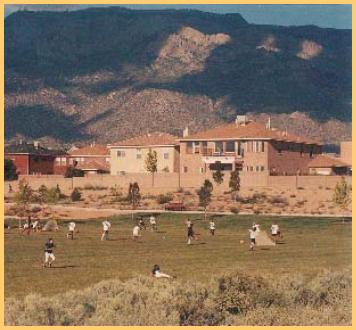
North Domingo Baca Park

MASTER DEVELOPMENT PLAN

City of Albuquerque Department of Municipal Development



April 4, 2006

CONSENSUS PLANNING

ACKNOWLEDGEMENTS

Mayor Martin J. Chavez
Bruce Perlman, Chief Administrative Officer
Gail Reese, Deputy CAO, Chief Financial Officer
Ed Adams, Deputy CAO, Chief Operations Officer

CITY COUNCIL
Ken Sanchez, District 1
Debbie O'Malley, District 2
Isaac Benton, District 3
Brad Winter, District 4
Michael Cadigan, District 5
Martin Heinrich, President, District 6
Sally Mayer, District 7
Craig Loy, District 8
Don Harris, Vice-President, District 9

AMAFCA BOARD OF DIRECTORS
Danny Hernandez, Vice-Chair, District 1
Dan Lyon, District 2
Tim Eichenberg, Chairman, District 3
Ron Brown, District 4
Janet Saiers, District 5

CITY USER DEPARTMENTS
Parks & Recreation Department
Jay Hart, Director
Sandy Zuschlag, initiated land acquisition at NDBP, coordinated the 1994 agreement with AMAFCA and development of the 1994 Draft Park System Facility Plan.

Family and Community Services
Valorie Vigil, Director
Michael Passi, involved in the NDB project since 1999 including funding for land acquisition.

Department of Senior Affairs
Blanca Hise, Director

Cultural Services
Millie Santillanes, Director
Elen Longsworth/Library Services Division

Planning Department
Carmen Marrone, Staff Planner

Albuquerque Police Department
Chief Gilbert Gallegos

Albuquerque Fire Department
Chief Robert Ortega

TECHNICAL TEAM
David Flores/Department of Municipal Development
Dale Sokkary/PRD-Park Management
Jeff Hart/PRD-Park Management
Steve Sierra/PRD-Park Management
Fred Hultberg/PRD-Recreation Services
Sylvia Fettes/Family & Community Services
April Jojola/Department of Senior Affairs
Julia Clarke/Cultural Services-Libraries
Michael Riordan, P.E./DMD-Transportation
Theresa Baca/DMD-Transportation
Dan Hogan, P.E./DMD-Storm Drainage
Roger Green, P.E./PWD/Utility Development
Capt. Michael Castro/APD-La Cueva Substation
Capt. Jeff Sulevant/AFD-Station #20
Andrew Degarmo/Transit
John Kelly, P.E./ AMAFCA
Joanne Caffrey/Bernalillo County
Clay Campbell/Bernalillo County
Chuck Atwood/Albuquerque Public Schools
Todd Resch/La Cueva High School

PUBLIC ADVISORY COMMITTEE
District 4 Coalition/Walter Miller, President
District 4 Coalition Park Committee/Sandra Richardson
Academy Acres North NA/Roberta Lipman
Academy Hills Park NA/ Don and Darlene Couchman
Academy North NA/Sarah Ann Behrmann
Albuquerque Meadows Residents Assoc./Dick Schlaefer
Bear Canyon NA/Bambi Folk
Cherry Hills Civic Assoc./Holly Hitzemann
Cherry Hills Civic Association/Cliff Richardson
Countrywood Area NA/Carol Stocks
Countrywood Area NA/Joe Burwinkle
Eagle Pointe HOA/Audra Dericotte
Heritage East Assoc. of Residents/Barry Rubin
Heritage Hills NA/Peggy Carnett
Jade Park NA/Karen Casaus
Keystone Park HOA/Dee Watkins
La Cueva Oeste HOA/Karen Eastman
La Cueva Village NA/Celina Stoyanof
Louisiana Purchase Condo Assoc./Bruce Chavez
Nor Este NA/Joe Yardumian
Nor Este NA/Paul Grunwald
North ABQ Acres Comm. Assoc./Jackie McDowell
North ABQ Acres Comm. Assoc./Cynthia Reinhart
North Domingo Baca NA/Judie Pelligrino
North Domingo Baca NA/Gary and Nancy Brault
North Domingo Baca NA/Jeff Peterson
North Hills HOA/Ed Ameika
North Wyoming NA/Doug Fenton
Palomas Park NA/Robert Gurule
Pleasant View Mobile Home Assoc./Albert Gustafson
Quail Springs NA/Goldialu Stone
San Antonio Condo HOA/Aliesha Ruiz
Sonora HOA/Karen Aspelin
Tanoan Community Assoc. of Residents/John Lastra
Vineyard Estates NA/Michael Brewer
Vineyard Estates NA/Pat Verrelle
BCC Services/Exhilda McKinley
COA Council Services/Diane Trujeque
COA Neighborhood Coord./Stephanie Winklepleck
Metropolitan Parks & Rec. Advisory Board/Moses Perry
NM State Representative Larry Larranaga
NM State Representative Joe Thompson
NM State Representative Teresa Zanetti
NM State Representative Kent Cravens
NM State Representative Ramsey Gorham

PROJECT MANAGEMENT
Colleen K. Frenz, Manager
Department of Municipal Development
Park Design & Construction Division
Chris Green, ASLA/Consensus Planning, Inc.
George Nemeth, P.E./Smith Engineering Company

CITY OF ALBUQUERQUE

ADMINISTRATIVE AMENDMENT

FILE # MA-10152 **PROJECT #** 1005921

Addition of handball/racquetball courts. Reduction in parking required and provided.

Russell Brito 19 Jan 2012

APPROVED BY **DATE**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

SECTION 4
MASTER PLAN

The park program for North Domingo Baca Park includes elements that are typically found in community-scale parks. Both active and passive forms of recreation are included to satisfy a broader range of potential park users. The program of facilities was refined based on public input received at a public meeting held on June 16, 2004, and direction from the projects Technical Team. This Master Plan for North Domingo Baca Park is the outcome of a public process over 6 years and numerous community meetings, and includes refinements to the 1999 Master Plan. The park design and program were refined to include repositioning of parking areas (including underground parking as a possible solution), expansion of areas for non-programmed uses (open turf areas), designating an off-leash dog exercise area, lighted tennis courts, a library, and providing a box culvert instead of an open channel for the storm water conveyance through the park. Due to the flexibility of the Master Development Plan, activities may be added or deleted based on the community's future needs, preferences, and available funding. Significant changes to the Master Development Plan will require approval by the Environmental Planning Commission.

There are several existing conditions which are driving the master planning program (or) decisions and layout for North Domingo Baca Park.

- Areas of floodplain exist across the boundaries of the site. Construction of drainage improvements through the park will remove property from the floodplain. Drainage improvements within North Domingo Baca Park will be a joint effort between the City of Albuquerque and AMAFCA, per an existing agreement. The storm water conveyance system must meet specific criteria regarding where it enters the park and the dam. No building improvements will be permissible over the drainage solution.

- Vehicular access to the site from Wyoming Boulevard will be limited to right-in/right-out movements for southbound traffic. The Wyoming intersection at Corona is unsignalized and the intersection at Carmel is signalized. The Louisiana intersections at Carmel and Corona will be are unsignalized. These transportation issues will impact access locations, and orientation of facilities for efficiency in access and circulation.

- Off-site parking along Corona Avenue and Carmel Avenue is permitted on both sides of the street. However, due to concerns of the Falcon Ridge and Eagle Pointe subdivisions north of Corona, parking along Corona will be limited to the south (Park) side of the street, and the north side of the street will be signed "No Parking."

- Due to the proximity of residential development to the north, less intense, neighborhood scale activities are proposed to be located along Corona, and any lighted activities are located toward Wyoming/Carmel where commercial or higher intensity land uses occur.

- The sloping topography creates opportunities to respond to the dramatic views from the site. Orientation of facilities should take advantage of these views. The slope from east to west also potentially allows for "par-

tial" underground parking (not proposing full underground structure) to be incorporated into the site efficiently and sensitively.

KINNEY DAM/AMAFCA PROPERTY

The Kinney Dam is a flood control detention facility, and the lower stage pool will receive a majority of the storm water flows. Due to the resulting sediment, trash and debris, this area has not been identified for formal recreational improvements. However, informal use of the area is not precluded. The upper bench of the dam was designed for use as a recreation field. This area will flood only during larger storm events. The existing AMAFCA maintenance roads around the top of the dam are gravel base and provide adjacent residents the opportunity to walk. This existing condition would remain and could be enhanced with AMAFCA approval. The access ramp down into the upper pool, programmed for a recreation field, is installed at a 5% slope to meet ADA requirements.

In order to maintain the integrity of the dam structure, improvements on the embankment of the dam are not allowed., however, additional trails could be cut into the native excavated slopes on the east side of the dam pool. Outside the detention facility of Kinney Dam are open native areas that could be used for passive recreation purposes. The City and AMAFCA agreement allows for joint-use of AMAFCA property (including the upper and lower pools of the dam).

MULTI-PURPOSE RECREATION FIELDS

Areas for organized sports are a primary focus of North Domingo Baca Park. Area for 4 full-size soccer fields is provided at North Domingo Baca Park. One soccer field is located within the upper pool of the Kinney Dam. The dam was specifically designed to allow for this use and will sequentially flood during larger storm events. Access is provided by adjacent parking areas and pedestrian links utilizing the dams maintenance roads. The fields are all oriented north / south so the user is not looking into the sun during play. The turf area exceeds the dimensions needed for full-size fields to allow room for the fields to be shifted to give high use areas (midfield, goal areas) the opportunity to recover. The three main fields will terrace down from east to west, with a sloped grass area between the fields to allow for spectator seating. Typical elements to be associated with the fields include benches and picnic tables, spectator seating, shade (trees and ramadas), trash receptacles, and parking.

