



**Environmental  
Planning  
Commission**

**Agenda Number: 08  
Project Number: 1000363  
Case #: 14EPC-40018, 40017  
April 10, 2014**

**Staff Report**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	City of Albuquerque
<b>Request</b>	<b>Amend Site Dev Plan for Subdivision, Site Dev Plan for Bld Permit</b>
<b>Legal Description</b>	Tract A Balloon Fiesta Park
<b>Location</b>	Balloon Museum between Edith Blvd. and San Mateo Blvd.
<b>Size</b>	Approximately 6.3 acres
<b>Existing Zoning</b>	SU-2 for Balloon Fiesta Park, Museum and Related Facilities or SU-2 ROS
<b>Proposed Zoning</b>	NO CHANGE

**Staff Recommendation**

**APPROVAL of 14 EPC 40018 based on the Findings beginning on Page 11, and subject to the Conditions of Approval beginning on Page 15.**

**APPROVAL of 14 EPC 40017, based on the Findings beginning on Page 15, and subject to the Conditions of Approval beginning on Page 19.**

**Staff Planner**

**Maggie Gould, Planner**

**Summary of Analysis**

This is a two part request for an amendment to the Site Development Plan for Subdivision within the Balloon Fiesta Park Master Development Plan to allow additional height for a multi-purpose pilot pavilion and Site Development Plan for Building Permit for 18,000 square foot multi-purpose pilot pavilion. Vendor spaces and shade structures included in the request would be a future phase approved administratively.

The request is consistent with the Comprehensive Plan, North Valley Area Plan, I-25 SDP and the Balloon Fiesta Park Master Plan and deemed safe by the FAA.

The Alameda North Valley North Valley Neighborhood and Wildflower Neighborhood Association expressed concern about insufficient review time by the Balloon Fiesta Commission and opposition to administrative approval of future development.

Staff is recommending approval with conditions.

***I. AREA CHARACTERISTICS AND ZONING HISTORY***

***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-2 for Balloon Fiesta Park, Museum and Related Facilities or SU-2 ROS	Plan Developing Urban, North Valley Area Plan, North I-25 Sector Development Plan	Balloon Park and Museum
<b><i>North</i></b>	SU-2 IP-EP or SU-2 C	Same	Vacant
<b><i>South</i></b>	SU-2 for Balloon Fiesta Park, Museum and Related Facilities or SU-2 ROS	Same	Balloon Museum
<b><i>East</i></b>	SU-2 IP-EP or SU-2 C	Same	Commercial/Industrial
<b><i>West</i></b>	A-1( Bernalillo County)	Rural, North Valley Area Plan,	Residential

***II. INTRODUCTION***

***Proposal***

The applicant proposes to amend the approved Site Development Plan for Subdivision, included in the Balloon Fiesta Park Master Plan, to allow an increase in height from 26 feet to 34 feet. The Site Development Plan for Building Permit proposes a Pilots Pavilion; a 12,000 square foot multi- purpose building to house a kitchen, lobby, toilets and space for general use, and a series of permanent vendor spaces. The Balloon Fiesta Park Master requires buildings over 10,000 square feet to be approved by the EPC. The project will be phased, with the Pilots’ Pavilion; restrooms and storage building; concrete sidewalk; and the Sid Cutter sculpture as the first phase. The second phase would include kitchen space, a landscaped patio area, vendor spaces and shade structures.

***EPC Role***

The approved Balloon Fiesta Master Development Plan requires that buildings over 10,000 square feet be approved by the EPC. The EPC is the approval body for these requests, 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.

***History/Background***

The Balloon Fiesta Park Master Development Plan (BFPMDP) was adopted in 1998 ( Z-96-77)and revised in 2012( 12-EPC 400069, 400070). The BFPMDP calls out specific projects

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and uses for the park area; the proposed buildings are listed on page 34 of the plan as part of the 2012 update. The Site Development Plan for Subdivision is included in the BFPMDP.

***Context***

Balloon Fiesta Park 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. The subject site is on the south end of the launch area of Balloon Fiesta Park. There is commercial and industrial use, Presbyterian Health Care center and I-25 Studios to the east. The Balloon Museum is to the south of the site. The project will add another complementary use to the park.

***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Alameda as a Principal Arterial.

The Long Range Roadway System designates San Mateo as a Collector street.

***Comprehensive Plan Corridor Designation***

Alameda is designated as an express corridor.

