.

Land Use District. (This definition is a summary from the NI25SDP): Land Use Districts serve as a guide to the physical development of the Plan area.

Adoption of the Recreation and Open Space Land Use District

The option of using traditional underlying zoning **or** the NI25SDP specific Land Use Districts both present allowable uses. The applicant requests that additional uses be added to the list of permissive uses in the Park and has listed these uses in the updated MDP. The additional uses listed in the MDP are for commercial retail/service uses and a caretakers unit. Staff used a zone change frame work in order to analyze whether the change to the ROS district, which would allow any uses permissive in the MDP, would benefit the community. Therefore, the following analysis uses R-270-1980. Since the applicant initially was asking for a zone change to include the additional uses, the justification to each policy is provided by the applicant and analyzed by staff.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; *Applicant's justification is in italics; staff's analysis is in bold italics*

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

This request is consistent with the health, safety, morals, and general welfare of the City. The permissive uses in the Master Development Plan already allow several commercial uses, including restaurants and vendor booths for retail sales of food and full-service liquor for consumption on premises and within designated Park areas; gift shop (associated with museum uses); golf clubhouse; and hotel/meeting center. Expanding the commercial uses to allow retail/service uses in a limited area will give park users the opportunity to stay within Balloon Fiesta Park and not have to get in their cars to drive to a different location. The primary activity area of Balloon Fiesta Park is north of the Balloon Museum and the North La Cueva Channel.

The amendments to the Master Development Plan includes a provision that would require any commercial site development along Alameda Boulevard to be reviewed and approved by the Environmental Planning Commission as a Site Plan for Building Permit. Notification to the affected neighborhood associations would be required.

The other portion of the zone map amendment, the caretaker's unit, was allowed under the pre-1996 zoning (SU-2 IP/EP) and has no negative impact whatsoever on the public's health, safety, or welfare. The caretaker's unit is currently staffed by an employee of Albuquerque International Balloon Fiesta, Inc. (AIBF). Allowing this use helps to ensure that there are eyes and ears at Balloon Fiesta Park during non-park hours. Not including this use as part of the 1996 zone map amendment was an oversight that City Parks and Recreation is seeking to rectify through this zone map amendment.

Staff agrees.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

As previously stated, the permissive uses already allow restaurants at Balloon Fiesta Park. Expanding commercial uses to allow retail and services in support of the Park is a higher and better use than parking along the street edge. This area along Alameda Boulevard represents a very small portion of the total park acreage.

In addition, Alameda Boulevard has continued to develop with office uses. In the future, it is envisioned that workers at nearby businesses will be able to visit the Park's future Multi-Purpose Center, which will include a wide range of indoor and outdoor cultural and recreational amenities. The Multi-Purpose Center will also contain a limited amount of commercial retail/service use.

Staff generally agrees. The MDP maintains the current allowed uses and is adding commercial retail/services and a care takers unit to be permissive in designated locations on a permanent basis.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

This property is within the Developing Urban Area as designated by the Albuquerque/ Bernalillo County Comprehensive Plan. It is also designated by the Comprehensive Plan as a Specialty Activity Center. The site is also within the North Valley Area Plan and the North I-25 Sector Development Plan, which are Rank II and Rank III plans.

1.) Albuquerque/Bernalillo County Comprehensive Plan – Rank I

The goal of the Developing Urban Area is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

The applicant has cited the following policies to justify the request:

Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The location, intensity, and design of the requested uses respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and other resources of social, cultural, and recreational concern. The location of the commercial retail/service use along Alameda Boulevard, an Express Transit Corridor, with a traffic signal at the primary entry to Balloon Fiesta Park is appropriate. There are no residential uses located near this area. Adjacent land uses have been designated by the North I-25 Sector Development Plan as "Commerce", which allows for IP Permissive and Conditional Uses and M-1 Permissive and Conditional Uses, with exceptions. This use is intended to support the City's largest recreational facility, as well as workers in the surrounding area.

Balloon Fiesta Park is regulated by the approved Master Development Plan, which addresses land use, design, operations, management, approval process, etc. Certain park elements and buildings are required by the Master Development Plan to go through the EPC site plan approval process. The 2012 proposed amendment includes the requirement that future buildings associated with commercial retail/ service use along Alameda Boulevard also go through the EPC site plan approval process, ensuring neighborhood notification and input.

On the north side of Alameda Boulevard, Balloon Fiesta Park includes approximately 500 feet of frontage. Of that frontage, less than half of it will be designated for commercial retail/service uses. The total maximum combined square footage of these potential buildings on the north side of Alameda Boulevard is capped at 60,000 square feet. On the south side, the total maximum combined square footage is capped at 8,100 square feet. The amendment to the Master Development Plan caps the maximum height of any commercial buildings in these two commercial retail/service areas at 39 feet, which is consistent with the maximum heights set for Balloon Fiesta Park in the North I-25 Sector Development Plan. Both areas are far shorter in height than what was built at the adjacent Horizon development, and neither area will have a negative impact on recreational or ballooning activities at Balloon Fiesta Park.

Staff agrees.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Both of these future commercial sites have full urban facilities and services available to them. Direct access is from Balloon Museum Drive via Alameda Boulevard, a signalized intersection. The north side can be served by an existing 8 inch water line and an existing 15 inch sewer line. The south side can be served by an existing 24 inch sewer line, the 'Albuquerque Interceptor', and an existing 12 inch water line. ABQ Ride Route #98 provides service along Alameda Boulevard and ABQ Ride Route #140 provides service along Jefferson Street and San Diego Avenue. Bus stops are provided at Alameda/Balloon Museum Drive and along Jefferson Street and San Diego Avenue. There is no residential neighborhood in the near vicinity of this specific area along Alameda Boulevard.

The caretaker's unit has existing water, sewer, and electricity. No further services are needed.

Staff agrees. Currently, land along Alameda Boulevard within the boundary of the Balloon Park is vacant or underutilized. The additional uses will allow designated areas along a public road to be developed and offer retail/services. Also, the additional development within the park will offer an additional location for people to shop both during the Balloon Fiesta event and year 'round. The additional development will add to the existing commercial businesses, strengthening the economic vitality of the area and ensuring its integrity is maintained and furthered.

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

As previously stated, there are no nearby residential uses to these two areas along Alameda Boulevard. In addition, noise and lighting are strictly regulated by the Master Development Plan. The Alameda Design Overlay Zone and the North I-25 Sector Plan both regulate lighting as well. Commercial retail/service uses, if developed in the future, will go through a site approval process with the EPC. City Environmental Health Department has been an active participant in the 2012 Master Development Plan update process, and has provided input on the Plan amendments.

Staff agrees.

Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

The two areas of commercial retail/ services are specifically sited along Alameda Boulevard, an Express Transit Corridor. The north area is located at the Alameda / Balloon Museum Drive intersection, which contains multi-modal access via passenger vehicles, ABQ Ride routes, pedestrian sidewalk, and trails. The south area is situated between the North Diversion Channel to the west, San Carlos Cemetery to the east, Alameda Boulevard to the north, and the Balloon Fiesta Park RV parking area to the south. Alameda Boulevard currently has a mix of commercial and industrial businesses, and no residential neighborhoods are within this immediate adjacent area. The closest residential area is along both sides of Jefferson Street; Wildflower subdivision is a 1980s era, single family neighborhood that sits along Alameda Boulevard and east of Jefferson Street and Desert Apartments is located at the northwest corner of Columbine and Jefferson Street. Both are within walking or bicycling distance.

Staff agrees.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The commercial retail/ service areas will be controlled by the Master Development Plan Design Performance Standards, and will be subject to Site Plan for Building Permit review and approval by the EPC.

Although this policy is design oriented, staff agrees that the MDP Design Performance Standards will regulate any new development.

Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

As stated above, the commercial retail/ service areas will be controlled by the Master Development Plan Design Performance Standards, and will be subject to Site Plan for Building Permit review and approval by the EPC.

This policy is strictly design oriented.

Activity Centers

The goal is to expand and strengthen concentrations of moderate and high density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

Balloon Fiesta Park is designated as a Specialty Activity Center, and it is consistent with the associated policies contained in the Comprehensive Plan. Specialty Activity Centers are intended to “provide for unique attractions serving local, regional, and statewide needs”. The service/ market area for Balloon Fiesta Park is the population from the entire metro area, statewide population, and national and international communities. The Park is accessible by all modes of travel, and has convenient access to the major roadway system, including Alameda Boulevard and I-25. The request for commercial retail/service use is consistent with the examples contained in the Comprehensive Plan; supporting retail and service uses. The scale, buildings, parking, and pedestrian amenities associated with this request are all consistent with the policies for Specialty Activity Centers.

Staff agrees.

Policy II.B.7.a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

Allowing for greater activity along Alameda Boulevard is consistent with this policy because it will help sustain Balloon Fiesta Park by adding complementary uses in an area totally unlikely to develop with recreational uses. The area is currently used for parking, which is already abundantly available at the Park. These two areas along Alameda Boulevard are accessible by transit, passenger vehicles, bicycles, and pedestrians via ABQ Ride routes that run along Alameda and Jefferson Street, and the existing trail along the North Diversion Channel, and the Alameda trail, which was recently completed by Bernalillo County.

Staff agrees.

C. ENVIRONMENTAL PROTECTION AND HERITAGE CONSERVATION

1. Air Quality

Goal: to improve air quality to safeguard public health and enhance the quality of life.

Policy II.C.1.b: Automobile travel’s adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The original 1998 Master Development Plan included a full air quality analysis as part of the planning process. The study was reviewed and approved by City Environmental Health. The addition of these two small commercial areas will not have a negative impact on air quality and will help activate this stretch of Alameda Boulevard and the Park in general. These are intended to be complementary uses to the existing recreational uses.