TENNIS COURTS

There are six (6) tennis courts adjacent to the Carmel Avenue, south of the multi-purpose recreation fields. The courts will be lighted for nighttime use. The courts are oriented north/ south so the user is not looking into the sun during play. The courts are also enclosed with a 10'-12' chain link fence with wind screen fabric. Shaded seating areas and picnic facilities will be located adjacent to the courts.

HANDBALL/RACQUETBALL COURTS

Four (4) lighted open handball/racquetball courts are being added adjacent to the tennis courts. This activity is being added to meet a rising community based need.

SKATE FACILITY

A skate facility will be located at North Domingo Baca Park and is located immediately south of AFD Station 20/La Cueva Community Police Substation. The skate area is proposed to be lighted, and it's location along Wyoming Boulevard will provide optimum visibility and access

A OFF-LEASH DOG PARK
B CHILDREN'S PLAY AREA
C BASKETBALL COURTS
D SKATE PARK
E LIBRARY
F MULTI-GENERATIONAL CENTER
G LA CUEVA COMMUNITY POLICE SUBSTATION / ALBUQUERQUE FIRE STATION 20
H INDOOR/OUTDOOR AQUATIC FACILITY
I RACQUETBALL COURTS
J TENNIS COURTS
K MULTI-PURPOSE RECREATION FIELD
L AMAFCA'S HARRY KINNEY DAM
M PARKING STRUCTURE
N SURFACE PARKING

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-1568
e-mail: cp@consensusplanning.com

NORTH Scale: 1" = 50'

UPDATED MASTER PLAN

NORTH DOMINGO BACA PARK

CITY OF ALBUQUERQUE
PARKS AND RECREATION DEPARTMENT
OCTOBER 2011

to the facility. Detailed design has not yet begun, however, this skate area could use modular components in combination with fixed elements, variations in surface textures, and provide for a range in user skill groups. Other elements at the skate area may include benches and picnic tables, ramada structures, spectator seating, shade, trash receptacles, concession/vendor hookups, and parking.

OFF-LEASH DOG EXERCISE AREA

Approximately 2-3 acres is designated for dogs off leash immediately north of the multi-use recreation fields. The dog area is an enclosed area for unleashed dogs to socialize and play. The area would be enclosed by a fence, and include amenities such as shaded seating areas, benches, picnic tables, trash receptacles, shade (trees and ramadas), mutt-mitts, information board, and ground surface treatment. Parking shall also be in close proximity. Administrative Instruction No. 8-22 outlines the criteria for locating off-leash dog areas and determining the process for determining the specific improvements that may be included at each site.

Due to environmental considerations regarding fecal pollution, there will be no discharge into the storm water, and ultimately the Rio Grande. The dog area should drain to a separate retention pond. Fecal matter clean up is the responsibility of the dog owners. City resolutions describe the rules and regulations associated with use of these areas. The Parks and Recreation Department is committed to providing quality facilities by establishing volunteer programs and a special maintenance force specifically to address this newest initiative in city parks. Environmental Health Department, Animal Services Division supports off leash dog areas and will actively enforce use and violations as necessary

ACTIVE RECREATION AREA

Centrally located within the Park are basketball courts and space for other court games. All courts shall be oriented in a north-south direction to minimize solar glare and improve the quality of play. Typical elements to be associated with these facilities include, benches and picnic tables, ramadas, spectator seating, shade, trash receptacles, and parking.

CHILDREN'S PLAY AREAS

Age-separate children's play elements are located adjacent to the large picnic pavilion. The play areas shall be designed in accordance with the 1990 Americans with Disabilities Act (ADA), and be accessible to children with varying abilities. The play areas shall be designed to grow with the children and offer the chance to progress through a series of activities that challenge them physically, mentally, and socially. The play areas shall be designed with appropriate age separation of activities to minimize conflicts between older and younger children. Also, natural forms and materials such as earthen mounding and/or boulders should be considered to encourage play activities that challenge the children's creativity and imagination.

Additional elements which contribute to the success of the play area design include adequate shade, benches and picnic tables, trash receptacles, and bicycle racks.

PARK AND RIDE AREA

Fifty spaces for Park and Ride have been included adjacent to Wyoming between the proposed skate area and the building components. The spaces would be incorporated into the larger parking area without specific signage or numbering of spaces but rather general signage identi-

fying Park and Ride at this location. Continued coordination with the Transit Department will be necessary to locate, or relocate an existing bus stop/shelter along Wyoming Boulevard, adjacent to the Park and Ride area.

BUILDINGS

Several community buildings are arranged in the southeast area of the site, proximate to the signalized intersection at Wyoming Boulevard and Carmel Avenue. The orientation and arrangement of these buildings and associated outdoor spaces are to be viewed as placeholders within this Master Development Plan. An alternative arrangement or the possible combining of buildings may be defined during the detailed planning for these facilities. A detailed Site Plan for Building Permit shall be approved by the EPC for each of these buildings, or combination thereof, prior to their development. Only if the general location of this grouping of buildings shifts to another part of the Park, affecting the overall layout of the Park, will an amendment to this Master Development Plan be required.

Multi-Generational Center

The multi-generational center, shown approximately 35,000 to 40,000 square feet in size, is sited in the southeast area of the park, giving it a prominent location and controlled access from the signalized intersection of Wyoming and Carmel, minimizing vehicular impacts to residential development on the north side of the park. The Center, including parking and outdoor spaces, encumbers approximately 5 acres of the Park. The Center will feature programs for all age levels of the community, and offer programs throughout the day and evening. The programming for this facility has not yet occurred, however, other centers recently constructed in the City include: meeting room(s); arts and crafts area; kitchen; dining room; exercise room; computer room; game room; gymnasium; restrooms with showers and lockers; administrative office space; and outdoor gathering space.

Library

An approximately 15,000 square foot footprint is identified as a placeholder for a library and is located in the southeast area of the park. The library, including required parking and outdoor spaces, encumbers approximately 2 acres of the Park. Detailed programming for the facility will occur at a later date, and as funding for the project is secured. The Library has been identified to be remain an independent building from the others, even if they are combined.

Pool Complex

The site area for the pool complex is approximately 6 acres, including the required parking area and outdoor spaces. The programming has not yet occurred, however, this complex could include areas for therapeutic needs, adult and youth needs in separate facilities, ADA access/zero depth pool, toddler components, 25 meter pool, and indoor/ outdoor facilities. The administration building would include restrooms, showers, locker area, administrative office space, maintenance/storage areas, meeting room, etc. Detailed programming for the facility will occur at a later date, and as funding for the project is secured.

PICNIC/SHADE FACILITIES

A large picnic pavilion to serve community-size events is centrally located within the park adjacent to the soccer fields and active recreation area. Numerous small picnic shelters are randomly located throughout the park to provide for family-size picnic gatherings. All picnic facilities should be equipped with picnic

tables, benches, and trash receptacles, and bike racks.

RESTROOMS/DRINKING FOUNTAINS

Restroom facilities will be available within building facilities located at the Park. Additional restroom facilities specific to scheduled sport events will be provided by the organization scheduled to play. The Park will provide a designated location, access, and screening (vegetation or fencing) for the restroom facilities. Drinking fountains will be available within building facilities located at the Park. Park users are encouraged to bring there own refreshment.

PEDESTRIAN/BICYCLE PATHS

Pedestrian and bicycle paths are provided throughout the park to link activities and provide access around and through the park. Per the Trails and Bikeways Facility Plan, a secondary trail is proposed along Wyoming Boulevard. The internal Park trails will provide connections to this proposed trail. Appropriate amenities related to the path system include shade, benches/ seat walls, picnic tables, trash receptacles, and bicycle racks.

WATER FEATURES

Water features may be included as part of the outdoor spaces independent of pool / active water for people. Any water feature will be reviewed and approved with the building component and meet requirements of the Water Conservation Ordinance.

PARKING

Facility Parking Requirements

The estimated on-site parking requirements to meet the needs of the park program elements total approximately 882 spaces and are generally distributed as identified below. As programming for the specific uses is undertaken, and considering the potential for shared parking of activities with non-overlapping schedules, the actual parking requirements may vary. The methodology to estimate the recommended parking spaces began with specific requirements from the Zoning Code (typically 1 space per 200 square foot of building area), and were adjusted based on user department's experience on existing developed facilities (community centers, libraries, pool complexes). No specific standards are available for active recreation uses such as basketball courts, tennis courts, skate areas, etc. Recommended parking quantities for these uses are based on user department's experience on similar projects. Parking requirements for the multi-generational center, library and pool complex will be detailed with their respective Site Plan for Building Permit submittal(s).

Parking Requirements	
Multi-Generational Center	250 spaces
Library	75 spaces
Pool Complex	200 spaces
Multi-Purpose Fields	200 spaces
Tennis Courts	24 spaces
Racquetball Courts	8 spaces
Skate Park	25 spaces
Dog Park	25 spaces
Park and Ride Area	50 spaces
Active Recreation Area	25 spaces

Four major parking areas are designated within the Master Plan. Accessible spaces will be provided in each of these areas per the City of Albuquerque Zoning Code.

1. South of the Multi-Purpose Fields – This area holds approximately 126 spaces and is

intended to serve the multi-purpose fields, the tennis courts, and general park use.

2. Corona Avenue – This parking area holds approximately 171 spaces and serves the off-leash dog exercise area, the multi-purpose fields, the active recreation, play area, picnic area, and general park use.
3. Community Building Area – The surface parking areas associated with the community buildings hold approximately 350 spaces. These areas are separated by landscape buffering to minimize the visual impact of a large parking area. These areas will serve all of the community buildings and not have designated parking areas for each of the buildings.
4. Structured Parking – The rationale for providing structured parking at North Domingo Baca Park is to maximize park land to meet the park program needs as requested by the community. The structured parking is identified west of the Multi-Generational Center and holds approximately 235 spaces. Access and configuration of the structured parking will be defined during the programming and design for the community buildings.
5. Over Flow Parking - Additional parking may be provided off-site / on-street along Corona and Carmel. The on-street parking will be limited to the Park side of the street for Corona Avenue, and the opposite side (adjacent to residential development) of the street will be signed for "No Parking." Parking on the park side of Corona Avenue could accommodate approximately 80 vehicles. Based on the street designation and width, Carmel can provide for parking on both sides of the street and could provide for approximately 160 vehicles. This item may require infrastructure improvements, such as striping, bulbouts, etc.
6. Other On-Site Public Parking – The Fire Station/Police Substation is available for public parking as well and will have pedestrian connections to the park. Approximately 18 spaces are available for public use.