***Trails/Bikeways***

There is a designated bike path along the south and west sides of the park, following the North Diversion Channel.

***Transit***

Refer to Transit Agency comments

***Public Facilities/Community Services***

The park is a public facility.

***III. ANALYSIS***

***APPLICABLE ORDINANCES, PLANS AND POLICIES***

***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 33-34 in the 2012 updated BFPMDP. The permissive land use list was developed to describe the Balloon Fiesta Park zoning. The proposed uses are called out in the BFPMDP and are allowed under the existing zoning; the multi-purpose Pilots' Pavilion is specifically listed as a future project on page 48.

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The BFPMDP contains design guidance on page 73; including ensuring articulation, encouraging glass at entryways and concealing refuse containers. The full list is included in this report.

The site is also zoned SU-2 ROS, Recreation and Open per the North I-25 Sector Development Plan. The Balloon Fiesta Park Master (BFPMDP) is the document that takes precedence.

### ***Definitions***

***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.

### ***Albuquerque / Bernalillo County Comprehensive Plan***

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject is designated a Special Activity by the Albuquerque Bernalillo Comprehensive Plan. The Special Activity Center provides locations for unique attractions serving local, regional and statewide needs. The center serves the entire population of the metro area and draws some users from around New Mexico and nationally. ( see Table 22 and Figure 32, Comp Plan)

### **Open Space Network**

Open Space Network Goal: to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

Policy II.B.1.i: The design of parks and other open areas shall incorporate the following criteria:

- Multi-functional use of resources and compatible facilities.
- Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
- Integration into residential design for easy accessibility and orientation to encourage use.
- Lighting, site design, or other methods to minimize vandalism.
- Connections between other Open Space network areas and public facilities.

***The goal and policy i are furthered by this request because the park is part of the existing parks and Open Space System. The proposed new buildings will be multi-use and will add to and be compatible with the existing site. The proposed new buildings will have adequate lighting are designed so that they can be seen from a variety of locations on the site; making them easier to patrol.***

### **Developing and Established Urban Area**

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

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variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

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

***The Balloon Fiesta Park has been compatible with the surrounding area. The addition of new buildings will not change the overall use at the park. The views of the Sandias will still be visible. The proposed plant list is compatible with the area. The park is a local cultural and recreational resource. Policy 5d is furthered by this request.***

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

***The proposed buildings will not interfere with existing views; the park is well below the grade of the properties to the east. Because of this grade difference, the additional height will not significantly impact views. Views to the Sandias from the site and the neighborhoods to the west will still be visible. Policy 5m is furthered by this request.***

### **Developed Landscape**

II.C8. Developed Landscape Goal: to maintain and improve the natural and the developed landscape’s quality.

Policy II.C .8a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

Policy II.C .8 b: Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

***The proposed Pilots’ Pavilion will be a complimentary addition to the park. The proposed landscaping on the site is appropriate for the area and attractively designed. The pavilion has a design similar to the existing Albuquerque International Balloon Museum and significant improved outdoor space. The park itself is a unique resource for the Albuquerque Area. The Developed Landscape goal and policies 8a and 8b are furthered by this request.***

### **Cultural Traditions and the Arts**

II.C.7 Goal: emphasize and support unique cultural traditions and arts as viable components of the community’s well-being.

***The Balloon Fiesta is a unique event in Albuquerque with many associated traditions. The proposed buildings improve the park experience for all visitors.***

### **Community Resource Management**

II.D.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.***

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## Economic Development

II.D.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. In 2013, Balloon Fiesta Officials estimated 856,986 guests and a \$90 million dollar direct impact on the Albuquerque economy. A 2013 study is pending. The goal is furthered by this request.***

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.

Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

***The proposed vendor areas will allow new opportunities for local and out of town business to participate in the Balloon Fiesta. The proposed new buildings will be amenities that will add to the flexibility of the park and allow a wider range of events, again providing more opportunity for business. Policies II.D.6a and b are furthered by this request.***

Policy II.D. 6d: Tourism shall be promoted

***The new buildings will improve the park by providing more indoor space for events during the Balloon Fiesta and throughout the year. The overall experience for tourists and locals will be improved with the amenities proposed by this request. Policy II.D.6d is furthered by this request.***

## 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 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 North Valley Area Plan was adopted before the Balloon Fiesta Master Plan; The NVAP calls out the North I-15 area as a more industrial area and mentions the Balloon Fiesta Park***

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*with regard to drainage concerns This request is consistent with the intent to preserve land use in the valley area and have more intense uses in the North I-25 area.*

### **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 Balloon Fiesta Park Master Plan (page 29 of NI25SDP). The ROS zone includes existing parks and open in the plan area.