Staff agrees.

2. Noise

Goal: to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.2.a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The Design Performance Standards contained in the Master Development Plan include a section on noise, which was coordinated with and updated by City Environmental Health for the 2012 amendment. A noise study and the City's Noise Ordinance formed the basis of the Design Performance Standards. The addition of these two small commercial areas will not have a negative impact on noise.

Staff agrees.

D. COMMUNITY RESOURCE MANAGEMENT

1. Service Provision

Goal: to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.

The Parks and Recreation Department has been developing and managing Balloon Fiesta Park in accordance with this goal. The Park Commission, which was established by the City Council, has representation from the major stakeholders at the Park and it provides guidance on all planning and development matters.

Staff agrees.

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The Master Development Plan promotes and integrates pedestrian opportunities into every aspect of park development, and includes the proposed commercial areas along Alameda Boulevard. Trails and sidewalks run to and throughout Balloon Fiesta Park. The Master Development Plan requires a minimum 10 foot width on all new pedestrian pathways.

Staff agrees.

4. Transportation and Transit

Goal: to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/ paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The applicant's request is to add commercial retail/service uses along Alameda Boulevard, an Express Transit Corridor that already contains a mix of office and commercial uses and is multi-modal (i.e., accessible by transit, bicycle, pedestrian, and vehicles). The City of Albuquerque Department of Municipal Development recently completed improvements to the Alameda / Balloon Museum Drive signalized intersection.

The Master Development Plan also provides areas for up to 650 total bicycle spaces located in several locations, including 500 spaces adjacent to the North La Cueva Channel trail, close to the Multi-Purpose Center and three other locations (50 spaces each) in other locations in the park.

Staff agrees.

Policy II.D.4.d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, toward a spacing frequency of one or two drives per 300 feet of frontage on principal arterials, and one or two drives per 200 feet on minor arterials.

The northern commercial retail/service area will not have direct access from Alameda Boulevard, but instead, will take access from Balloon Museum Drive. The southern commercial retail/service area already has access from Alameda Boulevard via a single shared access easement with the adjacent San Carlos Cemetery.

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

There are existing public trails and sidewalks leading to and going throughout the Park. Additional multi-modal trails (a minimum of 10 feet in width, with a 3 foot recovery zone on each side) are proposed by the 2012 amendments to the Master Development Plan.

Staff agrees.

6. Economic Development

Goal: to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Balloon Fiesta is the single largest event hosted by the City of Albuquerque. According to the 2011 Balloon Fiesta Economic Impact and Guest Research Study by CRC & Associates, the estimated direct and indirect economic impact of the 2011 Balloon Fiesta was \$117.1M. The out of area attendees spent an average of \$194 per day while visiting, which was substantially higher than the \$144 reported in 2009.

Staff agrees.

Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Allowing for new commercial uses along Alameda Boulevard will provide additional employment opportunities and support new job creation in this area. The North I-25 area is one of the primary areas in the City for commerce and new industry.

Staff agrees.

2.) North Valley Area Plan – Rank II

The North Valley Area Plan was adopted in 1993 (Enactment 60-1993). The Plan generally encompasses the 28.5 square mile area south of the Bernalillo/Sandoval County line, north of Interstate 40, west of Interstate 25 and east of the Rio Grande. Of the total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and are not subject to the NVAP. Of the remaining area, 14.38 square miles are in the City of Albuquerque and 10.15 square miles are in unincorporated Bernalillo County. Specific boundaries (as of 1993) are shown on page 24 of the Plan.

The NVAP establishes twelve overarching Goals (p. 5-6) and sets forth policies regarding land use and zoning for the area. Other policies provide guidance on air quality, wastewater, drainage, transportation, housing, village centers, community design, agriculture and rural character and implementation. The following Goal and policies apply to the request:

Goal 11: To locate commercial and industrial development within the I-25 corridor and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley commercial/industrial development.

Community Design 1. The City and County shall recognize and maintain the land use pattern along the mesa edge which separates non-residential uses in the North I-25 Subarea from residential uses in the Edith Subarea.

- b. Ensure adequate setbacks, height limits, lighting controls, buffer landscaping and other measures necessary to limit potential impact of development in the North I-25 Subarea.
- c. Consider North Valley Character and potential neighborhood impacts in new development within the North I-25 Subarea.

The zoning approved in 1996 and the 1998 Master Development Plan were and continue to be consistent with the North Valley Area Plan. The Park has been designed to minimize potential impacts on the residential areas within the Edith Subarea. Performance standards contained in the Master Development Plan address lighting, noise, water use, dust control, architecture (height limits, setbacks), transportation, and drainage. The amendments to the Master Development Plan further these goals and policies by defining the development parameters to the major elements of the Park, and by adding a sustainable design section.

Staff agrees.

3.) North I-25 Sector Development Plan – Rank III

The NI25SDP was first adopted in 1984, revised in 1998 and again revised in 2010. The Plan area encompasses over 2,800-acres and is roughly bounded by Paseo del Norte on the south, Edith Boulevard and the North Diversion Channel on the west, the sovereign line with Sandia Pueblo on the north and Louisiana Boulevard on the east. The Plan has voluntary Land Use Districts where a property owner could develop using their underlying zoning or choose uses that are afforded by a series of overlays that expand the allowable uses available to the property owner if they follow certain criteria specified by the Plan document.

For the purposes of the Balloon Fiesta Park, the overlay is that of recreation and open space and the underlying zoning is specified as SU-2/Balloon Fiesta Park, Museum, Related Uses and is under the guidance for development of the MDP. Since the applicant is choosing the ROS Land

Use District, the MDP is the controlling document. The applicant has addressed the following policies from the Plan that address this request for the Balloon Park.

3.1 Land Use

NI25SDP Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

NI25SDP Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

5.1 Transportation

Goal: To improve circulation and access to facilitate the movement of goods and people throughout the Plan area.

NI25SDP Policy T1: Provide additional north-south access to and from the Plan area.

The commercial frontage proposed along Alameda Boulevard is consistent with these land use and transportation policies. The mix of uses will promote vehicular trip reduction and support Balloon Fiesta Park operations. The transportation policies and capital improvements identified in the Sector Plan (extending Balloon Museum Drive to Paseo del Norte, connect San Diego Avenue to Balloon Museum Drive, additional street signage along Balloon Museum Drive, making the traffic signal at Alameda Boulevard and Balloon Museum Drive, using a consistent theme for directional signage and identification within and around the Park, on-street bike lanes along Alameda Boulevard and Jefferson Street, a trail adjacent to the North La Cueva Arroyo, modifications to San Diego / Balloon Museum Drive / Jefferson, etc) are acknowledged by the proposed amendments to the Master Development Plan. City DMD is in the process of designing the Channel Road project, which is a phased project that goes from Osuna Boulevard to Alameda Boulevard and will align with Balloon Museum Drive. The Master Development Plan includes language that calls for Channel Road to be designed in a consistent manner with Balloon Museum Drive.

The amendments to the Master Development Plan include language regarding building heights, which is consistent with the Building Height Overlay in the Sector Plan.

Staff agrees. Note: the Building Height Overlay is only invoked if a property owner develops under allowances afforded by the Land Use Districts. If the property owner develops with the underlying zoning, the development is subject to the regulations defined by the zone in the Zoning Code. Since the applicant is choosing the ROS Land Use District, the NI25SDP building height overlay is invoked. The update to the MDP recognizes this requirement and limits building height to 39', or 3 stories.

4.) Alameda Design Overlay Zone

The Design Overlay Zone regulates a variety of design elements, including signage, lighting, architecture, etc. The boundaries of the Alameda Design Overlay Zone from the North Diversion Channel to Interstate 25 extend either one parcel deep or 200 feet from Alameda Boulevard for larger parcels. In the case of Balloon Fiesta Park, the Alameda Design Overlay Zone impacts the north side of Alameda up to No Name Road. On the south side, the Design Overlay is measured 200 feet from Alameda right-of-way.

The Master Development Plan controls all development at Balloon Fiesta Park. The Performance Standards contained in the Master Development Plan references the Alameda Design Overlay Zone, and is consistent with the regulations. The Master Development Plan provides special consideration to the entry design features at the Park's primary entry at Alameda Boulevard and Balloon Museum Drive.

Staff agrees.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The proposed zone map amendment is more advantageous to the general community because it would not only provide general support for and increase the long term sustainability of Balloon Fiesta Park, it would offer the ability to provide commercial retail/service uses related to recreational activities in a more self-contained setting. The current use of the north area is for parking, which the Park already has an abundance of. The entire area south of Alameda Boulevard is only used for RV parking and there is nothing developed along this south edge of Alameda. The only time the Park is in great need of parking is during Balloon Fiesta, only 10 days out of the year. The rest of the year, the vast areas of parking are left unused. The applicant believes, and the Park Commission agrees, that this would be a higher and better use of this street frontage along Alameda Boulevard.

Staff agrees.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The proposed zone change will not include any permissive uses that would be harmful to adjacent property, the neighborhood, or the community. Both elements of the zone map amendment, limited commercial along Alameda Boulevard and a caretaker's unit, are very narrowly defined and do not allow the full litany of permissive uses contained in any of the Zoning Code's commercial or industrial zoning districts.

The area along Alameda Boulevard is not adjacent to any residential uses. Permissive uses are controlled by the Master Development Plan. This request by City Parks and Recreation has been carefully crafted to allow only those commercial uses that would be conducive to the Park, and would allow Parks and Recreation to generate revenue that would help support Balloon Fiesta Park and decrease vehicle trips. The 2012 amendments to the Master Development Plan require review and approval of commercial retail/service projects along Alameda Boulevard.