<u>Bicycle Parking</u>

Bicycle parking locations are not specifically identified on the Master Plan Concept, but will be distributed throughout the site to meet the needs of the specific uses. Bicycle parking will be provided at a rate of 1 space per each 20 vehicular parking spaces.

APPROVALS

PROJECT NUMBER: 1003921
Application Number: 05EPC-00183

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated March 17, 2005 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Rights-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

[signature]	4-12-06
Traffic Engineering	Date
Roger L Green	4-12-06
Water Utility Department	Date
Christina Sandoval	4/12/06
Parks and Recreation Department	Date
Bradley L. Bingham	4/12/06
City Engineer	Date
N/A	
Solid Waste Management	Date
Sheran Matson	4/12/06
DRB Chairperson, Planning Department	Date

TABLE OF CONTENTS

SECTION I
INTRODUCTION

PURPOSE OF THE DOCUMENT

This document is a Master Development Plan for North Domingo Baca Park, a multi-use, Community Park in North Albuquerque Acres. The Park proper is bounded by Wyoming Boulevard on the east, Carmel Avenue on the south, Albuquerque Metropolitan Arroyo and Flood Control Authority's (AMAFCA) Kinney Dam on the west, and Corona Avenue on the north. The 34-acre park site, and adjacent 24-acre AMAFCA property, which is available for joint use, allows for a wide range of activities to serve the interests of the greater community as well as the local neighborhoods.

The North Domingo Baca Park Master Development Plan (similar to the City's Site Development Plan for Subdivision) has a broad focus. The Park Project Goals, Site Analysis, Community Issues, Park Program, Park Design Guidelines, Grading and Drainage, and Project Funding and Phasing are presented in this document. These elements combined have shaped the functional layout of the park in terms of access, facility location, and park activities. The park program and park design guidelines are described in detail to communicate the visual and aesthetic qualities of the park elements. The general location and design criteria for buildings, parking areas, multi-purpose fields, landscaping, etc. are also included in this document. The Master Development Plan is the overall guide for future development at North Domingo Baca Park.

Implementation of the Master Development Plan will require a phasing strategy. This document will provide the framework for the phased

North Domingo Baca Park Site Vicinity

development of North Domingo Baca Park. The Master Development Plan allows for a flexible response as future recreational needs are identified or modified, and funding strategies are developed. This Master Development Plan applies to the lands currently under ownership by the City of Albuquerque and AMAFCA.

PARK HISTORY

During the 1980's it was becoming increasing evident to the City Parks and Recreation Department (PRD) the demand for organized scheduled recreation such as soccer, youth football and youth baseball was increasing significantly per participation enrollment numbers. Existing neighborhood parks with turf grass were being inundated with scheduled youth activities every evening and on weekends. PRD staff knew community and regional sized parks needed to be planned for, acquired and developed to help take the burden off neighborhood parks. The Parks and Recreation Department began purchasing property in the North Albuquerque Acres area with the intention of acquiring land for a community park. Due to available funding, the acquisition process was occurring primarily a lot at a time. In 1991, AMAFCA began the process for site selection for the Lower North Domingo Baca Dam. At an early stage in the site selection process, AMAFCA worked with the City Parks and General Services Department (PRD) for potential joint-use of the proposed Dam site and to coordinate acquisition for the proposed community park would be adjacent to the dam for joint-use. The site selection process for the dam included a public meeting that was held on June 3, 1992. In 1992, AMAFCA began purchasing property for the Dam site east of Louisiana between Corona and Carmel. Based on negotiations with the City, AMAFCA began purchasing the property between Corona and Anaheim, east to Wyoming (Block 7). This additional property was purchased to convey arroyo flows within the existing arroyo to the Dam, with the understanding that the City would buy the lots back from AMAFCA at a later date for the future community park. Based on existing acquisitions and negotiations with AMAFCA, the City continued purchasing lots between Anaheim and Carmel, east to Wyoming (Block 8).

In 1997, a formal agreement between the City and AMAFCA was executed, including among other elements, how the City would purchase from AMAFCA lots in Block 7 east of the Dam, and responsibilities in terms of platting and development of drainage improvements. The City continued to acquire land between through 2001 by purchase from AMAFCA, through third party participation ("detached open space" requirement from area developer Hoech Real Estate), and through purchase from approximately a dozen individual private property owners (5

View of the Park looking west, 2001

lots at the corner of Wyoming and Carmel were acquired through the condemnation process).

Since 1993, the Kinney Dam, Window G Channel, and the AFD Fire Station 20/La Cueva Police Substation have been constructed, and residential development has occurred west, north and east of the site. Development in the area and the Quarter-Cent Open Space Tax, approved by voters in 1987, provided the impetus for developing a Master Plan for North Domingo Baca Park. The Quarter-Cent Open Space Tax, established for a four-year period to accomplish land acquisition of Major Public Open Space, and land acquisition and development of parks, included funding for land acquisition at North Domingo Baca Park.

In 1997, Consensus Planning was retained through the Selection Advisory Committee (SAC) process to prepare the Master Development Plan for North Domingo Baca Park. The Project Team and City conducted public meetings to solicit input from the surrounding community to craft a Plan that responded to the community's vision for the Park. A Steering Committee, made up of representatives from surrounding neighborhood associations and students from La Cueva High School, was formed and met on a regular basis to review detailed elements of the Plan. The Project Team also made presentations to Freshman Geography classes at La Cueva High School to educate the students on the master planning process. In summer 1998, the decision was made to shift the planned location of AFD Station 20/La Cueva Community Police Substation from a site at Louisiana Boulevard and Signal Avenue to North Domingo Baca Park. The Substation was incorporated into the 1999 Master Development Plan concept and was built at the corner of Wyoming Boulevard and Corona Avenue, the northeast corner of the Park. The AFD Station 20/La Cueva Community Police Substation consultant (Rohde May Keller McNamara Architecture) processed a zone map amendment and Site Plan for Building Permit through the Environmental Planning Commission (EPC) in November, 1999. Construction of the Substation was completed in 2000.

In July 1999, a Master Development Plan for the Park was approved by the EPC. This Master Development Plan did not include eleven lots along Carmel Avenue, beginning at Wyoming Boulevard, as they were still in private ownership. The City publicly conveyed its intent and need to acquire these eleven lots and incorporate them into the planning for the Park. The purchase of these lots was critical to the Park planning in that the Wyoming/Carmel intersection and Carmel frontage were the preferred location for a suite of community buildings, including a multi-generational center and pool complex.

The approval of the 1999 Master Development Plan was appealed by the owner of five of the lots at Wyoming and Carmel. The appeal was heard by the Land Use Planning and Zoning Committee (LUPZ) of the City Council on September 15, 1999. The appeal was denied by LUPZ and a recommendation to not grant the appeal was forwarded to the full Council. The City moved forward with the purchase of the 5 lots through the condemnation process, as well as the purchase of the remaining 6 privately held lots along Carmel Avenue. The 1999 Master Development Plan was never submitted to the Development Review Board (DRB) for final sign-off, as property acquisitions were continuing.

In 2002, the AMAFCA North Domingo Baca Dam was renamed the Kinney Dam in honor of

former Mayor Harry Kinney, in recognition of his years of outstanding service to the Albuquerque and Bernalillo County community, and his role in the creation of AMAFCA in the early 1960's. A pair of monument signs were erected on the north and south ends of the dam embankment facing Louisiana Boulevard. A request was made to the City to rename the Park as well. Written criteria on park naming by the City Metropolitan Parks and Recreation Advisory Board (MPRAB) restricted a name change for the Park. There is, however, no restriction for naming a component within the park. This request could be pursued and presented to the MPRAB if desired.

Phased improvements have continued to occur at North Domingo Park for utilities and infrastructure including a 60" storm drain line, water, storm drain, sanitary sewer line extensions, and half street sections for Corona and Carmel from Wyoming to Louisiana (includes frontage in front of AMAFCA owned property), and an 8" non-potable water line stub out for future park irrigation systems.

PARK PROJECT GOALS

Parks are intended to be aesthetically pleasing with distinguishing characteristics, considerate of the health, safety and welfare of the park user, universally accessible, responsible water users, considerate of maintenance issues, and meet the needs of the citizens of Albuquerque.

- Provide a community park that is representative of the collocation of facilities and resources.

- Provide recreational and activities which serve both the neighborhood and the community needs.

- Provide for the integration of the future facilities (i.e. Fire/Police Substation, multi-generational center, pool complex, library) into the overall park design relative to pedestrian and vehicular circulation.

- Promote the multi-use of the Kinney Dam and AMAFCA property per agreement with AMAFCA, and design future drainage improvements to maximize recreational opportunities.

- Design the park to serve as a focal point and activity hub for the surrounding community (residents within a 3-mile service area approximately bounded by Interstate 25 to the west; San Antonio Drive to the south; Ventura Street to the east; and Sandia Pueblo to the north).

- Develop a Community Park which serves as a buffer between the intense commercial activity proposed along Paseo Del Norte and residential subdivisions to the north.

- Develop park access patterns which provide for safe and efficient separation of vehicles and pedestrians, and promote multi-modal transportation options.

- Preserve the City's natural resources through innovative design approaches which respond to water conservation and solar exposure. Opportunities to harvest water should also be explored to optimize use of this valuable resource.

- Develop design guidelines which promote a vision of quality for all site improvements

while providing for material longevity and long-term maintenance.