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

*The proposed new buildings will add to the flexibility of site by providing a permanent , sheltered space and restroom facilities ; making it work better for the Balloon Fiesta and for other events throughout the year. This will add to the economic viability of the park. The Balloon Fiesta is already a large economic generator. Policy LUZ2 is furthered.*

**6.1.2. Open Space Recommended Actions 2.** Continue the phased development of Balloon Fiesta Park and identify adequate funding for maintenance.

*The proposed buildings are identified in the Balloon Fiesta Master plan and will continue the phased development of the park. This complies with Recommended Action 6.1.2.*

### **Balloon Fiesta Park Master Development Plan (BFPMP)**

The Balloon Fiesta Park Master Plan guides the development of the Balloon Fiesta site. It contains recommendations for projects, park priorities, land use criteria, design goals and design performance standards.

The proposed vendor spaces and the proposed pilots' pavilion are listed in the Park Priorities on page 34-35 of the BFPMDP.

Park Goals are found on page 2 and relevant goals include:

- Develop the world's premiere balloon launch site and multi-use recreational complex
- Design an International Park which serves the local and statewide community
- Design a Park with a cohesive visual image from the air
- Provide a venue to celebrate local artistry and craftsmanship.

*The proposed project will meet these goals by adding the flexibility of the park and allowing permanent, sheltered spaces with amenities , in the for the pavilion and vendor spaces, for concerts, sporting events, craft fairs and other uses for both the local and outside community . The design of the pavilion and the vendor spaces will similar to the Balloon Museum to the*

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***south of the site and the proposed paving will have balloon themed designs that are visible from the air.***

Design Goals are listed on page 37 and relevant goals include:

- Provide for multi-use of the balloon launch fields
- Create opportunities for recreational activities to be complemented by special events, entertainment, and cultural activities
- Provide activities and facilities for visitors of all ages, including youth and seniors, and all physical abilities
- Explore sensitive design and technical solutions to protect residential neighborhoods and the environment from adverse impacts.
- Create a unified exciting aerial view of the park for balloonists.

***The request will meet these goals by adding to the uses that are possible at the park, including special events along with recreational activities. The addition of amenities such as improved paving, permanent indoor space and restrooms makes the site easier to access for people with mobility issues. The design will have elements that are similar to the existing buildings on site and will have paving with patterns that are visible from the air. The proposed development is located away from the residential development to the west of the park.***

### ***Conclusion***

The proposed requests are not in conflict with any of the applicable plans that govern the site. Many goals and policies of the applicable plans are furthered by these requests.

### ***SITE DEVELOPMENT PLAN FOR SUBDIVISION***

#### ***Request***

The applicant proposes to amend to the approved Site Development Plan for Subdivision to increase the allowed building height from 26 feet to 34 feet. The applicant states that increase is needed in order to accommodate a variety of programming, including an indoor portable stage and stage lighting. The additional height will not impact the balloon launches at the site. The applicant has provided documentation from the Federal Aviation Administration stating that the proposed height is safe. The maximum allowed height for buildings in the Balloon Fiesta Park is 39 feet.

Section 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 conformance with applicable goals and policies in the Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the Balloon Fiesta Park Master Plan.



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***SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

***Request***

The applicant proposes an 18,000 square foot multi-purpose building with patio and sculpture to be used during the Balloon Fiesta and for events during the rest of the year. Permanent vendor spaces are proposed as a second phase

The applicant is requesting that subsequent vendor structures be delegated to the Planning Director for Administrative Approval. Staff agrees that this is reasonable because there is enough information provided to determine how the structures will work on the site.

The Site Development Plan for Building Permit contains a note that states, “Changes that significantly deviate from the approved vendor pod layout and/or use of the Main Street Promenade shall be approved by the Environmental Planning Commission.” This adds to the ability of staff to direct future improvements to the appropriate process.

Section 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 conformance with applicable goals and policies in the Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the Balloon Fiesta Park Master Plan.

***Site Plan Layout / Configuration***

The proposed Pilots’ Pavilion and associated vendor space will be compatible with the existing development in the area. The Balloon Museum is also a modern style building with a non-standard shape. This meets the intent of the BFPMP to have buildings use related architectural forms.