The caretaker's unit is also narrowly defined and was allowed by the pre-1996 zoning on this site. This use helps to protect the community by having surveillance on the Park during non-park hours, and has no harmful impacts to adjacent property, the neighborhood, or the community.

Staff agrees.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The zone map amendments will not incur major or unplanned capital expenditure by the City. It is assumed that the cost of any commercial structures would be borne by the leasing entity. Both sites have utilities readily available, and both are served by the major transportation network. The caretaker's unit is existing and has services.

Staff agrees.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The City of Albuquerque is the owner of Balloon Fiesta Park and City Parks and Recreation manages the facility, so the cost of land has no bearing whatsoever on this request to expand the permissive land uses. However, City Parks and Recreation realizes that the Alameda frontage is highly unlikely to ever develop as recreational uses, and what remains at the Park's front door is a rather lackluster street edge along an Express Corridor. Allowing commercial retail in this location would support existing Park uses by allowing recreational users to stay within the confines of the Park instead of leaving. It also will provide commercial retail/services in an area of the community which sees a lot of traffic, particularly from nearby industry, but very little commercial activity.

Staff agrees.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The applicant acknowledges that the site location is not justification for commercial zoning. However, this area would be the most conducive part of Balloon Fiesta Park to allow commercial retail/services due to its excellent access from Balloon Museum Drive off Alameda Boulevard, its adjacency to the Eastdale Little League Fields, and existing parking. It also has good proximity to nearby employment uses and it is highly unlikely that these areas would ever be used for typical recreational uses.

Staff agrees.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The Alameda corridor is primarily designated by the Land Use Plan contained in the North I-25 Sector Plan for Commerce. The proposed commercial frontage at Balloon Fiesta Park is consistent with adjacent land use.

The requested SU-2/Balloon Fiesta Park, Museum and related Uses, Commercial Retail/Service and Caretaker Unit zone would result in a “spot zone”; however, the applicant has shown in Section C above that the change will clearly facilitate realization of the Comprehensive Plan, the North Valley Area Plan, the NI25SDP, the Alameda Boulevard Overlay Zone and the Balloon Fiesta Park Master Development Plan. However, the NI25SDP allows the Balloon Park to be controlled by the MDP. As Balloon Fiesta Park is a Special Activity Center, such a master plan is appropriate.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The Alameda corridor is primarily designated by the Land Use Plan contained in the North I-25 Sector Plan for Commerce. The proposed commercial frontage at Balloon Fiesta Park is consistent with adjacent land use.

The proposed change will not create a strip commercial zone.

Conclusion

The applicant has adequately justified the request for additional uses in the Balloon Fiesta Park MDP. The proposed commercial uses would be more advantageous to the community at large because it would further increase the long-term sustainability of the Park by utilizing unused portions of the Park.

IV. UPDATE TO THE MASTER DEVELOPMENT PLAN

Request

This is a request for an update to the 1998 Balloon Fiesta Park Master Development Plan. The property included are Tracts A, B, C, D, E, F, G-1, G-2, I-2, Balloon Fiesta Park Subdivision, which is generally located east of the North Diversion Channel, north of Paseo Del Norte, south of the Sandia Pueblo reservation sovereign line and east of Jefferson Boulevard and its north-south alignment.

Since the MDP is required to have all the elements required by a site development plan for subdivision (SPS) – that includes design requirements for buildings, landscaping, lighting and signage, the process used for this update will be that of amending an SPS. The SPS was previously approved by the EPC in 1998 (Z-96-77) and later amended through EPC, DRB and

AA actions. The update to the SPS incorporates all of these amendments and starts its strategic planning process with the current conditions. As there are only three areas of the MDP that are affected by the updates, the revised areas will be incorporated into the December 1998, City of Albuquerque Balloon Fiesta Park Master Development Plan.

§14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for building permit for conformance with applicable goals and policies of the Comprehensive Plan, (and other applicable Plans).

Choice of Standard Zoning or Land Use District Overlay

The applicant has requested to adopt the Land Use District Recreational and Open Space (ROS) that is afforded by the NI25SDP (page 29) and is shown on the Land Use District Overlay Map (page 25). The NI25SDP provides an option of using regulations provided by the underlying zoning of a site or to use the Land Use District overlay as described by the sector plan (page 3). Once this decision is made, the regulations of the Zoning Code will no longer apply and the Land Use District regulations, provided in the MDP, provide the guidance needed for developing the Balloon Fiesta Park.

The description of the Land Use District ROS in the NI25SDP states that all "Development proposals appropriate to this land use district shall be in conformance with the Balloon Fiesta Master Development Plan". This approach provides better guidance for all future development within the balloon park because the MDP is specific to the needs and requirements for the Park. If any future use is desired or development questions are not answered by the MDP, then it is not a permissive use or an accepted way to develop the property. Amendments to the MDP will have to engage the EPC process and be presented in a public hearing.

Revisions to the MDP

The MDP update is guided by four major components that provide a vision for improvements at the Park for the next 25-years. These components were derived through public input focusing on what should be the important improvements for the Park that would add to the community. Specific areas were identified and activities in the Park are located to accomplish the following Goals:

- Emphasize and improve the Balloon Fiesta event, while minimizing impacts to surrounding neighborhoods;
- Provide buffering for 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 sound absorbing areas to help with mitigation of noise pollution on surrounding neighborhoods;
- Locate major cultural recreation features such as the Balloon Museum and the Multi-Purpose Center to form major gateways to Park activities and create a synergistic 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 emphasizing pedestrian/bicycle/equestrian access and circulation and keep it separated from vehicular separation.

The MDP update matched the Goals identified by the public, using them as the guide when improvements are to be performed at the Park, and creates the following list of components:

- Infrastructure – a full complement of utility facilities serving the Park supporting daily use;
- Connections – multi-modal connections in and around the Park;
- Activities – continue to expand sports and recreational (and community service) activities;
- Identity and Branding – Promote the Park and its setting – it is the Balloon Fiesta Park.

These components help to identify and prioritize the necessary improvements and the way they are presented in the MDP. Proposed new improvements and the rehabilitation of existing developments at the Balloon Park will be achieved through two year action steps.

The MDP update includes a revised Site Development Plan for Subdivision, amended Design Performance Standards, and an amended/updated Infrastructure and Engineering section. The MDP update also suggests renovations for older improvements at the Park. More specifically:

- **The Site Development Plan for Subdivision.** This is a verbal description of the existing and proposed physical elements of the park. This section also gives an explanation of the priorities for the controlling bodies of the park, the allowable uses within the park and that all new park improvements are encouraged to incorporate sustainable design features. Areas discussed in this section include:
 - The site and existing tract lines as well as tract lines to be vacated;
 - Existing elements of the Balloon Park – roads, buildings, launch and recreational fields, parking areas, the tribute area, caretakers unit, president’s compound area, etc.;
 - Proposed elements of the Balloon Park – commercial building area, the re-location of the multi-purpose center, parks maintenance facility, Balloon ride feature, parking structure, welcome center, the Main Street Promenade, incident command post, outdoor performance area, outdoor recreation areas, stage and accessory buildings, reconfiguration of bus depot and bicycle parking, future improvement area for existing Little League area, parking areas, etc.;
 - Existing and proposed easements (roads, utilities, and tract lines);
 - Existing and proposed vehicular and pedestrian/bicycle access points.
- **Design Performance Standards.** These are the Design Standards for the Park. The more significant amendments in this section include:
 - Process: the EPC will be the final review authority rather than making a recommendation to the City Council for the design of all major buildings and elements throughout the Park.
 - The new Design Standards adopt the Alameda Boulevard Design Overlay Zone’s requirement that all buildings must be set back 30’ from the Alameda Boulevard right-of-way. Also, the building setback from Balloon Museum Drive and San Diego Boulevard is 30’ instead of 100’ and 50’ respectively. Parking setbacks are also reduced to 30’ from 50’-80’.
 - Maximum building heights for all new buildings within the Park are set to the NI25SDP’s height overlay restriction of 39’; the maximum F.A.R. is 0.13.
 - Parking areas will be required to provide shade trees, but they are to be planted in groups, or clusters, in order to provide for balloon landing areas. Parking lot lighting shall be minimal as to avoid potential conflicts with possible balloon landings.
 - Design standards for roads and control of traffic has been eliminated from the Design Performance Standards chapter of the update, but addressed in the new Infrastructure and Engineering section.

- **Infrastructure & Engineering.** The section addresses:
 - Drainage and Grading Issues.
 - Roadways and Circulation in the Park, access to the Park and other roadway improvements that are external to the Park. This includes a reconfiguration of the San Diego/Balloon Museum Drive/Jefferson intersection. An extension of Balloon Museum Drive will intersect San Diego Avenue and a new Jefferson Street connector will replace the existing connector farther to the south. This will eliminate conflicting vehicular movements and provide adequate spacing between the intersection and driveways. There will also be a slight realignment and widening of Balloon Fiesta Parkway to help with better access to the parking areas.
 - Transit Improvement. In addition to internal transit improvements there are proposed external transit improvements discussed. This includes a link to the Rail Runner.
 - This section also has revisions to: Air Quality, Sanitary Sewer, Landfills, Solid Waste, Natural Gas, Phone and Electric Service improvements.

In addition to the updated portions of text that will be combined into the MDP, this update includes a site development plan for subdivision sheet showing the location of existing and proposed elements within the Park. This includes all elements required by the Zoning Code for a site development plan for subdivision and existing and future locations of improvements. An update to the landscaping plan is also shown.