- Develop and prioritize funding needs, and develop a project schedule.

- Provide universal accessibility within buildings, with strong connections to and throughout the site.

SECTION 2
SITE ANALYSIS

EXISTING CONDITIONS

Topography

The site has a relatively gentle slope from east to west, typically around 3 percent, but an overall change in elevation of almost 70 feet. Central to the site, several earthen stockpiles and drainage courses create areas of steeper slopes. The Kinney Dam, at the western end of the site, is characterized by steep engineered slopes. A

Kinney Dam looking north

terraced bench was designed into the dam to provide for future recreational uses. This area will only flood during larger storm events. The western end of the Dam is constructed with a soil cement face and is prominently signed with a large 'Kinney Dam' monument. Access roads from Carmel Avenue and Corona Avenue are provided for maintenance of the dam area.

The ultimate build out of the Park will require the import of soil; the quantity is still to be determined as programming for the facilities is undertaken. To meet this need the City is exploring opportunities to obtain this dirt through other City projects need to export dirt from their sites. Approximately 40,000 cubic yards have been placed along Corona and immediately south of the AFD Station 20/La Cueva Community Police Substation (February / March 2005). USEPA storm water regulations will be followed to avoid sediment transport into the Dam and minimize blowing dust.

Vegetation

The soil type listed above falls within Native Plan Community No. 4, which consists mainly of grasses mixed with some shrubs and annual plants. Black Grama is the dominant grass with Sand Dropseed, Mesa Dropseed, Galleta, Three-awn, Blue Grama, Alkali Sacaton, Bush Muhly, Indian Ricegrass, and Fluffgrass being less abundant. Annual plants generally include Tandymustard, Indian Paintbrush, Woolly Indianwheat, Lambsquarters, Russian-thistle, and Bladderpod. Chamisa, Apache Plume and Four-Wing Saltbush are the dominant shrubs and generally occur in the drainage-ways.

Wildlife

There are no wildlife preservation or relocation habitats associated with this site. Many species of birds can be seen at the site including small ground birds such as quail, meadowlarks and woodpeckers. Small rodents, rabbits and reptiles such as lizards and snakes have also been seen on the property.

Views

The North Domingo Baca Park site offers fantastic background views of the Sandia and Manzano Mountains to the east. The lower tip of the Jemez Mountains can be seen to the north. Distant views to the west reveal the Rio Grande Valley and the volcanoes and escarpment of the West Mesa. Generally, the foreground views

are positive and offer a pleasant viewshed surrounding the site.

Soils

The soil at North Domingo Baca Park consists of Embudo gravelly fine sandy loam, with slopes from 0-5 percent. The surface layer of this soil type at North Domingo Baca is thick and slightly darker than is typical, and the substratum is limey and cobbly. Runoff is medium, and the hazard of water erosion is moderate. This soil is subject to periodic flooding and control of moisture is needed for proper compaction. This soil type is not expected to create any major constraints in the design and development of recreational components at North Domingo Baca Park. However, engineered fill was required for construction of the AFD Station 20/La Cueva Community Police Substation, and should be anticipated for construction of other buildings on the site. A geotechnical analysis of the site soils should be prepared to determine specific requirements for the construction of buildings and parking areas.

Climate

The average annual precipitation typical for this part of Albuquerque is approximately 8.1 inches. Temperatures average from 70F to near 100F in the summer, and 30-40F range during the winter months. Nighttime winter temperatures dip into the teens and near 0F on occasion. Prevailing summer winds come from the southeast, while winter winds blow from the northwest, and spring winds are generally from the southwest.

Refuse Dump Area

During the design phase for the Dam in July 1993, a backhoe test pit study was conducted by Vinyard & Associates, on an apparent refuse dump area located south of Corona, between Wyoming and Louisiana. The analysis revealed that the area contained primarily construction and household debris, but no hazardous materials. The debris was covered with a layer of native soil. A majority of the trash was cleaned up during construction for the Dam, however a small ridge remains immediately south of Corona and west of the AFD Station 20/La Cueva Community Police Substation. Prior to construction in this area of the Park, the remaining debris will need to be hauled off-site to a certified dump site.

Fencing

Currently, the site is fenced around the entire perimeter with post and wire fencing to restrict dumping and undesirable activity. Locked vehicular gates are provided for maintenance access to the Kinney Dam. Narrow openings are provided for pedestrian access as this area is used extensively by area residents for walking.

Roadways/Access

Wyoming Boulevard and Louisiana Boulevard are the primary streets which provide access to North Domingo Baca Park. The intersection of Wyoming and Carmel is signalized to allow controlled turning movements. All other intersections will be four-way stops. Access to the park from Wyoming will be limited to right in/right out movements. Additional access points will be taken off of Corona and Carmel. The Trails & Bikeways Facility Plan calls for trails along Wyoming, and the trail along the Window G channel is constructed east of Wyoming to Barstow. These facilities will serve to link the park with the surrounding community.

Additional ROW will be required to be dedicated for Wyoming and Louisiana. Also, the

Anaheim Avenue ROW will need to be vacated through the Park site. A replat of the property will be prepared to accomplish the necessary dedications and vacations, including the vacation of the internal lot lines, and establishment of any necessary easements.

Station 20/La Cueva Police Substation

The AFD Station 20/La Cueva Police Substation occupies approximately 3 acres at the north-east corner of the Park, at the intersection of Wyoming and Corona. The 14,000 square foot facility was constructed in 2000, and includes programmed space for police and fire services, including a public meeting room. The site also includes 18 parking spaces, and proposed pedestrian connections to the Park.

Storm water Drainage

The Kinney Dam abuts the western portion of the park site and receives storm water from several locations. Off-site flows from the Falcon Ridge subdivision are discharged by underground pipe directly into the dam inlet channel. The Window G channel, a stepped soil cement section between Wyoming and Barstow, terminates immediately west of the bridge structure at Wyoming. A 66-inch storm drain line from Wyoming discharges directly into the improved portion of the channel immediately west of Wyoming. Two storm drain lines (18-inch and 24-inch) extend from the La Cueva Police Substation/Fire Station 20 site and daylight onto the property within the floodplain easement that exists across the park property. A 30-inch line was extended with the half-street construction of Carmel to accept future roadway drainage and run it directly into the upper stage pool of the Dam. The drainage outlet from the Dam is a 48-inch pipe that runs directly west through the La Cueva Oeste subdivision.

Window G Channel releasing into Park site

Domestic Water

Several waterlines exist in close proximity to North Domingo Baca Park, including: a 10-inch PVC line in Wyoming Boulevard; a 16-inch DIP line in Louisiana Boulevard; an 8-inch PVC line in Corona Avenue; and an 8-inch PVC line in Carmel Avenue. A water zone boundary between Zone 3E and Zone 4ER crosses the site approximately 600 feet west of Wyoming Boulevard. This zone boundary required that the water lines be looped through the park. Two 8-inch PVC stub outs are provided off of Corona and Carmel to tie together through the Park in a dedicated easement. The exact alignment of this connection will need to be coordinated during detailed design in consideration of the Park activities and building(s) in the area.

Non-Potable Water

An 8-inch non-potable water line has been extended to North Domingo Baca Park to serve the irrigation needs of the Park (July 2004). The non-potable line will run along Wyoming Boulevard and then west along Carmel Avenue within both streets right-of-way (ROW). Stub outs will be provided at fixed locations to allow the landscape areas for the various facilities (Multi-Generational Center, Library, Pool Complex

and general Park development) to be metered separately. The non-potable water extension in currently in design and should be complete prior to September 2005. The irrigation components will be specifically designed for use with the non-potable water source.

Natural Gas

A 4-inch High Pressure (HP) line runs along the east side of the Louisiana Boulevard Right-of-Way (ROW), a 6-inch HP line along the east side of the Wyoming Boulevard ROW, and a 2-inch HP line along south side of the Corona Avenue ROW from Wyoming to Louisiana.

Electrical

There are two existing 3-phase overhead electric (OHE) lines in the vicinity. One is located on the west side of Wyoming Boulevard which abuts the site and the second OHE line is located on the west side of Louisiana Boulevard. Overhead electric lines also exist central to the site and serve former mobile residential units.

Sanitary Sewer

A 21-inch PVC line runs along the centerline of Wyoming Boulevard with manholes at Carmel, Anaheim and Corona. Also, 8-inch SAS lines run down Corona and Carmel, from Wyoming to Louisiana.

Adjacent Land Uses

North Domingo Baca Park is located in North Albuquerque Acres, approximately ¼-mile north of Paseo Del Norte. The properties to the north across Corona Avenue are zoned R-D, and have developed as single-family residential (Falcon Ridge and Eagle Pointe subdivisions). The property along Louisiana Boulevard, immediately south of the Kinney Dam is developed as an office development (zoned O-1). The remaining land along Carmel is zoned SU-2/R-2 and SU-2/Mixed Use, and is currently vacant. Land to the east is zoned R-D (developed as an animal clinic and drainage uses) and SU-1/PRD (developed as an apartment complex). Land to the west is zoned R-D and developed as a single-family residential subdivision (La Cueva Oeste). La Cueva High School is located approximately 1/4-mile to the northeast.

A majority of the Park is zoned SU-1 for Community Park and Related Facilities. Six lots along Carmel Avenue are currently zoned R-D/R-T and will be rezoned to match the remainder of the Park (this request is concurrent with the approval request for this Plan). The La Cueva Sector Development Plan Land guides development in the area, and will be amended to reflect the described zone change. The Sector Plan amendment is submitted for approval concurrent with this Master Development Plan and zone change request.

SECTION 3
COMMUNITY ISSUES

COMMUNITY RECREATION NEEDS

The 1993 Draft Park System Facility Plan, A Rank II Plan, acknowledged the social and economic benefits of providing quality parks and recreation facilities. The City of Albuquerque's current park system is dominated by neighborhood-scale parks and is lacking in the provision of community and regional-scale parks. Over half of the neighborhood parks in Albuquerque are less than 3 acres in size and, in many instances, overused for organized recreation. Many of these neighborhood parks do not have on-site parking, therefore, vehicles of park visitors tend to overwhelm the surrounding neighborhoods. One of the key recommendations of the Draft Park System Facility Plan is the elimination of programmed use of neighborhood parks for organized recreation and provide larger community and regional parks for this purpose.