A dumpster will be placed in the enclosed service area; this meets the design guideline for screened refuse containers.

The “eye” entry/exit area to the southeast of the site will be re-configured to allow better flow of traffic and people.

***Public Outdoor Space***

There a patio proposed around the Pilots’ Pavilion. The patio pavement will incorporate balloon themed designs in the paving. The 11 foot tall statue of Sid Cutter, the founder of the Balloon Fiesta, will be located on the patio, to the west of the proposed Pilots’ Pavilion. The bulk of the Balloon Fiesta site is outdoor open space.

***Vehicular Access, Circulation and Parking***

The main building will be accessed from Lift off Lane to the west or from the Main Street Promenade to the east. The Pilots’ Pavilion will have 6 parking spaces in a service area. Parking for visitors will be provided through the existing on-site parking, specifically at the Golf Training Center, although parking is available at 5 locations around the park area.

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***Pedestrian and Bicycle Access and Circulation, Transit Access***

There will be pedestrian access to the pilot pavilion building from the east and west. The proposed vendor spaces will be accessed by pedestrians from the Main Street Promenade. Access to the vendor structure for vendors will be from Lift Off Lane or the Main Street Promenade. Eight bicycle spaces will be provided at the southwest corner of the Pilots' Pavilion. Bike storage is provided at some public events.

***Walls/Fences***

A six foot tall stuccoed CMU wall will enclose the service yard to the south of the pilot pavilion; the stucco color will match the pilot pavilion. CMU seat walls will be provided on the east and west sides of the patio in a future phase. No other walls or fences are proposed. The proposed walls comply with design guidelines of the BFPMP.

***Lighting and Security***

Building mounted lights are proposed at 9 feet and 11 feet along the façades of the pilot pavilion. The fixtures will have cut-off shields to prevent light from extending beyond the property line. This is consistent with BFPMP and the Zoning Code.

***Landscaping***

The proposed landscaping plan shows a future outdoor space to the south of the building landscaped with a mix of low to medium water use plants. The future vendor spaces will not be landscaped, but landscaping will be provided to the west of the spaces and there are acres of grass fields to the west of the vendor spaces.

***Grading, Drainage, Utility Plans***

The site is relatively flat. There is an approximately 5 foot grade change from north to south across the site. Storm water will drain into the existing drain system. The site will connect to the existing on-site utilities.

***Architecture***

The proposed Pilots' Pavilion will be a modern building with a height of 33 feet with a metal roof. The building's curved design is meant to evoke a balloon taking off and an airfoil. The north elevation shows a series of differently sized windows above the midpoint of the building; translucent multi-colored panels along the midpoint of the building; and series of metal store front windows and metal panels at the ground level. The west and east elevations will contain the same mix of storefront windows and garage doors; however there are fewer windows on the west face. This is consistent with the BFPMP guidelines that discourage west facing glass. The east and west sides of the building contain double entry doors. Stairs and an elevator will be added in a future phase.

The glass is consistent with the BFPMDP's guidelines encouraging glass to add contrast or drama to buildings. The guidelines also call for articulation of all facades, use of metal and quality building finishes. The proposed design contains these elements.

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The proposed vendor spaces will continue the shapes and colors used in the Pilots' Pavilion. The proposed design includes domed roofs and repeats the rainbow color palette.

***Signage***

Three signs are proposed. One on the north elevation that will consist of 10 foot high backlight metal letters spelling out "Sid Cutter Pilots' Pavilion" and be located to the south of the domed portion of the building. The east elevation will have two signs; one of 10 foot high letters to the north of the domed portion of the building and one of 8 foot high backlight metal letters on the future elevator tower. This meets the BFPMDP guidelines regarding signage.

**IV. AGENCY & NEIGHBORHOOD CONCERNS**

***Reviewing Agencies***

The dumpster location was revised based on comments from the Solid Waste division. The Site Development Plan for Building Permit was revised to address the comments from transportation regarding pavement material and accessible parking spaces.

***Neighborhood/Public***

The Alameda North Valley Association, Wildflower Area Neighborhood Association, Vista del Norte Alliance, North Edith Commercial Corridor, District 4 Coalition of Neighborhood Associations and the North Valley Coalition were all notified. Property owners within 100 feet of the site were also notified.

Staff received letters from the Wildflower Neighborhood Association and the Alameda North Valley Association expressing concern about the amount of time that the Balloon Fiesta Park Commission, the advisory board for the park, has had to review this proposal; and opposing the delegation of the vendor spaces to the Planning Director for review. The neighborhoods request that this case be deferred.