Major Elements of the Site Plan Packet

Areas of the Park have been identified by use; proposed buildings are identified by type. All building descriptions include maximum height and size of buildings. Development parameters have been provided for the primary buildings/areas in the Park, including the Multi-Purpose Center, Large Outdoor Performance Area, Northeast Outdoor Recreation Area, Small Stage Area, Main Street Promenade, and the Balloonist Tribute Area.

Some of the streets in and to the Park have been modified, including Balloon Museum Drive and Balloon Fiesta Parkway. Balloon Fiesta Parkway at the north end of Park has been realigned to create a more efficient area for development in the northeast corner of the Park and also at the Large Outdoor Performance Area. This new alignment maintains access to the property north of the Park, creating a more typical intersection that provides better access via Magic Avenue (a private park road) to parking areas. Balloon Museum Drive is shown being extended to San Diego Avenue. Jefferson Street Connector Road (another private park road) is realigned to intersect with the extension of Balloon Museum Drive. Magic Avenue has been relocated to provide better access to parking areas.

Also, certain park elements have been relocated to other areas of the Park. One example is the relocation of the Multi-Purpose Center (previously called the Family Recreation Center) next to the Balloon Museum in order to create a focused, high activity area. Other uses in this area, including the lake and the Atomic Museum, have been removed from the MDP.

The Bus Depot Area has been redesigned for better efficiency and access to the Launch Field. The redesign has been coordinated with City Transit Department.

Applicable Ordinances, Plans and Policies

Note: Policy citations are in italics; applicant's justification is in regular text; ***staff's analysis is in bold italics***

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

It is also designated by the Comprehensive Plan as a Specialty Activity Center. The site is also within the North Valley Area Plan and the North I-25 Sector Development Plan, which are Rank II and Rank III plans as well as the Alameda Boulevard Design Overlay Zone. The applicant has cited the following policies to justify the request:

1) Albuquerque/Bernalillo County Comprehensive Plan – Rank I

Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The location, intensity, and design of the requested uses respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and other resources of social, cultural, and recreational concern. The location of the commercial retail/service use along Alameda Boulevard, an Express Transit Corridor, with a traffic signal at the primary entry to Balloon Fiesta Park is appropriate. There are no residential uses located near this area.

Balloon Fiesta Park is regulated by the approved Master Development Plan, which addresses land use, design, operations, management, approval process, etc. Certain park elements and buildings are required by the MDP to go through the EPC site plan approval process. The 2012 proposed amendment includes the requirement that future buildings associated with commercial retail/ service use along Alameda Boulevard also go through the EPC site plan approval process, ensuring neighborhood notification and input.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Both of the future commercial sites have full urban facilities and services available to them. Direct access is from Balloon Museum Drive via Alameda Boulevard, a signalized intersection. There is no residential neighborhood in the near vicinity of this specific area along Alameda Boulevard.

The caretaker’s unit has existing water, sewer, and electricity. No further services are needed.

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

As previously stated, there are no nearby residential uses to these two areas along Alameda Boulevard. In addition, noise and lighting are strictly regulated by the MDP. The Alameda Design Overlay Zone and the North I-25 Sector Plan both regulate lighting as well. Commercial retail/service uses, if developed in the future, will go through a site approval process with the EPC.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The commercial retail/ service areas will be controlled by the MDP Design Performance Standards, and will be subject to Site Plan for Building Permit review and approval by the EPC. Also, the MDP Design Performance Standards will regulate any new development.

Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

As stated above, the commercial retail/ service areas will be controlled by the MDP Design Performance Standards, and will be subject to Site Plan for Building Permit review and approval by the EPC.

Activity Centers

The goal is to expand and strengthen concentrations of moderate and high density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

The service-market area for Balloon Fiesta Park is the population from the entire metro area, statewide population, and national and international communities. The Park is accessible by all modes of travel and has convenient access to the major roadway system - including Alameda Boulevard and I-25. The scale, buildings, parking, and pedestrian amenities associated with this request are all consistent with the policies for Specialty Activity Centers.

Policy II.B.7.a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

Allowing for greater activity along Alameda Boulevard is consistent with this policy because it will help sustain Balloon Fiesta Park by adding complementary uses in an area totally unlikely to develop with recreational uses. The area is currently used for parking, which is already abundantly available at the Park. These two areas along Alameda Boulevard are accessible by transit, passenger vehicles, bicycles, and pedestrians via ABQ Ride routes that run along Alameda and Jefferson Street, and the existing trail along the North Diversion Channel, and the Alameda trail, which was recently completed by Bernalillo County.

C. ENVIRONMENTAL PROTECTION AND HERITAGE CONSERVATION

1. Air Quality

Goal: to improve air quality to safeguard public health and enhance the quality of life.

Policy II.C.1.b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The addition of the three small commercial areas will not have a negative impact on air quality and will help activate this stretch of Alameda Boulevard and the Park in general.

2. Noise

Goal: to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.2.a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

The Design Performance Standards contained in the MDP include a section on noise, which was coordinated with and updated by City Environmental Health for the 2012 amendment. A noise study and the City's Noise Ordinance formed the basis of the Design Performance Standards. The addition of these two small commercial areas will not have a negative impact on noise.

D. COMMUNITY RESOURCE MANAGEMENT

1. Service Provision

Goal: to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.

The Parks and Recreation Department has been developing and managing Balloon Fiesta Park in accordance with this goal.

4. Transportation and Transit

Goal: to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/ paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The applicant's request is to add commercial retail/service uses along Alameda Boulevard, an Express Transit Corridor that already contains a mix of office and commercial uses and is multi-modal (i.e., accessible by transit, bicycle, pedestrian, and vehicles). The City of Albuquerque Department of Municipal Development recently completed improvements to the Alameda / Balloon Museum Drive signalized intersection.

The MDP also provides areas for up to 650 total bicycle spaces located in several locations, including 500 spaces adjacent to the North La Cueva Channel trail, close to the Multi-Purpose Center and three other locations (50 spaces each) in other locations in the park.

Policy II.D.4.d: The frequency of driveways along principal and minor arterial streets will be reduced when possible, toward a spacing frequency of one or two drives per 300 feet of frontage on principal arterials, and one or two drives per 200 feet on minor arterials.

The northern commercial retail/service area will not have direct access from Alameda Boulevard, but instead, will take access from Balloon Museum Drive. The southern commercial retail/service area already has access from Alameda Boulevard via a single shared access easement with the adjacent San Carlos Cemetery.

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The MDP promotes and integrates pedestrian opportunities into every aspect of park development, and includes the proposed commercial areas along Alameda Boulevard. Trails

and sidewalks run to and throughout Balloon Fiesta Park. The MDP requires a minimum 10 foot width on all new pedestrian pathways. There are also existing public trails and sidewalks leading to and going throughout the Park. Additional multi-modal trails are proposed by the 2012 amendments to the MDP.

6. Economic Development

Goal: to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Balloon Fiesta is the single largest event hosted by the City of Albuquerque. According to the 2011 Balloon Fiesta Economic Impact and Guest Research Study by CRC & Associates, the estimated direct and indirect economic impact of the 2011 Balloon Fiesta was \$117.1M. The out of area attendees spent an average of \$194 per day while visiting, which was substantially higher than the \$144 reported in 2009.

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Community Design 1. The City and County shall recognize and maintain the land use pattern along the mesa edge which separates non-residential uses in the North I-25 Subarea from residential uses in the Edith Subarea.

- b. Ensure adequate setbacks, height limits, lighting controls, buffer landscaping and other measures necessary to limit potential impact of development in the North I-25 Subarea.
- c. Consider North Valley Character and potential neighborhood impacts in new development within the North I-25 Subarea.

The Park has been designed to minimize potential impacts on the residential areas within the Edith Subarea. Design Performance Standards contained in the MDP address lighting, noise,

water use, dust control, architecture (height limits, setbacks), transportation, and drainage. The amendments to the MDP further these goals and policies by defining the development parameters to the major elements of the Park, and by adding a sustainable design section.

3) North I-25 Sector Development Plan – Rank III

The NI25SDP was first adopted in 1984, revised in 1998 and again revised in 2010. The Plan area encompasses over 2,800-acres and is roughly bounded by Paseo del Norte on the south, Edith Boulevard and the North Diversion Channel on the west, the sovereign line with Sandia Pueblo on the north and Louisiana Boulevard on the east. The Plan has voluntary Land Use Districts where a property owner could develop using their underlying zoning or choose uses that are afforded by a series of overlays that expand the allowable uses available to the property owner if they follow certain criteria specified by the Plan document.

For the purposes of the Balloon Fiesta Park, the Land Use District is ROS, Recreation and Open Space, and is under the guidance for development by the MDP (page 29 of NI25SDP). The applicant has addressed the following policies from the Plan that addresses development within the balloon park.

3.1 Land Use

NI25SDP, 3.1 Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

NI25SDP, 3.1 Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The additional land uses, commercial retail/services and care takers unit, contribute vitality to the Plan area and strengthen the economic and functional relationships to the surrounding areas by offering another permanent non-residential allowance to the Park area. The year round commercial uses promote activity along this specific area of Alameda and encourages visitation to the Park and surrounding areas during other times than the Balloon Fiesta. These additional uses should also help be a catalyst for additional businesses to locate within the area, making it a destination for employment and commerce.

5.1 Transportation

Goal: To improve circulation and access to facilitate the movement of goods and people throughout the Plan area.

NI25SDP Policy T1: Provide additional north-south access to and from the Plan area.