The Draft Park System Facility Plan defines community parks as 15-75 acres in size and able to serve the recreation needs of a community within a 1-1/2 mile radius (3-mile service area) of the park. Community parks should be located near arterial level streets and, where feasible, linked to the trail and transit system.

North Domingo Baca Park will fill the current void in the North Albuquerque Acres area and provide much needed recreational opportunities. Additionally, it will relieve the surrounding neighborhood parks from programmed sports activities. North Domingo Baca Park, under this proposal, will provide numerous recreational opportunities for visitors of all ages and abilities.

Results from the 1997 Youth Recreation Needs Assessment, an interactive survey of over 600 Albuquerque Public Schools middle school students, indicated the need for more swimming pools and water play facilities; more parks, playing fields, and courts; and more skate/roller blade facilities.

Code of Resolutions, Article 6, Parks and Recreation, Section 3-6-1 identifies distribution standards for recreation improvements such as basketball courts, tennis courts, recreation fields, and swimming pools per population. Based on service area demographics and evaluation of these recreational within the service area, North Domingo Baca Park is identified to include basketball courts, tennis courts, recreation fields and a pool complex.

Administrative Instruction No. 8-22 was signed April 19, 2004 to establish design and location guidelines for off-leash dog exercise areas. The guidelines are to provide designated spaces for pet owners, maximize the experience for visitors, avoid undesirable landscape changes, and maintain the overall visual beauty of the area.

In the 2003 GO Bond Program, Mayor Martin Chavez proposed funding for modular skate parks in each quadrant of the City and the voters approved the bonds in October 2003. North Domingo Baca already had a skate feature included in the 1999 Master Concept Plan and was reconfirmed as a desired element as part of the 2004 Master Development Plan process. North Domingo Baca meets the criteria for a Quadrant Skate Park due to the size and classification of the park, access (parking and public transportation on Wyoming), visibility (proposed location is adjacent to Wyoming and the Fire/Police Substa-

tion), and proximity to user groups (La Cueva High School, Desert Ridge Middle School, multi-family and single family residential areas).

PUBLIC INVOLVEMENT PROCESS

The public involvement process for North Domingo Baca Park has been extensive to date, is typical for this scale of project, and will continue throughout the phased development of the Park. A Public Advisory Committee (PAC), consisting of representatives from the surrounding neighborhood associations within a 3 mile service area and the District 4 Coalition Park Committee was formed to provide ongoing input on the Master Development Plan.

- The Master Plan and initial storm water conveyance concepts were presented to the AMAFCA Board of Directors on May 6, 2004.

- A PAC meeting was held on June 16, 2004 to establish a working group to collaborate with the Design Team throughout the duration of the project, and to obtain input from the PAC regarding the facility program for North Domingo Baca Park.

- A second PAC meeting was held on August 18, 2004 to respond to issues outstanding from the June 16th PAC meeting, review the proposed park program based on Technical Team and Public Advisory Committee input, review site plan concepts based on the park program-including drainage channel alternatives, and present financial information relative to the project funding. The Design Team presented three (3) concepts, with the primary difference between the concepts being the treatment of the drainage channel through the park. The first concept showed an open channel; the second concept illustrated a partially covered channel; and the third concept illustrated a completely enclosed channel.

- The project was also presented to the Metropolitan Parks and Recreation Advisory Board.

- A public meeting was held on October 6, 2004 to present the preferred Master Plan concept for North Domingo Baca Park, present financial information relative to the project funding, and identify the proposed project schedule.

- Presentations were also made to members of the Sonora Homeowner's Association, and the Eagle Pointe Neighborhood Association.

Public input will continue as elements and features of the park continue to develop. Some items may require notification only (moving dirt into the site), others will require continued formal public input (program and design of the multi-generation center), still others (skate park, off leash dog area, play areas) will require an expanded public input process to address "specialized" user criteria.

A Technical Team, consisting of staff members from the various City departments, and various agencies with an interest in North Domingo Baca Park. The Technical Team met on three

occasions (June 6, 2004, July 14, 2004 and August 11, 2004) to review and establish the park program, review conceptual alternatives for the site, and review department/agency planning and funding for the project.

The continued planning and programming for the development of North Domingo Baca Park has been an open process, with recreational users, neighborhoods, and other agencies providing input on specific issues.

SECTION 4
MASTER PLAN

The park program for North Domingo Baca Park includes elements that are typically found in community-scale parks. Both active and passive forms of recreation are included to satisfy a broader range of potential park users. The program of facilities was refined based on public input received at a public meeting held on June 16, 2004, and direction from the projects Technical Team. This Master Plan for North Domingo Baca Park is the outcome of a public process over 6 years and numerous community meetings, and includes refinements to the 1999 Master Plan. The park design and program were refined to include repositioning of parking areas (including underground parking as a possible solution), expansion of areas for non-programmed uses (open turf areas), designating an off-leash dog exercise area, lighted tennis courts, a library, and providing a box culvert instead of an open channel for the storm water conveyance through the park. Due to the flexibility of the Master Development Plan, activities may be added or deleted based on the community's future needs, preferences, and available funding. Significant changes to the Master Development Plan will require approval by the Environmental Planning Commission.

There are several existing conditions which are driving the master planning program (or) decisions and layout for North Domingo Baca Park.

- Areas of floodplain exist across the boundaries of the site. Construction of drainage improvements through the park will remove property from the floodplain. Drainage improvements within North Domingo Baca Park will be a joint effort between the City of Albuquerque and AMAFCA, per an existing agreement. The storm water conveyance system must meet specific criteria regarding where it enters the park and the dam. No building improvements will be permissible over the drainage solution.

- Vehicular access to the site from Wyoming Boulevard will be limited to right-in/right-out movements for southbound traffic. The Wyoming intersection at Corona is unsignalized and the intersection at Carmel is signalized. The Louisiana intersections at Carmel and Corona will be are unsignalized. These transportation issues will impact access locations, and orientation of facilities for efficiency in access and circulation.

- Off-site parking along Corona Avenue and Carmel Avenue is permitted on both sides of the street. However, due to concerns of the Falcon Ridge and Eagle Pointe subdivisions north of Corona, parking along Corona will be limited to the south (Park) side of the street, and the north side of the street will be signed "No Parking."

- Due to the proximity of residential development to the north, less intense, neighborhood scale activities are proposed to be located along Corona, and any lighted activities are located toward Wyoming/Carmel where commercial or higher intensity land uses occur.

- The sloping topography creates opportunities to respond to the dramatic views from the site. Orientation of facilities should take advantage of these views. The slope from east to west also potentially allows for "par-

tial" underground parking (not proposing full underground structure) to be incorporated into the site efficiently and sensitively.

KINNEY DAM/AMAFCA PROPERTY

The Kinney Dam is a flood control detention facility, and the lower stage pool will receive a majority of the storm water flows. Due to the resulting sediment, trash and debris, this area has not been identified for formal recreational improvements. However, informal use of the area is not precluded. The upper bench of the dam was designed for use as a recreation field. This area will flood only during larger storm events. The existing AMAFCA maintenance roads around the top of the dam are gravel base and provide adjacent residents the opportunity to walk. This existing condition would remain and could be enhanced with AMAFCA approval. The access ramp down into the upper pool, programmed for a recreation field, is installed at a 5% slope to meet ADA requirements.

In order to maintain the integrity of the dam structure, improvements on the embankment of the dam are not allowed., however, additional trails could be cut into the native excavated slopes on the east side of the dam pool. Outside the detention facility of Kinney Dam are open native areas that could be used for passive recreation purposes. The City and AMAFCA agreement allows for joint-use of AMAFCA property (including the upper and lower pools of the dam).

MULTI-PURPOSE RECREATION FIELDS

Areas for organized sports are a primary focus of North Domingo Baca Park. Area for 4 full-size soccer fields is provided at North Domingo Baca Park. One soccer field is located within the upper pool of the Kinney Dam. The dam was specifically designed to allow for this use and will sequentially flood during larger storm events. Access is provided by adjacent parking areas and pedestrian links utilizing the dams maintenance roads. The fields are all oriented north / south so the user is not looking into the sun during play. The turf area exceeds the dimensions needed for full-size fields to allow room for the fields to be shifted to give high use areas (midfield, goal areas) the opportunity to recover. The three main fields will terrace down from east to west, with a sloped grass area between the fields to allow for spectator seating. Typical elements to be associated with the fields include benches and picnic tables, spectator seating, shade (trees and ramadas), trash receptacles, and parking.

TENNIS COURTS

There are six (6) tennis courts adjacent to the Carmel Avenue, south of the multi-purpose recreation fields. The courts will be lighted for nighttime use. The courts are oriented north/south so the user is not looking into the sun during play. The courts are also enclosed with a 10'-12' chain link fence with wind screen fabric. Shaded seating areas and picnic facilities will be located adjacent to the courts.

HANDBALL/RACQUETBALL COURTS

Four (4) lighted open handball/racquetball courts are being added adjacent to the tennis courts. This activity is being added to meet a rising community based need.