The Balloon Fiesta Park Commission will meet on April 8<sup>th</sup>. This request will be discussed at that meeting; staff will make any notes or other pertinent information available to the commission.

**V. CONCLUSION**

The applicant is requesting an amendment to the approved Site Development for Subdivision to allow additional height for the multi-purpose Pilots' Pavilion. The accompanying Site Develop Plan for Building Permit includes an 18,000 square foot multi-purpose Pilot Pavilion and future vendor spaces.

Both requests are consistent with adopted plans that govern the site. Several policies regarding economic development and site design are furthered by these requests. The Pilot Pavilion and the vendor spaces are called out in the Balloon Fiesta Park Master Plan as . The proposed design is consistent with design guidelines of the Balloon Fiesta Master Plan.

Staff has no recommended additional conditions.

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***FINDINGS – 14 EPC 40018, April 10<sup>th</sup> Amendment to Site Development Plan for Subdivision***

1. This is a request for an amendment to the Site Development Plan for Subdivision for portion of tract A, Balloon Fiesta Park, located on Balloon Fiesta Drive between Edith and San Mateo, containing approximately 6.3 acres.
2. The request will allow the allowed building height to increase from 26 feet to 34 for a proposed Pilots' Pavilion.
3. The increase in height has been deemed safe by the Federal Aviation Administration and will not impact the safety of balloon launches.
4. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the Balloon Fiesta Park Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request is consistent with the Albuquerque Bernalillo County Comprehensive Plan and furthers the following policies:
  - Open Space Network**
  - a) Open Space Network Goal : to provide visual relief from urbanization offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.
  - b) Policy II.B.1.i :The design of parks and other open areas shall incorporate the following criteria:
    - Multi-functional use of resources and compatible facilities.
    - Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
    - Integration into residential design for accessibility and orientation to encourage use.
    - Lighting, site design, or other methods to minimize vandalism.
    - Connections between other Open Space network areas and public facilities.

***The goal and policy i are furthered by this request because the park is part of the existing parks and Open Space System. The proposed new buildings will be multi-use and will add to and be compatible with the Balloon Fiesta Park. The proposed new buildings will have adequate lighting are designed so that they can be seen from a variety of locations on the site; making them easier to patrol.***

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### Developing and Established Urban Area

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

*The Balloon Fiesta Park has been compatible with the surrounding area. The addition of new buildings will not change the overall use at the park. The views of the Sandias will still be visible. The proposed plant list is compatible with the area. The park is a local cultural and recreational resource. Policy 5d is furthered by this request.*

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

*The proposed buildings will not interfere with existing views; the park is well below the grade of the properties to the east. Because of this grade difference, the additional height will not significantly impact views to the Sandias from the site nor the neighborhoods to the west. Policy 5m is furthered by this request.*

### Developed Landscape

- a) II.C8. Developed Landscape Goal: to maintain and improve the natural and the developed landscape's quality.
- b) Policy II.C .8a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.
- c) Policy II.C .8 b: Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

*The proposed Pilots' Pavilion will be a complimentary addition to the park. The proposed landscaping on the site is appropriate for the area and attractively designed. The pavilion has a design similar to the existing Albuquerque International Balloon Museum and significant improved outdoor space. The park itself is a unique resource for the Albuquerque Area. The Developed Landscape goal and policies 8a and 8b are furthered by this request.*

### Cultural Traditions and the Arts

- a) II.C.7 Goal : emphasize and support unique cultural traditions and arts as viable components of the community's well-being.

*The Balloon Fiesta is unique event in Albuquerque with many associated traditions. The proposed buildings improve the park experience for all visitors.*

### Community Resource Management

- a) II.D.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.

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

**Economic Development**

- a) II.D.6. Economic Development Goal: to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

*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. In 2013, Balloon Fiesta Officials estimated 856,986 guests and a \$90 million dollar direct impact on the Albuquerque economy. A 2013 study is pending. The goal is furthered by this request.*

- b) 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.
- c) Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

*The proposed new buildings will be amenities that will add to the flexibility of the park and allow a wider range of events, providing more opportunity for business. Policies II.D.6a and b are furthered by this request.*

- d) Policy II.D. 6d: Tourism shall be promoted

*The new buildings will improve the park by providing more indoor space for events during the Balloon Fiesta and throughout the year. The overall experience for tourists and locals will be improved with the amenities proposed by this request. The Balloon Fiesta is a huge tourist draw. Policy II.D.6d is furthered by this request.*

6. This request meets the intent of the North Valley Area Plan to have more intense uses in the North I-25 area and less intense uses in the valley.