The commercial frontage proposed along Alameda Boulevard is consistent with these land use and transportation policies. The transportation policies and capital improvements identified in the Sector Plan (extending Balloon Museum Drive to Paseo del Norte, connect San Diego Avenue to Balloon Museum Drive, additional street signage along Balloon Museum Drive, installing a permanent traffic signal at Alameda Boulevard and Balloon Museum Drive, using a consistent theme for directional signage and identification within and around the Park, on-street bike lanes along Alameda Boulevard and Jefferson Street, a trail adjacent to the North La Cueva Arroyo, modifications to San Diego/Balloon Museum Drive/Jefferson, etc) are acknowledged by the proposed amendments to the MDP. City DMD is in the process of designing the Channel Road project, which is a phased project that goes from Osuna

Boulevard to Alameda Boulevard and will align with Balloon Museum Drive. The MDP includes language that calls for Channel Road to be designed in a consistent manner with Balloon Museum Drive.

The amendments to the MDP include language regarding building heights, which is consistent with the Building Height Overlay in the NI25SDP.

4) Alameda Boulevard Design Overlay Zone

The Design Overlay Zone regulates a variety of design elements, including signage, lighting, architecture, etc. The boundaries of the Alameda Design Overlay Zone from the North Diversion Channel to Interstate 25 extend either one parcel deep or 200 feet from Alameda Boulevard for larger parcels. In the case of Balloon Fiesta Park, the Alameda Design Overlay Zone impacts the north side of Alameda up to No Name Road. On the south side, the Design Overlay is measured 200 feet from Alameda right-of-way.

The MDP controls all development at Balloon Fiesta Park. The Design Performance Standards contained in the MDP references the Alameda Boulevard Design Overlay Zone, and is consistent with the regulations. The MDP provides special consideration to the entry design features at the Park's primary entry at Alameda Boulevard and Balloon Museum Drive.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Agency comments start on page 37. The Parks and Recreation comments are generally focused towards trails in and around the Balloon Park. Staff has consulted with the applicant, the Parks and Recreation Department, and is informed that these issues will be addressed before the request goes to the DRB.

Other significant agency comments are those provided by PNM. Access and Landscape notes will be added as Conditions of Approval. One significant comment (it will also be a Condition of Approval) is that of eliminating the estimated cost of relocation of their transmission lines on the east side of the Park. PNM has provided new language to be inserted into the update of the Plan under the heading of PNM Transmission Facilities, Preferred Alternative. This language is shown in the Conditions of Approval.

Neighborhood/Public

Property owners within 100' of the subject site were notified of this request. Also, the Alameda North Valley Association, the Vista Del Norte Alliance, the Wildflower Area Neighborhood Association, the North Edith Community Corridor Association, the District 4 Coalition of Neighborhood Associations and the North Valley Coalition were notified as well.

There was not a facilitated meeting and staff has received no communications from interested parties. Therefore, there is no known opposition or support of this request.

VI. CONCLUSION

This a two-part request: a sector plan map amendment (a zone change) and an amendment to the 1998 City of Albuquerque Balloon Fiesta Park Master Development Plan for Tracts A, B, C, D, E, F, G-1, G-2 and I-2, Balloon Fiesta Park Subdivision, which is generally located east of the North Diversion Channel, north of Paseo Del Norte, south of the Sandia Pueblo reservation sovereign line and east of Jefferson Boulevard and its north-south alignment. The Balloon Fiesta Park is designated as a Special Activity Center.

The applicant has requested a withdrawal of the zone change request as the NI25SDP provides a set of Land Use Districts that provide an optional set of uses and contain specific regulations for development. In this case, the Balloon Fiesta Park is in the Land Use District of Recreation and Open Space (ROS). Language in the NI25SDP that describes ROS states that the Balloon Park shall develop as required under the Master Development Plan (MDP). The MDP provides guidance and regulations for all development within the Park boundaries – basically, everything that is permissive in the MDP is permissive in the Park and uses or activities not discussed in the MDP are not permissive. Thus, the change of zoning is no longer needed.

The update to the MDP is handled as if it were an amendment to a site development plan for subdivision (SPS) as the Zoning Code defines a Master Development Plan as an SPS that includes design requirements for buildings, landscaping, lighting and signage. There are three updated sections of the MDP: Site Plan for Subdivision, Design Performance Standards and Infrastructure and Engineering. The 1998 Balloon Fiesta Park Master Development Plan will incorporate these new sections. There also is a revised set of sheets that are a site development plan for subdivision depicting existing and proposed elements for the Park, including updates to the landscaping. This set of sheets is a component that is included with the updates to the MDP.

The applicant has provided an adequate justification for adding additional available uses to the list of permissive uses in the Park - an expansion of permissive uses to include commercial retail/services uses and a caretakers unit. The MDP provides the allowable uses as the applicant is choosing to be under the ROS Land Use District afforded by the NI25SDP. An R-270-1980 analysis was performed and the applicant's justification for the expansion of the additional uses was satisfactory; the applicant demonstrated that the new uses are consistent with a preponderance of applicable goals and policies in the Comprehensive Plan, the North Valley Area Plan, the North I-25 Sector Development Plan and the Alameda Boulevard Design Overlay Zone. Further, the applicant has adequately supported the need for an amendment to the site plan for subdivision with the appropriate updates to the MDP.

The Balloon Fiesta Park Commission has been actively participating in the planning process to update the MDP and voted unanimously on September 11, 2012 to approve the 2012 MDP amendment.

Property owners within 100' of the subject site were notified of this request. Also, the Alameda North Valley Association, the Vista Del Norte Alliance, the Wildflower Area Neighborhood Association, the North Edith Community Corridor Association, the District 4 Coalition of Neighborhood Associations and the North Valley Coalition were notified as well.

There was not a facilitated meeting and staff has received no communications from interested parties - there is no known opposition or support of this request.

Staff is recommending approval.

FINDINGS - 12EPC 40069, November 8, 2012 - Sector Development Plan Map Amendment

This Request has been withdrawn by the applicant.

RECOMMENDATION - 12EPC 40069, November 8, 2012- Sector Development Plan Map Amendment

WITHDRAWAL of 12EPC-40069, a request for Sector Development Plan Map Amendment, for tracts A, B, C, D, E, F, G-1, G-2 and I-2, Balloon Fiesta Park Subdivision.

FINDINGS - 12EPC 40070, November 8, 2012 - Site Development Plan for Subdivision Amendment (update of the Master Development Plan)

1. This is a request for an amendment to the 1998 City of Albuquerque Balloon Fiesta Park Master Development Plan (MDP) for Tracts A, B, C, D, E, F, G-1, G-2 and I-2, Balloon Fiesta Park Subdivision, which is generally located east of the North Diversion Channel, north of Paseo Del Norte, south of the Sandia Pueblo Reservation sovereign line and east of Jefferson Boulevard and its north-south alignment, containing approximately 358-acres.
2. A Master Development Plan is required to have all the elements required by a site development plan for subdivision (SPS) as defined by the Zoning Code – that includes design requirements for buildings, landscaping, lighting and signage; the process used for this update will be that of amending an SPS. The SPS was previously approved by the EPC in 1998 (Z-96-77) and later amended through EPC, DRB and AA actions. The update to the SPS incorporates all of these amendments and starts its strategic planning process with the current conditions
3. The applicant is requesting an update of the MDP and the site development plan for subdivision packet. The MDP update provides revisions to three of the sections of the original MDP. These sections are: Site Plan for Subdivision; Design Performance Standards; and, Infrastructure and Engineering. The updated sections will be incorporated into the original MDP and the revised site development plan for subdivision will replace the existing site plan.
4. The MDP update includes new commercial uses along Alameda Boulevard and a caretakers unit. The MDP update was recommended for approval by the Balloon Fiesta Park Commission in September 11, 2012.
5. The subject site is in the Developing Urban Area of the Comprehensive Plan and is designated a Special Activity Center.

6. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, the North I-25 Sector Development Plan, the Alameda Boulevard Design Overlay Zone, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The MDP update is not in conflict with any of the Goals or Policies of the original MDP. The proposed Design Performance Standards are consistent with the original Design Performance Standards from the MDP.
8. The North I-25 Sector Development Plan (NI25SDP) presents a set of Land Use Districts that provide an optional set of uses. The applicant has chosen to use the related Land Use District for the Balloon Fiesta Park – the Recreation and Open Space (ROS) Land Use District.
9. The NI25SDP states that the Balloon Fiesta Park must follow all provisions of the MDP when the ROS Land Use District is chosen. All existing and proposed improvements are listed in the MDP – this includes the permissive uses and their locations. Therefore, a change of zoning is not required when new uses are introduced, only an amendment to the MDP.
10. The applicant has requested new uses be allowed in the Balloon Park and has provided an R-270-1980 justification.
 - A. The additional proposed uses are consistent with the health, safety, morals and general welfare of the City as the MDP already allows several commercial uses. Also, the amendments to the MDP require any commercial development along Alameda Boulevard to be approved by the EPC in a public hearing. The Care Taker’s Unit use is being utilized; this use has been consistent with the MDP.
 - B. The permissive uses already allow restaurants at the Balloon Fiesta Park and therefore, the addition of permanent commercial retail service uses is an expansion of this use. The location for these uses is adjacent to existing office uses. The commercial uses will add to these non-residential uses and help add to the stability of the Balloon Fiesta Park and the surrounding area.
 - C. The requested additional uses in the MDP are not in significant conflict with adopted elements of the Comprehensive Plan, the North Valley Area Plan, the North I-25 Sector Development Plan, the Alameda Boulevard Design Overlay Zone or the Balloon Fiesta Park Master Development Plan or other city master plans including the following:
 - 1) COMPREHENSIVE PLAN DEVELOPING URBAN AREA POLICIESThe location, intensity, and design of the requested uses respect existing neighborhood values, natural environment conditions and carrying capacities, scenic resources, and other resources of social, cultural, and recreational concern. The location of the commercial retail/service use along Alameda Boulevard, an Express Transit Corridor, with a traffic signal at the primary entry to Balloon Fiesta Park is appropriate. There are no residential uses located near this area. Adjacent land uses have been designated by the North I-25 Sector Development Plan as “Commerce”, which allows for IP Permissive and Conditional Uses and M-1 Permissive and Conditional Uses,

with exceptions. This use is intended to support the City's largest recreational facility, as well as workers in the surrounding area. Both of these future commercial sites have full urban facilities and services available to them. The caretaker's unit has existing water, sewer, and electricity - no further services are needed. (Comprehensive Plan Policies II.B.5.d and e)