SKATE FACILITY

A skate facility will be located at North Domingo Baca Park and is located immediately south of AFD Station 20/La Cueva Community Police Substation. The skate area is proposed to be lighted, and it's location along Wyoming Boulevard will provide optimum visibility and access

A OFF-LEASH DOG PARK
B CHILDREN'S PLAY AREA
C BASKETBALL COURTS
D SKATE PARK
E LIBRARY
F MULTI-GENERATIONAL CENTER
G LA CUEVA COMMUNITY POLICE SUBSTATION / ALBUQUERQUE FIRE STATION 20
H INDOOR/OUTDOOR AQUATIC FACILITY
I RACQUETBALL COURTS
J TENNIS COURTS
K MULTI-PURPOSE RECREATION FIELD
L AMAFCA'S HARRY KINNEY DAM
M PARKING STRUCTURE
N SURFACE PARKING

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-1568
e-mail: cp@consensusplanning.com

NORTH Scale: 1" = 50'

UPDATED MASTER PLAN

NORTH DOMINGO BACA PARK

CITY OF ALBUQUERQUE
PARKS AND RECREATION DEPARTMENT
OCTOBER 2011

to the facility. Detailed design has not yet begun, however, this skate area could use modular components in combination with fixed elements, variations in surface textures, and provide for a range in user skill groups. Other elements at the skate area may include benches and picnic tables, ramada structures, spectator seating, shade, trash receptacles, concession/vendor hookups, and parking.

OFF-LEASH DOG EXERCISE AREA

Approximately 2-3 acres is designated for dogs off leash immediately north of the multi-use recreation fields. The dog area is an enclosed area for unleashed dogs to socialize and play. The area would be enclosed by a fence, and include amenities such as shaded seating areas, benches, picnic tables, trash receptacles, shade (trees and ramadas), mutt-mitts, information board, and ground surface treatment. Parking shall also be in close proximity. Administrative Instruction No. 8-22 outlines the criteria for locating off-leash dog areas and determining the process for determining the specific improvements that may be included at each site.

Due to environmental considerations regarding fecal pollution, there will be no discharge into the storm water, and ultimately the Rio Grande. The dog area should drain to a separate retention pond. Fecal matter clean up is the responsibility of the dog owners. City resolutions describe the rules and regulations associated with use of these areas. The Parks and Recreation Department is committed to providing quality facilities by establishing volunteer programs and a special maintenance force specifically to address this newest initiative in city parks. Environmental Health Department, Animal Services Division supports off leash dog areas and will actively enforce use and violations as necessary

ACTIVE RECREATION AREA

Centrally located within the Park are basketball courts and space for other court games. All courts shall be oriented in a north-south direction to minimize solar glare and improve the quality of play. Typical elements to be associated with these facilities include, benches and picnic tables, ramadas, spectator seating, shade, trash receptacles, and parking.

CHILDREN'S PLAY AREAS

Age-separate children's play elements are located adjacent to the large picnic pavilion. The play areas shall be designed in accordance with the 1990 Americans with Disabilities Act (ADA), and be accessible to children with varying abilities. The play areas shall be designed to grow with the children and offer the chance to progress through a series of activities that challenge them physically, mentally, and socially. The play areas shall be designed with appropriate age separation of activities to minimize conflicts between older and younger children. Also, natural forms and materials such as earthen mounding and/or boulders should be considered to encourage play activities that challenge the children's creativity and imagination.

Additional elements which contribute to the success of the play area design include adequate shade, benches and picnic tables, trash receptacles, and bicycle racks.

PARK AND RIDE AREA

Fifty spaces for Park and Ride have been included adjacent to Wyoming between the proposed skate area and the building components. The spaces would be incorporated into the larger parking area without specific signage or numbering of spaces but rather general signage identi-

fying Park and Ride at this location. Continued coordination with the Transit Department will be necessary to locate, or relocate an existing bus stop/shelter along Wyoming Boulevard, adjacent to the Park and Ride area.

BUILDINGS

Several community buildings are arranged in the southeast area of the site, proximate to the signalized intersection at Wyoming Boulevard and Carmel Avenue. The orientation and arrangement of these buildings and associated outdoor spaces are to be viewed as placeholders within this Master Development Plan. An alternative arrangement or the possible combining of buildings may be defined during the detailed planning for these facilities. A detailed Site Plan for Building Permit shall be approved by the EPC for each of these buildings, or combination thereof, prior to their development. Only if the general location of this grouping of buildings shifts to another part of the Park, affecting the overall layout of the Park, will an amendment to this Master Development Plan be required.

Multi-Generational Center

The multi-generational center, shown approximately 35,000 to 40,000 square feet in size, is sited in the southeast area of the park, giving it a prominent location and controlled access from the signalized intersection of Wyoming and Carmel, minimizing vehicular impacts to residential development on the north side of the park. The Center, including parking and outdoor spaces, encumbers approximately 5 acres of the Park. The Center will feature programs for all age levels of the community, and offer programs throughout the day and evening. The programming for this facility has not yet occurred, however, other centers recently constructed in the City include: meeting room(s); arts and crafts area; kitchen; dining room; exercise room; computer room; game room; gymnasium; restrooms with showers and lockers; administrative office space; and outdoor gathering space.

Library

An approximately 15,000 square foot footprint is identified as a placeholder for a library and is located in the southeast area of the park. The library, including required parking and outdoor spaces, encumbers approximately 2 acres of the Park. Detailed programming for the facility will occur at a later date, and as funding for the project is secured. The Library has been identified to be remain an independent building from the others, even if they are combined.

Pool Complex

The site area for the pool complex is approximately 6 acres, including the required parking area and outdoor spaces. The programming has not yet occurred, however, this complex could include areas for therapeutic needs, adult and youth needs in separate facilities, ADA access/zero depth pool, toddler components, 25 meter pool, and indoor/ outdoor facilities. The administration building would include restrooms, showers, locker area, administrative office space, maintenance/storage areas, meeting room, etc. Detailed programming for the facility will occur at a later date, and as funding for the project is secured.

PICNIC/SHADE FACILITIES

A large picnic pavilion to serve community-size events is centrally located within the park adjacent to the soccer fields and active recreation area. Numerous small picnic shelters are randomly located throughout the park to provide for family-size picnic gatherings. All picnic facilities should be equipped with picnic

tables, benches, and trash receptacles, and bike racks.

RESTROOMS/DRINKING FOUNTAINS

Restroom facilities will be available within building facilities located at the Park. Additional restroom facilities specific to scheduled sport events will be provided by the organization scheduled to play. The Park will provide a designated location, access, and screening (vegetation or fencing) for the restroom facilities. Drinking fountains will be available within building facilities located at the Park. Park users are encouraged to bring there own refreshment.

PEDESTRIAN/BICYCLE PATHS

Pedestrian and bicycle paths are provided throughout the park to link activities and provide access around and through the park. Per the Trails and Bikeways Facility Plan, a secondary trail is proposed along Wyoming Boulevard. The internal Park trails will provide connections to this proposed trail. Appropriate amenities related to the path system include shade, benches/ seat walls, picnic tables, trash receptacles, and bicycle racks.

WATER FEATURES

Water features may be included as part of the outdoor spaces independent of pool / active water for people. Any water feature will be reviewed and approved with the building component and meet requirements of the Water Conservation Ordinance.

PARKING

Facility Parking Requirements

The estimated on-site parking requirements to meet the needs of the park program elements total approximately 882 spaces and are generally distributed as identified below. As programming for the specific uses is undertaken, and considering the potential for shared parking of activities with non-overlapping schedules, the actual parking requirements may vary. The methodology to estimate the recommended parking spaces began with specific requirements from the Zoning Code (typically 1 space per 200 square foot of building area), and were adjusted based on user department's experience on existing developed facilities (community centers, libraries, pool complexes). No specific standards are available for active recreation uses such as basketball courts, tennis courts, skate areas, etc. Recommended parking quantities for these uses are based on user department's experience on similar projects. Parking requirements for the multi-generational center, library and pool complex will be detailed with their respective Site Plan for Building Permit submittal(s).

Parking Requirements	
Multi-Generational Center	250 spaces
Library	75 spaces
Pool Complex	200 spaces
Multi-Purpose Fields	200 spaces
Tennis Courts	24 spaces
Racquetball Courts	8 spaces
Skate Park	25 spaces
Dog Park	25 spaces
Park and Ride Area	50 spaces
Active Recreation Area	25 spaces

Four major parking areas are designated within the Master Plan. Accessible spaces will be provided in each of these areas per the City of Albuquerque Zoning Code.

1. South of the Multi-Purpose Fields – This area holds approximately 126 spaces and is

intended to serve the multi-purpose fields, the tennis courts, and general park use.

2. Corona Avenue – This parking area holds approximately 171 spaces and serves the off-leash dog exercise area, the multi-purpose fields, the active recreation, play area, picnic area, and general park use.
3. Community Building Area – The surface parking areas associated with the community buildings hold approximately 350 spaces. These areas are separated by landscape buffering to minimize the visual impact of a large parking area. These areas will serve all of the community buildings and not have designated parking areas for each of the buildings.
4. Structured Parking – The rationale for providing structured parking at North Domingo Baca Park is to maximize park land to meet the park program needs as requested by the community. The structured parking is identified west of the Multi-Generational Center and holds approximately 235 spaces. Access and configuration of the structured parking will be defined during the programming and design for the community buildings.
5. Over Flow Parking - Additional parking may be provided off-site / on-street along Corona and Carmel. The on-street parking will be limited to the Park side of the street for Corona Avenue, and the opposite side (adjacent to residential development) of the street will be signed for "No Parking." Parking on the park side of Corona Avenue could accommodate approximately 80 vehicles. Based on the street designation and width, Carmel can provide for parking on both sides of the street and could provide for approximately 160 vehicles. This item may require infrastructure improvements, such as striping, bulbouts, etc.
6. Other On-Site Public Parking – The Fire Station/Police Substation is available for public parking as well and will have pedestrian connections to the park. Approximately 18 spaces are available for public use.

Bicycle Parking

Bicycle parking locations are not specifically identified on the Master Plan Concept, but will be distributed throughout the site to meet the needs of the specific uses. Bicycle parking will be provided at a rate of 1 space per each 20 vehicular parking spaces.