7. Goals and policies of the North I-25 Sector Development Plan are furthered including:

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

*The proposed new buildings will add to the flexibility of site by providing a permanent , sheltered space and restroom facilities; making it work better for the Balloon Fiesta and for other events throughout the year. This will add to the economic viability of the park. The Balloon Fiesta is already a large economic generator. Policy LUZ2 is furthered.*

6.1.2. Open Space Recommended Actions 2. Continue the phased development of Balloon Fiesta Park and identify adequate funding for maintenance.

*The proposed buildings are identified in the Balloon Fiesta Master plan and will continue the phased development of the park. This complies with Recommended Action 6.1.2.*

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8. The Site Development Plan for Building is consistent with design guidelines of the Balloon Fiesta Master Plan. Park Goals are found on page 2 and relevant goals include:
- Develop the world's premiere balloon launch site and multi-use recreational complex
  - Design an International Park which serves the local and statewide community
  - Design a Park with a cohesive visual image from the air
  - Provide a venue to celebrate local artistry and craftsmanship.

*The proposed project will meet these goals by adding the flexibility of the park and allowing permanent, sheltered spaces with amenities , in the for the pavilion and vendor spaces, for concerts, sporting events, craft fairs and other uses for both the local and outside community . The design of the pavilion and the vendor spaces will similar to the Balloon Museum to the south of the site and the proposed paving will have balloon themed designs that are visible from the air.*

Design Goals are listed on page 37 and relevant goals include:

- Provide for multi-use of the balloon launch fields
- Create opportunities for recreational activities to be complemented by special events, entertainment, and cultural activities
- Provide activities and facilities for visitors of all ages, including youth and seniors, and all physical abilities
- Explore sensitive design and technical solutions to protect residential neighborhoods and the environment from adverse impacts.
- Create a unified exciting aerial view of the park for balloonists.

*The request will meet these goals by adding to the uses that are possible at the park, including special events along with recreational activities. The addition of amenities such as improved paving, permanent indoor space and restrooms makes the site easier to access for people with mobility issues. The design with have elements that are similar to the existing buildings on site and will have paving with patterns that are visible from the air. The proposed development is located away from the residential development to the west of the park.*

9. The Alameda North Valley Association, Wildflower Area Neighborhood Association, Vista del Norte Alliance, North Edith Commercial Corridor, District 4 Coalition of Neighborhood Associations and the North Valley Coalition were all notified. Property owners within 100 feet of the site were also notified.
10. Staff received comments from the Alameda North Valley Neighborhood Association and the Wildflower Neighborhood Association expressing concern that the Balloon Fiesta Park Commission had not had sufficient time to review the project and expressing opposition to the delegation of approval of future structures to the Planning Director.

***RECOMMENDATION - 14EPC-40018, April 10th***

**APPROVAL of 14 EPC -40018, a request for an Amendment to Site Development Plan for Subdivision for a portion of Tract A, based on the preceding Findings and subject to the following Conditions of Approval.**

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***CONDITIONS OF APPROVAL -14 EPC 40018, April 10<sup>th</sup> Amendmnet to Site Development for Subdivision***

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. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the Balloon Fiesta Park Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

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***FINDINGS – 14 EPC 40017, April 10<sup>th</sup> - Site Development Plan for Building Permit***

1. This is a request for a Site Development Plan for Building Permit for a portion of tract A, Balloon Fiesta Park, located on Balloon Fiesta Drive between Edith and San Mateo, containing approximately 6.3 acres.
2. The request will allow the development of an 18,000 square foot multi-purpose building and permanent vendor spaces.
3. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, North I-25 Sector Development Plan and the Balloon Fiesta Park Master Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.



4. The request is consistent with the Albuquerque Bernalillo County Comprehensive Plan and furthers the following policies:

**Open Space Network**

- a) Open Space Network Goal : to provide visual relief from urbanization offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.
- b) Policy II.B.1.i : The design of parks and other open areas shall incorporate the following criteria:
- Multi-functional use of resources and compatible facilities.
  - Maintenance and landscaping appropriate to the location, function, public expectations and intensity of use.
  - Integration into residential design for accessibility and orientation to encourage use.
  - Lighting, site design, or other methods to minimize vandalism.
  - Connections between other Open Space network areas and public facilities.