Impacts of noise and lighting are strictly regulated by the MDP as well as the North I-25 Sector Plan and the Alameda DOZ. Commercial retail/service uses will go through a site approval process with the EPC and all development must meet the Design Performance Standards presented by the MDP. The City's Environmental Health Department has also been an active participant in the MDP update process. (Comprehensive Plan Policies II.B.5.i, j and l)

Balloon Fiesta Park is designated as a Specialty Activity Center, with the Goal to "provide for unique attractions serving local, regional, and statewide needs". The Park is accessible by all modes of travel, and has convenient access to the major roadway system. The request for commercial retail/service use is consistent with the examples contained in the Comprehensive Plan. The scale, buildings, parking, and pedestrian amenities are all consistent with the policies for Specialty Activity Centers and allow for greater activity along Alameda Boulevard. (Comprehensive Plan Goal for Activity Centers and Policy II.B.7.a)

C. Environmental Protection and Heritage Conservation

2. Noise

A noise study and the City's Noise Ordinance formed the basis of the Design Performance Standards in the MDP. The addition of these two small commercial areas will not have a negative impact on noise. (Comprehensive Plan Policies II.C.2.a)

D. Community Resource Management

1. Service Provision

The Parks and Recreation Department has been developing and managing Balloon Fiesta Park with the goal to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies. (Comprehensive Plan Service Provision Goal, II.D.1)

4. Transportation and Transit Policies

The applicant's request is to add commercial retail/service uses along Alameda Boulevard, an Express Transit Corridor that already contains a mix of office and commercial uses and is multi-modal - accessible by transit, bicycle, pedestrian, and vehicles. Vehicular access will be from Balloon Museum Drive, eliminating the need for an additional driveway along a principal arterial. Additionally, there are existing public trails and sidewalks leading to and going throughout the Park. (Comprehensive Plan Goal for Transportation and Policies II.D.4.d and g)

6. Economic Development

The Parks and Recreation Department and the Balloon Fiesta Policy Board work to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals. Allowing for new commercial uses along Alameda Boulevard will provide additional employment opportunities and support new job creation in this area. (Comprehensive Plan Goal for Economic Development and Policy II.D.6.a)

B) North Valley Area Plan:

The Balloon Fiesta Park has been designed to minimize potential impacts on the residential areas within the Edith Subarea. The Design Performance Standards contained in the MDP address lighting, noise, water use, dust control, architecture (height limits, setbacks), transportation, and drainage. The new commercial uses will be required to comply with the Design Performance Standards. (North Valley Area Plan Goal 11 and Policy Community Design 1)

C) North I-25 Sector Development Plan:

The mix of uses will promote vehicular trip reduction and support Balloon Fiesta Park operations and promote economic vitality to the Plan area. (North I-25 Sector Development Plan Policies 3.1 LUZ2, LUZ3 and 5.1 T1)

D) Alameda Boulevard Design Overlay Zone:

New commercial development will be required to comply with the Design Performance Standards referenced in the Alameda Design Overlay Zone, and is consistent with the regulations for design.

- D. The additional proposed uses are more advantageous to the general community because it would increase the long term sustainability of Balloon Fiesta Park and offer the ability to provide commercial retail/service uses related to recreational activities in a more self-contained setting; the current use is for parking. Commercial retail/service uses would be a higher and better use of this street frontage along Alameda Boulevard.
- E. There are no permissive uses that would be harmful to the adjacent property, the neighborhood or the community as the site is already zoned for the Balloon Fiesta Park and the additional uses that are to be amended in the MDP will allow commercial use on a permanent basis, but only in specified areas adjacent to Alameda Boulevard. This use is compatible with existing uses along this roadway and will not create harm to this adjacent property, the neighborhood, or the community.
- F. The request will not result in unprogrammed capital expenditures by the City; any costs for commercial structures would be borne by the leasing entity. The care takers unit is existing and has all City services.
- G. The cost of land or other economic considerations are not the primary determining factors for the requested addition of allowable uses to the MDP.
- H. The location on a collector or major street is not the sole justification for the request; it is unlikely the designated areas for commercial use would be considered for recreational use.
- I. This request would result in a spot zone; however, the Balloon Fiesta Park is a Special Activity Center (as designated in the Comprehensive Plan) and provides for unique attractions that serve local, regional and statewide needs. The applicant has demonstrated that these additional uses added to the MDP clearly facilitate realization of the Comprehensive Plan, the North Valley Area Plan, the NI25SDP, the Alameda Boulevard Overlay Zone and the Balloon Fiesta Park Master Development Plan.
- J. The request does not constitute a strip zone.

11. The MDP update is guided by four major components that provide a vision for improvements at the Park for the next 25-years. These components were derived through public input that was filtered by the desired activities in the Park and what should be the important improvements for the Park that would add to the community. These components are:
 - Infrastructure – a full complement of utility facilities serving the Park supporting daily use;
 - Connections – multi-modal connections in and around the Park;
 - Activities – continue to expand sports and recreational (and community service) activities;
 - Identity and Branding – Promote the Park and its setting – it is the Balloon Fiesta Park.

12. The MDP update includes a revised Site Development Plan for Subdivision, amended Design Performance Standards, and an amended/updated Infrastructure and Engineering section. The MDP update also includes a site development plan for subdivision sheet showing the location of existing and proposed elements within the Park. This includes all elements required by the Zoning Code for a site development plan for subdivision and existing and future locations of improvements. An update to the landscaping plan is also shown. Major improvements to the Balloon Fiesta Park include:
 - Proposed buildings are identified by type and their location is specified on the site plan;
 - All building descriptions include maximum height and size of buildings. Development parameters have been provided for the primary buildings/areas in the Park, including the Multi-Purpose Center, Large Outdoor Performance Area, Northeast Outdoor Recreation Area, Small Stage Area, Main Street Promenade, and the Balloonist Tribute Area;
 - Streets in and to the Park have been modified: this includes Balloon Museum Drive and Balloon Fiesta Parkway. This modification will maintain access to the property north of the Park, creating a more typical intersection that provides better access via Magic Avenue and parking areas. Balloon Museum Drive will be extended to San Diego Avenue. Jefferson Street Connector Road is realigned to intersect with the extension of Balloon Museum Drive. Magic Avenue has been relocated to provide better access to parking areas. Also, the intersections of Balloon Museum Drive and Horizon Boulevard at Alameda Boulevard will be improved to function more efficiently.
 - Some Balloon Fiesta Park elements have been relocated - an example, the Multi-Purpose Center (previously the Family Recreation Center) will be next to the Balloon Museum. Other uses in this area, including the lake and the Atomic Museum, have been removed from the MDP.

13. The Bus Depot Area has been redesigned for better efficiency and access to the Launch Field. The redesign has been coordinated with City Transit Department.

14. An additional multi-use trail along the North Camino Arroyo will provide access from the east and along the northern edge of the Park. This will be coordinated with AMAFCA and Bernalillo County.

15. The MDP update is not in conflict with Goals and Policies of the Comprehensive Plan, the North Valley Area Plan, the North I-25 Sector Development Plan or the Alameda Boulevard Design

Overlay Zone. Specific goals and policies that are supported by this request are presented in the policy Findings in Section C. of R-270-1980 above.

16. Property owners within 100' of the subject site were notified of this request. Also, the Alameda North Valley Association, the Vista Del Norte Alliance, the Wildflower Area Neighborhood Association, the North Edith Community Corridor Association, the District 4 Coalition of Neighborhood Associations and the North Valley Coalition were notified as well.
17. There was not a facilitated meeting and staff has received no communications from interested parties. Therefore, there is no known opposition or support of this request.