SECTION 5
DESIGN STANDARDS

The purpose of these design guidelines is to provide a flexible framework for park design with specific objectives that encourage innovative and creative solutions, rather than setting a rigid set of requirements that all design must adhere to. The desired character of design features common to the Park, such as architecture, setbacks, landscape, signage, lighting, walls, and pedestrian trails are expressed in these guidelines. Where the proposed design guidelines may be inconsistent with other design standards, guidelines or criteria in the Comprehensive Zoning Code, La Cueva Sector Development Plan , Park Design Guidelines-July 2004, Americans with Disabilities Act (ADA), design concepts expressed in the Crime Prevention Through Environmental Design (CPTED) program, or applicable codes and ordinances, the more restrictive design guideline, standard, criteria shall apply.

ARCHITECTURE

The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the Park. The future design of all major buildings and elements at the Park will require review by the Environmental Planning Commission.

- The AFD Station 20/La Cueva Community Police Substation provides a reference point for architectural design. Future site buildings shall be integrated architecturally with the Station and surrounding community.

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

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

- Buildings should employ variety in structural forms to create visual character and interest. Avoid long, unarticulated facades. Facades should have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3' minimum offset, fenestration, material change, etc.).

- Entries to structures should portray a quality appearance while being architecturally tied into the overall mass and building composition.

- Glazing walls, windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing should respond to climate, view, and orientation.

- Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.

- The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.

- Highly reflective surfaces; exposed, untreated, precision block walls; and materials with high maintenance requirements are undesirable and should be avoided.

- Wall materials should be chosen that can be easily repaired, and will withstand abuse by vandals or accidental damage by machinery.

- Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.

- The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.

- All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials.

SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes surrounding North Domingo Baca Park. Required within these setbacks will be pedestrian walkways, screening devices, and landscape improvements.

Buildings shall be located according to the following minimum setback dimensions:

- 50 feet from the R.O.W. line of Wyoming Boulevard
- 35 feet from the R.O.W. line of Corona Avenue and Carmel Avenue

Parking areas shall be setback as follows:

- 30 feet from the R.O.W. line of Wyoming Boulevard
- 15 feet from the R.O.W. line of Corona Avenue and Carmel Avenue

Play Elements shall be setback as follows:

- 30 feet from adjacent street or parking lot. Or, a physical barrier, such as fencing, to restrict or direct access to the street must be provided.

BUILDING HEIGHT

Building height should be considered to fit the scale and context of Park surroundings and minimize impact to adjacent neighborhoods. The maximum height for all buildings at North Domingo Baca Park shall not exceed 36 feet as measured from the highest adjacent finished grade.

PEDESTRIAN AND BICYCLE PATHS

All bicycle and pedestrian paths shall be designed to meet the standards recommended by the American Association of State Highway and Transportation Officials (AASHTO). Where bicycles and pedestrians are to share the same path, the path shall be a minimum of 10' wide and may have a striped pedestrian lane. Pedestrian-only paths shall be a minimum of 6' in width. Paths shall be constructed of ADA ac-

cessible material including paths in natural areas and within the off leash dog area. Where paths cross roadways or parking areas, designated crosswalks shall be highlighted with contrasting paving materials and signage.

Rest areas should be provided at various locations along the paths. Shade structures or canopy trees should be provided for shade. Amenities associated with the rest areas should include seating/benches, trash receptacles, etc.

PARKING AREAS AND ROADS

Special care should be given to the design of the parking areas in order to minimize their visual impact. Parking areas should be visually separated by planted islands. To shade the parking areas, one large canopy tree shall be planted for every eight parking spaces, with no parking space being more than 72 feet from a tree trunk. Earthen berming, low walls, and/or trees and shrubs shall be used to define and screen parking areas from surrounding streets and park activities. Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual (DPM), and in compliance with the City's Zoning Code, Section 14-16-3-1. Alternative surfacing treatments for the parking areas should be explored to allow for water permeability. Opportunities to harvest water in planted islands should also be considered.

Bicycle parking areas shall be dispersed throughout the site according to use.

ACCESS AND CIRCULATION

Maintain access and circulation for vehicles required to perform maintenance to recreation areas and buildings, and fire access to every building or any portion of a building located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.

LIGHTING

For safety and security, exterior lighting will be provided for all park areas which will be used at night. Those areas include parking areas, the large picnic pavilion, and portions of the pedestrian/bicycle paths. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the park's overall character. Sports lighting for night use of the multi-purpose fields will not be provided.

The following general guidelines should be considered in the design of the lighting system:

- Lighting design shall be in conformance with the City of Albuquerque Zoning Code Part 3: General Regulations, Section 14-16-3-9 Area Lighting Regulations. Lighting of the off-leash dog areas shall be in accordance with Administrative Instruction No. 8-22.

- All lighting shall be compliant with the State Night Sky Regulations and with general night sky concepts.

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements. All exterior installations must be provided with ground-fault interruption circuits.

- Individual lighting fixtures should blend with the architectural character of the building

and other site fixtures.

- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. Shielded source fixtures shall be used to meet this objective.

- Area lighting should be used to highlight public spaces and walkways. The use of walkway level lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

- All lighting shall be designed to be vandal resistant.

Height standards for light fixtures shall be as follows:

- 30 foot maximum height for parking areas and roads

- 24 foot maximum height for pedestrian/bicycle paths

- Buildings shall be limited to building-mounted fixtures

- 30 foot maximum height for tennis courts, modular skate area, off-leash dog exercise area, and active recreation area

SIGNAGE

A signage program shall be developed as detailed design for the park is undertaken. Signage serves three important functions: to direct park users to various facilities, to inform park users regarding community events or educational aspects of the park, and to identify specific buildings or facilities.

The following signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within North Domingo Baca Park.

Park Entrance Signs

One (1) freestanding monument-type sign of no greater than twenty-four (24) square feet per face is allowed at each of the vehicular access points. One (1) freestanding monument-type sign of no greater than 50 square feet is allowed along each of the street frontages of Wyoming Boulevard, Corona Avenue, and Carmel Avenue. Freestanding signs shall not be higher than 6 feet above adjacent grade.

Building Signs

Park buildings allowed one facade-mounted sign whose area shall not exceed 10 percent of the area of the facade to which it is applied. The sign may be backlit or lit with accent lighting.

Directional Signs

Directional signs for pedestrian and bicycle trails, parking areas, etc. may be up to 8 feet in height. Directional signs shall be made of stone/masonry, concrete, or anodized metal.

Rules and Regulations Signs

Signs will be specific to each use area for: Tennis Courts, Modular Skate, Play Areas, Off Leash Dog Area, and shall provide rules and regulations for use, hours of operation. These signs shall be provided by the Parks and Recreation Department, Park Management Division.

SCREENING /WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, temporary portable toilets and delivery/storage areas is essential to limit their adverse visual impact on the park and surrounding developments. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities.

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

- Parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet.

- All outdoor refuse containers shall meet City specifications and be screened within a minimum 6 foot high masonry enclosure.

- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.

- No refuse collection areas shall be allowed between any street and building front.

- Barbed wire or concertina wire shall not be allowed in North Domingo Baca Park.

- Block walls shall be treated with a graffiti resistant material.

SITE FURNITURE

The use of a consistent design for all types of site furniture will serve to unify different areas of the park. Site furniture is typically located in areas of more active recreation or pedestrian movement and consists of the following: benches, picnic tables, trash receptacles, bicycle racks, bollards, tree grates, and information signage. Selection of fixtures should be based on design compatibility, durability/maintenance needs, vandal-resistance, cost, comfort, and handicap accessibility.

LANDSCAPE

Parks in general are intended to be aesthetically pleasing with distinguishing characteristics, considerate of health, safety and welfare of the park user, universally accessible, responsible water users, considerate of maintenance issues, and meet the recreation needs of the citizens of Albuquerque. The Park Design Guidelines – July 2004 shall be followed during the design of all Park features.

The design for North Domingo Baca Park encourages year-round use of the facilities. The proposed plant palette matches that use by encouraging materials that provide function, interest, color, etc. through all four seasons. Turf areas and shrub plantings at the park perimeter, within parking areas, and other non-recreational areas will consist primarily of low water use varieties. The landscape concept for the entire park will be to demonstrate the aesthetic qualities of native or naturalized plant materials. Requirements of the Water Conservation Ordinance, the Pollen Ordinance, and other applicable ordinances shall be followed. In addition, Wyoming and Louisiana fall under the requirements of the City's Street Tree Ordinance and street trees will be provided accordingly. Although not required, street trees will also be provided along Corona and Carmel.

Specific plant materials will be used for a variety of purposes, including the following:

- buffer/screen - plant materials will be used to buffer certain facilities from noise and winds, and screen views to/from objectionable elements;

- shade/climate control - shade trees will be used extensively around the perimeter of the ballfields and activity areas to provide a welcome retreat for players and spectators;

- define uses or activities - trees and shrubs will be used to define specific areas of the park;

- highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.

- sensory stimulation - fragrant and flowering trees and shrubs are used to stimulate the senses of sight, smell, and touch; and

- education - areas of the park will be planted in native landscape materials appropriate to our high desert environment demonstrating how natives can be water efficient and attractive in a "designed" landscape.

Multi-Purpose Recreation Fields

The primary focus of the multi-purpose recreation fields will be for recreational/programmed and organized sport purposes, and shall require irrigated turf grasses. The planting bed will require amendment to create a rich, healthy growing medium for the turf. Turf species will be carefully selected in accordance with the specific use requirements of the area. The intense, year-round use of the fields will require that hardy species of turf that can withstand heavy use by used throughout the fields. The perimeter of the recreation fields will be planted with groupings of deciduous and evergreen trees to provide numerous and varied opportunities for shade and picnic areas.

Kinney Dam

Due to the visually imposing nature of the dam from surrounding areas, bold massings of native and adapted trees and shrubs will be used to soften this view. Flowering shrubs and trees will be used to highlight the pedestrian areas adjacent to the dam. To maintain the structural integrity of the dam and minimize potential trash build-up areas, planting within the dam will be limited to providing turf on the terraced recreation area.