***The goal and policy i are furthered by this request because the park is part of the existing parks and Open Space System. The proposed new buildings will be multi-use and will add to and be compatible with the existing site. The proposed new buildings will have adequate lighting are designed so that they can be seen from a variety of locations on the site; making them easier to patrol.***

**Developing and Established Urban Area**

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

***The Balloon Fiesta Park has been compatible with the surrounding area. The addition of new buildings will not change the overall use at the park. The views of the Sandias will still be visible. The proposed plant list is compatible with the area. The park is a local cultural and recreational resource. Policy 5d is furthered by this request.***

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

***The proposed buildings will not interfere with existing views; the park is well below the grade of the properties to the east. Because of this grade difference, the additional height will not significantly impact views to the Sandias from the site nor the neighborhoods to the west. Policy 5m is furthered by this request.***

**Developed Landscape**

- a) II.C8. Developed Landscape Goal: to maintain and improve the natural and the developed landscape's quality.
- b) Policy II.C .8a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

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- c) Policy II.C .8 b: Public facilities (including buildings, parks, plazas, utilities, bridges, streets, stadiums, and airports) shall be designed to realize opportunities for City/County beautification.

*The proposed Pilots' Pavilion will be a complimentary addition to the park. The proposed landscaping on the site is appropriate for the area and attractively designed. The pavilion has an interesting, modern design and significant improved outdoor space. The park itself is a unique resource for the Albuquerque Area. The Developed Landscape goal and policies 8a and 8b are furthered by this request.*

#### **Cultural Traditions and the Arts**

- a) II.C.7 Goal : emphasize and support unique cultural traditions and arts as viable components of the community's well-being.

*The Balloon Fiesta is unique event in Albuquerque with many associated traditions. The proposed buildings improve the park experience for all visitors.*

#### **Community Resource Management**

- a) II.D.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.*

#### **Economic Development**

- a) II.D.6. Economic Development Goal: to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

*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. In 2013, Balloon Fiesta Officials estimated 856,986 guests and a \$90 million dollar direct impact on the Albuquerque economy. A 2013 study is pending. The goal is furthered by this request.*

- b) 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.

- c) Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

*The proposed new buildings will be amenities that will add to the flexibility of the park and allow a wider range of events, providing more opportunity for business. Policies II.D.6a and b are furthered by this request.*

- d) Policy II.D. 6d: Tourism shall be promoted

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***The new buildings will improve the park by providing more indoor space for events during the Balloon Fiesta and throughout the year. The overall experience for tourists and locals will be improved with the amenities proposed by this request. The Balloon Fiesta is a huge tourist draw. Policy II.D.6d is furthered by this request.***

5. This request meets the intent of the North Valley Area Plan to have more intense uses in the North I-25 area and less intense uses in the valley.

6. Goals and policies of the North I-25 Sector Development Plan are furthered including:

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

***The proposed new buildings will add to the flexibility of site; making it work better for the Balloon Fiesta and for other events throughout the year. This will add to the economic viability of the park. The Balloon Fiesta is already a large economic generator. Policy LUZ2 is furthered.***

6.1.2. Open Space Recommended Actions 2. Continue the phased development of Balloon Fiesta Park and identify adequate funding for maintenance.

***The proposed buildings are identified in the Balloon Fiesta Master plan and will continue the phased development of the park. This complies with Recommended Action 6.1.2.***

7. The Site Development Plan for Building is consistent with design guidelines of the Balloon Fiesta Master Plan. Park Goals are found on page 2 and relevant goals include:

- Develop the world's premiere balloon launch site and multi-use recreational complex
- Design an International Park which serves the local and statewide community
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***The proposed project will meet these goals by adding the flexibility of the park and allowing permanent, sheltered spaces with amenities , in the for the pavilion and vendor spaces, for concerts, sporting events, craft fairs and other uses for both the local and outside community . The design of the pavilion and the vendor spaces will similar to the Balloon Museum to the south of the site and the proposed paving will have balloon themed designs that are visible from the air.***

Design Goals are listed on page 37 and relevant goals include:

- Provide for multi-use of the balloon launch fields
- Create opportunities for recreational activities to be complemented by special events, entertainment, and cultural activities
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*The request will meet these goals by adding to the uses that are possible at the park, including special events along with recreational activities. The addition of amenities such as improved paving, permanent indoor space and restrooms makes the site easier to access for people with mobility issues. The design will have elements that are similar to the existing buildings on site and will have paving with patterns that are visible from the air. The proposed development is located away from the residential development to the west of the park.*

8. The approval of additional vendor structures shall be by the Planning Director, per the Administrative Amendment process. All new structures shall comply with the Balloon Fiesta Park Master Plan. Non-compliant structures will not be approved administratively.
9. The Alameda North Valley Association, Wildflower Area Neighborhood Association, Vista del Norte Alliance, North Edith Commercial Corridor, District 4 Coalition of Neighborhood Associations and the North Valley Coalition were all notified. Property owners within 100 feet of the site were also notified.
10. Staff received comments from the Alameda North Valley Neighborhood Association and the Wildflower Neighborhood Association expressing concern that the Balloon Fiesta Park Commission had not had sufficient time to review the project and expressing opposition to the delegation of approval of future structures to the Planning Director.

***RECOMMENDATION – 14 EPC 40017 April 10<sup>th</sup> 2014***

**APPROVAL of 14EPC-40017, a request for Site Development Plan for Building Permit, for a portion of Tract A, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 14 EPC 40017, April 10<sup>th</sup> 2014-Site Development Plan for Building Permit***

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.

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3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
  
  4. The approval of future vendor structures shall be by the Planning Director, per the Administrative Amendment process. All new structures shall comply with the Balloon Fiesta Park Master Plan. Non –compliant structures will not be approved administratively
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***Maggie Gould  
Planner***

***Notice of Decision cc list:***

Name, Address, City, State Zip Code

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Zoning Enforcement

Off street parking per 14-16-2-22(C)

Height per 14-16-2-22(D)

Provide signage details for HC-motorcycle-and bicycle spaces

#### Office of Neighborhood Coordination

Alameda North Valley Assoc. (R)

Wildflower Area NA (R)

Vista Del Norte Alliance (R)

North Edith Commercial Corridor Assoc.

District 4 Coalition of NA's

North Valley Coalition

#### Long Range Planning

**1000363 Balloon Fiesta Park-** The proposed amendment and project will be consistent with the intent of the Balloon Fiesta Master Plan. The subject is in the boundaries of the North I-25 Sector Development Plan and in the Developing Urban area of the Comprehensive plan

#### Metropolitan Redevelopment Agency

### CITY ENGINEER

#### Transportation Development

##### Site Development – Building Permit

#### Transportation Development (City Engineer/Planning Department):

- 1 Pavement material sited on Sheet 1/8 Note 3 must be ADA Accessible if located within parking area, drive aisles and/or pedestrian paths.
- 2 Typical Vendor Structure Plan, Sheet 1/8 does not show handicap parking stalls and access aisles.

#### Hydrology Development (City Engineer/Planning Department):

- Waiting comments

#### Transportation Planning (Department of Municipal Development):

- There are no comments regarding bicycle, trail, or roadway system facilities on this request.

##### Amend Master Development – Subdivision

#### Transportation Development (City Engineer/Planning Department):

- Reviewed, no comments

#### Hydrology Development (City Engineer/Planning Department):

- Waiting comments

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**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT  
and NMDOT:**

Conditions of approval for the proposed **Site Development – Building Permit** shall include:

1. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.

Conditions of approval for the proposed **Amended Site Development – Subdivision** shall include: **None**

**Hydrology Development (City Engineer/Planning Department):**

- **Waiting comments/conditions**

**Transportation Planning (Department of Municipal Development):**

- **No Conditions**

**Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.

**Street Maintenance (Department of Municipal Development):**

- No comments received.

**New Mexico Department of Transportation (NMDOT):**

- **Waiting comments/conditions**

***WATER UTILITY AUTHORITY***

**Utility Services**

*No comments.*

***ENVIRONMENTAL HEALTH DEPARTMENT***

***PARKS AND RECREATION***

**Planning and Design**

Parks & Recreation Department supports this request.

**Open Space Division**

**City Forester**

***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Disapproved need to relocate enclosure call 681-2766

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Pilots' Pavilion at Balloon Fiesta Park, (B-17) Reviewed, no comment.

***ALBUQUERQUE PUBLIC SCHOOLS***

***MID-REGION COUNCIL OF GOVERNMENTS***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

1. Transmission facilities are located on the Balloon Fiesta Park property in the area of the subject site. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.