RECOMMENDATION - 12EPC-40070, November 8, 2012 - Site Development Plan for Subdivision Amendment (update of the BFP Master Development Plan)

APPROVAL of 12EPC-40070, a request for Site Development Plan for Subdivision Amendment (update of the BFP Master Development Plan), for Tracts A, B, C, D, E, F, G-1, G-2 and I-2, Balloon Fiesta Park Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 12EPC-40070, November 8, 2012 - Site Development Plan for Subdivision Amendment (update of the Master Development Plan)

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**
 - 1) The following concerns will need to be addressed:
 - a) Page 52 of the Master Development Plan correctly describes DMD's plans and phasing for North Diversion Channel Road: the typical section planned for Channel Road consists of two 12-foot driving lanes, six-foot shoulders, and curb and gutter, all within a

-
- 60 to 70 foot right-of-way. A six-foot sidewalk is planned to be constructed on the west side of the roadway.
- b) It is noted that on Page 53 of the Plan, Proposed Improvements are identified for a wider section of Channel Road to include a four 12-foot driving lanes with a 16-foot median, 6-foot bicycle lanes in each direction, curb and gutter, 9-foot sidewalk on the west side and 6-foot sidewalk on the east side. The proposed improvements would require approximately 45 to 50 feet of additional right-of-way.
 - c) It is unclear in the Plan who will be implementing these proposed improvements, including the coordination with MRCOG regarding a potential change in the functional classification of the roadway. The facility is currently identified as a collector roadway; the proposed improvements would likely change the classification to a principle arterial.
 - d) The Proposed Improvements defined in the Plan are in conflict with DMD's current design of Channel Road.
- 2) The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - 3) Please provide the approved Site Development Plan for Subdivision to accompany the Amended plan for review.
 - 4) There are keyed notes and legends that are not accurately reflected on the Site Plan for Subdivision.
 - 5) Concurrent Platting Action required at *Development Review Board* (DRB) for proposed lot lines.
 - 6) All vacation actions require a separate request for DRB approval.
 - 7) Site plan shall comply and be in accordance with *Development Process Manual* (DPM) and current *Americans with Disabilities Act* (ADA) standards/ requirements. Please note that a separate design variance requests, with justification and supporting documentation, must be provided at DRB.
 - 8) All easements need to be shown and labeled on Site Plan.
 - 9) A Cross Access Easement will be required with adjacent lots for DRB approval.
 - 10) Concurrence, coordination, and approval is needed from one or more of the following government bodies: NMDOT, MRCOG, AMAFCA, Bernalillo County Public Works, Department of Municipal Development, Parks and Recreation, Environmental Health and City Transportation for infrastructure improvements and access modifications to roadways external to the park (including: Alameda Boulevard, Jefferson Street, San Diego Avenue, Balloon Fiesta Parkway, I-25/Paseo del Norte Interchange, the vehicle access bridges over the North Diversion Channel linking to Edith Boulevard, and construction of the new North Diversion Channel Road) and access bridges over La Cueva Channel within the park.
4. Conditions of Approval from PNM:
- a) Label new header of revised sections as 2012 Update, label header of remaining existing unrevised sections as "1998 Balloon Fiesta Park Master Development Plan."
 - b) Access. The following notes shall be added to the Keyed Notes section on sheet 1 of 4, "Site Development Plan for Subdivision Amendment" and the Design Performance Standards,

under General Design Guidelines, Utilities, on page 35 and in the Infrastructure & Engineering section, Electric Service section, on page 77 after Existing Conditions:

- 1) Permanent access to all PNM facilities must be maintained and available to allow for maintenance and repair.
 - 2) It is necessary to coordinate with PNM regarding any and all changes that may affect electric transmission and distribution facilities.
 - 3) Any fences within or crossing PNM easement must be reviewed and approved by PNM.
 - 4) Any encroachment of PNM easements must be approved by PNM.
- c) Landscape Master Plan Amendment. Sheet 3 of 4, indicates the conceptual location for landscaping. It is PNM's preference for trees to be located outside PNM's transmission easement; however, if trees are to be located in the PNM transmission easement, the following design standard applies. Please add the following note to the General landscape Notes section:
- 1) Maximum tree height at maturity if trees are located within the PNM electric transmission easement is 14 feet in height.
- d) Preferred Alternative: The following language shall be replaced in the update to the MDP on page 77, at the bottom of the first paragraph of the Preferred Alternative:
Note: ~~Strike through is to be deleted and~~ [+underlined is to be inserted+].
~~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.~~ To be replaced by [+The relocation cost will be significant and will be borne by the requesting entity, such as the City of Albuquerque. Any relocation is subject to the City acquiring adequate right-of-way, securing permitting approvals, funding, siting, and scheduled outages for relocation.+]
- e) The second paragraph under Preferred Alternative, on page 77 of the update to the MDP shall read: "~~1995-2000~~ [+2010-2020+] Electric Facility Plan"
-

Christopher Hyer
Senior Planner

Notice of Decision cc list:

Consensus Planning, Inc., 302 Eighth Street NW, Albuquerque, NM, 87102
COA Parks and Recreation, P.O. Box 1293, Albuquerque, NM, 87103
Steve Wentworth, 8919 Boe Lane NE, Albuquerque, NM, 87113
David Linder, 10407 4th Street NW, Albuquerque, NM 87114

Rod Crawley, 7331 Sidewinder Drive NE, Albuquerque, NM, 87113
Liz Hix, 905 Bosque NE, Albuquerque, NM, 87113
Larry Caudill, 4915 Watercress NE, Albuquerque, NM 87113
Tony Perry, 4909 Watercress NE, Albuquerque, NM, 87113
Bob Warrick, 444 Niagara NE, Albuquerque, NM 87113
Janice Caudill, 100 Diers Road NW, Albuquerque, NM 87114
Peter Nicholls, 8519 Palomar Avenue NE, Albuquerque, NM, 87109
Erica Vasquez, P.O. Box 92315, Albuquerque, NM, 87199
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107
David Wood, 158 Pleasant NW, Albuquerque, NM, 87107

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No Comments

Office of Neighborhood Coordination

Alameda North Valley Assoc. (R)
Vista Del Norte Alliance (R)
Wildflower Area NA (R)
North Edith Comm. Corridor Assoc.
District 4 Coalition of NA's
North Valley Coalition

Long Range Planning

The addition of retail and services seems compatible with the existing uses in the area and seems reasonable as part of the overall plan for the park, as long as the proposed uses are appropriate for the area.

Metropolitan Redevelopment Section

The subject property is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff has no comments on these applications.

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

Amendment to the Zone Map:

- Reviewed, no comment.

Amendment to Site Development Plan for Subdivision:

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- Please provide the approved Site Development Plan for Subdivision to accompany the Amended plan for review.
- There are keyed notes and legends that are not accurately reflected on the Site Plan for Subdivision.
- Concurrent Platting Action required at Development Review Board (DRB) for proposed lot lines.
- Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements. Please note that a separate design variance requests, with justification and supporting documentation, must be provided at *Development Review Board* (DRB).
- All easements need to be shown and labeled on Site Plan.

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

Hydrology Development (City Engineer/Planning Department):

Amendment to the Zone Map:

- Hydrology has no objection to the Amendment.

Amendment to Master Development Plan:

- Hydrology has received drainage information on the site and has no adverse comments.

Transportation Planning (Department of Municipal Development):

The following concerns will need to be addressed:

- Page 52 of the Master Development Plan correctly describes DMD's plans and phasing for North Diversion Channel Road: the typical section planned for Channel Road consists of two 12-foot driving lanes, six-foot shoulders, and curb and gutter, all within a 60 to 70 foot right-of-way. A six-foot sidewalk is planned to be constructed on the west side of the roadway.
- It is noted that on Page 53 of the Plan, Proposed Improvements are identified for a wider section of Channel Road to include a four 12-foot driving lanes with a 16-foot median, 6-foot bicycle lanes in each direction, curb and gutter, 9-foot sidewalk on the west side and 6-foot sidewalk on the east side. The proposed improvements would require approximately 45 to 50 feet of additional right-of-way.
- It is unclear in the Plan who will be implementing these proposed improvements, including the coordination with MRCOG regarding a potential change in the functional classification of the roadway. The facility is currently identified as a collector roadway; the proposed improvements would likely change the classification to a principle arterial.
- The Proposed Improvements defined in the Plan are in conflict with DMD's current design of Channel Road.

Traffic Engineering Operations (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Amendment to Zone Map and to Site Development Plan for Subdivision (Master Development Plan) shall include:

Amendment to Site Development Plan for Subdivision (Master Development Plan)

1. The following concerns will need to be addressed:
 - a) Page 52 of the Master Development Plan correctly describes DMD's plans and phasing for North Diversion Channel Road: the typical section planned for Channel Road consists of two 12-foot driving lanes, six-foot shoulders, and curb and gutter, all within a 60 to 70 foot right-of-way. A six-foot sidewalk is planned to be constructed on the west side of the roadway.
 - b) It is noted that on Page 53 of the Plan, Proposed Improvements are identified for a wider section of Channel Road to include a four 12-foot driving lanes with a 16-foot median, 6-foot bicycle lanes in each direction, curb and gutter, 9-foot sidewalk on the west side and 6-foot sidewalk on the east side. The proposed improvements would require approximately 45 to 50 feet of additional right-of-way.
 - c) It is unclear in the Plan who will be implementing these proposed improvements, including the coordination with MRCOG regarding a potential change in the functional classification of the roadway. The facility is currently identified as a collector roadway; the proposed improvements would likely change the classification to a principle arterial.
 - d) The Proposed Improvements defined in the Plan are in conflict with DMD's current design of Channel Road.
2. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
3. Please provide the approved Site Development Plan for Subdivision to accompany the Amended plan for review.
4. There are keyed notes and legends that are not accurately reflected on the Site Plan for Subdivision.
5. Concurrent Platting Action required at *Development Review Board* (DRB) for proposed lot lines.
6. All vacation actions require a separate request for DRB approval.
7. Site plan shall comply and be in accordance with *Development Process Manual* (DPM) and current *Americans with Disabilities Act* (ADA) standards/ requirements. Please note that a separate design variance requests, with justification and supporting documentation, must be provided at DRB.
8. All easements need to be shown and labeled on Site Plan.
9. A Cross Access Easement will be required with adjacent lots for DRB approval.
10. Concurrence, coordination, and approval is needed from one or more of the following government bodies: NMDOT, MRCOG, AMAFCA, Bernalillo County Public Works, Department of Municipal Development, Parks and Recreation, Environmental Health and City Transportation for infrastructure improvements and access modifications to roadways external to the park (including: Alameda Boulevard, Jefferson Street, San Diego Avenue, Balloon Fiesta Parkway, I-25/Paseo del Norte Interchange, the vehicle access bridges over the North Diversion Channel linking to Edith Boulevard, and construction of the new North Diversion Channel Road) and access bridges over La Cueva Channel within the park.

WATER UTILITY AUTHORITY

Utility Services

No Comments Received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No Comments Received.

Environmental Services Division

No Comments Received.

FIRE DEPARTMENT/Planning

- 2) Required Hydrants (DPM Ch 25 Sec 8 and Sec 7): Please be aware of hydrant requirements as per the DPM.
- 3) Apparatus Access (IFC 503): Please be aware fire apparatus access.

PARKS AND RECREATION

Planning and Design

General Comments:

- When discussing a trail that may be used by multiple user groups, please refer to it as “multi-use trail”. If the trail is only for a certain user group, specify that otherwise the trails will most likely all be “multi-use trails”. I have found instances of this on pages 3, 6, 7, 10, 21 to name a few. The site plan for subdivision (all maps) shall also be updated to reflect the appropriate term for trail as “multi-use trail”.
- Please remove “Super Trail” if one does not exist or will not exist in the future. Refer to all multi-use trails as “multi-use trails”
- The Fencing Plan map after page 22.- Please ensure fencing does not adversely affect or block out multi-use trail users if the route is/can be used for commuting on a daily basis.
- Before new multi-use trails are designed or built, coordination with Parks and Recreation staff shall occur. Multi-use trails shall be built to City Parks and Recreation standards. Suggest that in high use areas, trails be constructed at least 12 feet wide with 3 foot wide recovery areas on each side.

Specific Comments:

- Page 5 #2. Connections: I believe the word rail should be “multi-use trail” or “NM Railrunner rail”, please confirm.
- Page 6 – It appears that Eastdale Little League was a least preferred activity in 1998 but now in 2011 it is considered an important part of the park. This is confusing without explanation for what seems like a change of opinion.

- Page 11. Site Plan Map – Multiple use path. Change path to trail. 10 foot wide multi-use trails with 3 foot recovery areas is correct. Good job!
 - Site plan map – this map is different than the larger 36”x24” map. Is this supposed to be different? Bicycle lockers are not showing here but they do on the larger map.
- Page 14 – Mid-Park Outdoor Recreation area section references the maximum building area which is confusing when imagining an outdoor recreation area by definition. Is it to mean that some of the outdoor activities would be housed in buildings or under roof of some sort? Are we thinking of accessory buildings such as rest rooms or snack bar? Please clarify.
- Page 14 – Pedestrian Circulation/Shade Structure and Pedestrian Bridge – Are there any color restrictions on the Shade Structure being approximately 53 feet above launch field or will this be an EPC decision?
- Page 25. – This section can be confusing. If areas are not multi-use trail then they are typically pedestrian only sidewalks. Multi-use trails shall be 10 feet or wider where heavier traffic flow is to occur and typically is made of type c residential asphalt. Please be consistent when referring to multi-use trails throughout the entire plan. The sixth and seventh paragraphs are confusing; rewording these would be helpful to the reader.
- Page 26 – describes a “Super Trail” as existing. It apparently does not exist and should be removed from the plan unless it is proposed for the future. If proposed for the future, please show this on the Site Plan. The “Super Trail” could become a part of the Prescription Trail program and could be built as half paved and half stabilized crusher fines (per City P&R standards) to provide different trail experiences. In any event, a 3 foot wide recovery area on each side should be provided.
- Page 33 – There are too many different kinds of trails being proposed along with sidewalks. There needs to be multi-use trail which is 10 feet in width or greater made out of asphalt with striping and anything less than 10 feet in width should remain a concrete sidewalk.
- Page 49 – Existing multi-use trails that are not striped should be noted in the plan as needing to be striped. All newly built multi-use trails need to be striped per Parks and Recreation Standards.
- On large site development plan for subdivision map (sheet 1 of 4) – looks at though #46’s should be #34’s. Where the multi-use trail meets the proposed pedestrian overcrossing (#28), either dismount of bicycle sign and pavement etching needs to be done or a grade separated crossing of some sort shall be created to keep pedestrians from being run over by passing bicyclists in this potentially high pedestrian flow area.
- Page 53 – We support North Diversion Channel Road improvements including bicycle and pedestrian improvements especially in the phased area adjacent the South Park as that area has a high number of temporary residents during Festivals and these improvements would decrease vehicle traffic onsite and increase safety. This same recommendation is found on page 15 in the Existing South Park Area section of the Plan.
- Page 55 – In the absence of an actual rail spur connection to the Park, Shuttle service should be coordinated between Transit and the NM Railrunner and promoted along with the Park and Ride program.

Open Space Division

1. On the Site Development Plan for Subdivision, callout to note #46 appears to be pointing to the bike trail in two places and not to a defined area for bus staging.

2. The lower arrow on callout to note #34 at the corner of N. La Cueva Channel and Balloon Museum Drive appears to be crossing the trail and pointing at nothing.
3. Key note #15 is proposed to be an outdoor facility, yet also contains references to building dimensions.
4. Callout to note #35, bike parking area at Balloon Fiesta Parkway, is not adjacent to a bike trail or route. Please show routing from the channel trail to the bike parking area.

City Forester

No Comments Received.

POLICE DEPARTMENT/Planning

This project is in the Valley Area Command.

No Crime Prevention or CPTED comments concerning the proposed Amendment to Zone Map or Amended Site Development Plan For Subdivision requests at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as you comply with SWMD Ordinance.

TRANSIT DEPARTMENT

Adjacent and nearby routes	Commuter route #98, Wyoming commuter route passes the site on Alameda
Adjacent bus stops	2 bus stops located on Alameda, at the above mentioned route in east and west bound directions, located at the intersection of Alameda/Balloon Museum.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No Comments Received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

AMAFCA has no objection to Zone Map Amendment or Amendment to Master Development Plan. The AMAFCA Board of Directors has been briefed on the updated Master Development Plan and supports the continued cooperation between the City and AMAFCA on Balloon Fiesta Park projects.

ALBUQUERQUE PUBLIC SCHOOLS

These requests will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

No Comments Received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No Comments Received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM owns and operates electric transmission and distribution facilities serving the City of Albuquerque and Bernalillo County within the Balloon Fiesta Park. These facilities are critical to the delivery of safe, reliable electric service. PNM has an enormous stake in how the Balloon Fiesta Park Master Development Plan 2012 Update addresses PNM facilities and easements which affects the access to our facilities for maintenance, repair, or upgrading. PNM submits the following comments and revisions for your review and consideration in the preparation of the City of Albuquerque Balloon Fiesta Park Master Development Plan 2012 Update.

General Comments:

1. Label new header of revised sections as 2012 Update, label header of remaining existing unrevised sections as “1998 Balloon Fiesta Park Master Development Plan.”

Access

Please add the following notes to the Keyed Notes section on Sheet 1 of 4, “Site Development Plan for Subdivision Amendment” and the Design Performance Standards, under General Design Guidelines, Utilities, on page 35 and in the Infrastructure & Engineering section, Electric Service section, on page 77 after Existing Conditions:

1. Permanent access to all PNM facilities must be maintained and available to allow for maintenance and repair.

2. It is necessary to coordinate with PNM regarding any and all changes that may affect electric transmission and distribution facilities.
3. Any fences within or crossing PNM easement must be reviewed and approved by PNM.
4. Any encroachment of PNM easements must be approved by PNM.

Landscape Master Plan Amendment

The Landscape Master Plan Amendment, Sheet 3 of 4, indicates the conceptual location for landscaping. It is PNM's preference for trees to be located outside PNM's transmission easement; however, if trees are to be located in the PNM transmission easement, the following design standard applies. Please add the following note to the General landscape Notes section:

1. Maximum tree height at maturity if trees are located within the PNM electric transmission easement is 14 feet in height.

Infrastructure and Engineering - PNM Transmission Facilities Section

Revisions and updated information to the Infrastructure and Engineering - PNM Transmission Facilities Section are submitted below for your consideration:

PNM TRANSMISSION FACILITIES

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

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

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

PREFERRED ALTERNATIVE

Relocate the existing two overhead 115kV transmission lines along Elena Street to the I-25 West Frontage Road (Pan American Freeway), then south along the West Frontage Road to Alameda Boulevard. At Alameda Boulevard, the lines would go west back to the existing PNM overhead lines. A double circuit line would be installed from Alameda Boulevard north along San Mateo Boulevard to the existing PNM substation at the Phillips facility. The lines would be constructed on double circuit tubular steel structures (80-95 feet in height) on concrete foundations, existing wood "H-Frame" and tubular steel structures would be removed. ~~PNM estimates the cost for this preferred alternative to be \$1.2 million, however, this information is conceptual and subject to significant change as the development of the Park becomes more defined in the future.~~ **NEW: The relocation cost will be significant and will be borne by the requesting entity, such as the City of Albuquerque. Any relocation is subject to the City acquiring adequate right-of-way, securing permitting approvals, funding, siting, and scheduled outages for relocation.**

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~~ **NEW: 2010-2020** Electric Facility Plan" The City will identify the funding source to pay for any relocation and/or undergrounding of these facilities and will need to provide or acquire the necessary utility easements.

No buildings or other facilities shall be constructed within the existing PNM transmission line easement, until relocation, funding, siting, permitting, and schedule for relocation of the transmission lines has been accomplished. The City shall take the lead in these relocation activities. Safety issues involving activities around the overhead lines are critical to any relocation plans for these transmission line facilities.

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

ELECTRIC SERVICE

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

PROPOSED IMPROVEMENTS

Improvements proposed with the Master Development Plan will require adequate electric service from these or new facilities. A determination of the specific facilities required is beyond the scope of this Master Development Plan and will be conducted during the design of the proposed improvements.

PNM has a large economic investment in terms of in-place infrastructure.