Parking Areas

The parking lots shall be designed to minimize the visual expanse of asphalt. This may be achieved by breaking the required parking into smaller, physically separated spaces. Providing large planter areas within the parking areas will also serve to provide shade, reduce glare, and soften the visual image of the areas. Large deciduous canopy trees shall be provided throughout the parking areas. Wherever possible, parking areas should be graded to provide opportunities for harvesting rainwater run-off in large planter islands. Opportunities for alternative surfacing materials should also be explored as a means to minimize storm water runoff.

Landscape Buffers

Landscape buffers help to frame the park boundaries and serve as a park identifier. To further

buffer the residential area from the more active recreation spaces, a combination of randomly planted evergreen and deciduous trees and shrubs shall be provided. Where space allows, earthen berming or depressions may be incorporated to provide additional buffering in an interesting and playful manner.

Naturalistic Zones

The park has several areas that present unique opportunities to create naturalistic zones that reflect the native vegetation of the area. These areas may encourage wildlife habitat areas. These areas will be characterized by natural groupings of native trees, shrubs, and groundcovers that provide food and habitat for animals in the park. These areas generally include the interior and exterior of the Dam.

Irrigation

A fully automated irrigation system with centralized computer control shall be used at North Domingo Baca Park. Satellite controllers shall be linked to the main controller by radio which will be tied to the Park Management computer monitoring system. Mainline piping shall be provided according to standard City specifications. Gate valves will be located at strategic points along the mainline piping system to allow for isolation of sections for maintenance reasons. Sprinklers for the sports fields shall be state-of-the-art for maximum efficiency in water distribution. Temporary irrigation shall be provided for all areas receiving native seed mixes until established. The design for shrub and groundcover areas shall consider alternative irrigation technology (bubblers, drip irrigation, dry water packs, water harvesting opportunities, etc.). All irrigation components shall be readily available for maintenance and/or replacement. The irrigation system for all cool season turf grass shall be designed to apply 2/3-inch of water in a 7 hour window.

A non-potable water line has been extended to North Domingo Baca Park to serve the irrigation needs of the Park. The non-potable line runs along Wyoming Boulevard and then west along Carmel Avenue. Stubouts are will be provided at fixed locations to allow the landscape areas for the various facilities (Multi-Generational Center, Library, Pool Complex and general Park development) to be metered separately. The irrigation components will be specifically designed for use with the non-potable water source.

UTILITIES

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of North Domingo Baca Park:

- All electric distribution lines within the park shall be placed underground.

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

SECTION 6
GRADING AND DRAINAGE

INTRODUCTION

The North Domingo Baca Park is located in the Northeast Heights of Albuquerque. It is bounded on the north by Corona Avenue, on the east by Wyoming Boulevard, on the south by Carmel Avenue and on the west by AMAFCA's Kinney Dam. The total park area is approximately 34 acres. The Park location is indicated on Figure 1, Location Map.

According to the City of Albuquerque (COA) Development Process Manual (DPM), Section 22.2, Hydrology, Figure A-1, the project is located entirely within Precipitation Zone 3. The design storm is the 100-year, 6 hour storm event. The Peak Discharge per acre is found in Table A-9 of Section 22.2. The runoff volume is estimated using the excess precipitation found in Table A-8.

This drainage report investigates the design storm peak runoff rates and volumes for three conditions:

- the existing conditions
- Phase 1 development conditions
- full development conditions.

EXISTING CONDITIONS

Kinney Dam, which is owned by AMAFCA, is not included in the drainage analysis. The existing conditions drainage basins are shown on Sheet 1 of 3 at the end of this section.

The remaining site is native soils and vegetation with some manmade disturbance. However, the observed existing manmade disturbances are not significant enough to affect the Land Treatment type. Therefore, the entire parcel under consideration is classified as Land Treatment A for the existing conditions computations.

The existing site is divided into three sub-basins. Basin X1 is the southern portion of the parcel and it drains directly into the dam's pool partially by sheet flow and partially by shallow concentrated flow. Basin X2 captures all runoff on the northern portion of the parcel and the existing dikes direct the flow to the existing soil cement rundown and into the dam's pool. Basin X3 is a portion of the parcel that is cut off from Basin X2 by the existing north dike. Runoff from Basin X3 flows directly into the dam's pool near the northeast corner of the pool.

The design storm runoff for the three existing conditions sub-basins is:

For X1, Q100 = (17.4098 AC) x (1.87 cfs/AC) = 32.56 cfs
For X2, Q100 = (20.1181 AC) x (1.87 cfs/AC) = 37.62 cfs
For X3, Q100 = (0.8055 AC) x (1.87 cfs/AC) = 1.51 cfs.

A spreadsheet summarizing the above calculations is included as Table 1. The total existing conditions runoff from the park site is 71.68 cfs. However, adding in the off-site flows, which include the Window 'G' channel (2250 cfs) and the 66" RCP (237 cfs), the total flow to the dam, including the park site, is about 2559 cfs.

RUNOFF FROM EXISTING CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES)			PEAK DISCH. (CFS)
			A	B	C	
X1	17.4098	0	17.4098	0	0	32.56
X2	20.1181	0	20.1181	0	0	37.62
X3	0.8055	0	0.8055	0	0	1.51
TOTALS	38.3334	0	38.3334	0	0	71.68

TABLE 1

The runoff volume can be found using the excess precipitation in Table A-8 of Section 22.2 The estimated runoff volume is [(38.3334 AC) x (0.66 IN.)] / 12 IN/FT = 2.11 AC FT

PHASE 4 DEVELOPMENT

In Phase 4 of the Park's development, a concrete box culvert will be constructed to convey a major portion of the 100-year storm off-site flow through the park. The extent of Phase 4 development is shown on Sheet 2 of 3. The box culvert will be constructed from the downstream end of the existing Window 'G' channel to the existing soil cement rundown in to the Kinney Dam pool. Ultimately, it will convey all the Window 'G' flow (2250 cfs), all flow from the 66" RCP (237 cfs) that drains the adjacent portion of Wyoming Blvd. and some additional flow from the park site by way of storm inlet connections into the box culvert. However, these storm inlet connections will be constructed later as the park develops but stub-outs will be provided in Phase 4 construction. The final design of the box culvert will be presented in a subsequent design analysis report that will be prepared by Smith Engineering Company for Phase 4 development. The culvert will be sized to convey the full development flows stated in the Full Development section of this report.

The majority of the Park will remain undisturbed during Phase 4 construction and after Phase 4 construction is complete. Therefore the majority of the Land Treatment will remain as type A. However, disturbance and subsequent compaction of the soil above and adjacent to the box culvert will change a portion of the site into Land Treatment C. The amount of change is indicated in the spreadsheet in Table 2.

The drainage basins resulting from the Phase 4 construction are shown on Sheet 2 of 3 at the end of this section. The "mound" of dirt that will cover the box culvert upon completion of Phase 4 (P1) construction will create a new drainage divide between the north and south portions of the Park site. The new drainage basins are designated P1-1 and P1-2. The peak runoff from the 100-year storm is 56.10 cfs and 21.33 cfs, respectively. Sub-basin P1-3 is the same as sub-basin X1 in the existing conditions. A spreadsheet summarizing the computation of the runoff is included as Table 2.

Phase 4 construction will increase the Park site peak rate of runoff by approximately 7 cfs. The

RUNOFF FROM PHASE 1 CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES)			PEAK DISCH. (CFS)
			A	B	C	
P1-1	28.1013	0	25.8532	0	2.2481	56.10
			92%		8%	
P1-2	9.4266	0	7.0600	0	2.3566	21.33
			75%		25%	
P1-3	0.8055	0	0.8055	0	0	1.51
TOTALS	38.3334	0	33.7187	0	4.6047	78.94

TABLE 2

total peak flow rate to the dam will increase by approximately 0.3 %.

Runoff volume = [(33.7187 AC) x (0.66 IN) + (4.6047 AC) x (1.29 IN)] / 12 IN/FT = 2.35 AC FT. The Phase 1 runoff volume will increase by 0.24 AC FT. The computed developed condition runoff volume to the Kinney Dam is 394 AC FT. Phase 1 will increase the runoff volume by 0.06%. The Lower North Domingo Baca Detention Dam Properties (Kinney Dam) is included as Appendix A.

FULL DEVELOPMENT

The North Domingo Baca Park Master Plan is shown on Sheet 3 of 3 at the end of this section. This shows the currently proposed, fully developed site conditions. The fully developed site will include buildings, hard surfaced playing courts and parking lots and turf grass fields. The land treatment types will change from nearly all A to nearly all B, C and D as indicated in Table 3. The exception is Basin B12, which includes the X1 and P1-3 basin and will remain undisturbed after full development.

The designated basins are established to coincide with proposed parcel development. For example, Basin B-1 and B-2 are the proposed Multi-Generation Center and its parking lot respectively.

A storm drain system will convey some of the Park runoff to the proposed box culvert and the remaining runoff will flow to a storm drain system that discharges to the dam's pool. The turf grass playing fields will sheet flow to a storm drain system that discharges to the dam's pool as well.

A summary of the full development drainage calculations is included as Table 3. The full development runoff is approximately 134 cfs. This is an increase from the existing conditions runoff (72 cfs) of approximately 62 cfs.

As stated in the Existing Conditions section, the total flow to the dam is estimated to be 2559 cfs. The full development conditions runoff will increase this number to approximately 2621 cfs, which is an increase in peak discharge of approximately 1.02%.

The proposed, full development storm drain system is also shown on Sheet 3 of 3 at the

end of this section. A summary of this system is shown in Table 4 and Table 5, for the South and North sides of the Park, respectively. Phase 1 construction of the box culvert will include pipe stub-outs to accommodate the full development storm drain system.

The estimated runoff volume for the proposed full development of the Park is as follows.

[(0.46 AC)x(0.66 IN)+(21.20 AC)x(0.92 IN)+(3.61 AC)x(1.29 IN)+(13.07 AC)x(2.36 IN)] /12 IN/FT = 4.61 AC FT or an increase of 2.5 AC FT from the existing conditions runoff volume of 2.11 AC FT.

The volume runoff increase is (2.5 AC FT / 394 AC FT) x 100 = 0.6%.

RUNOFF FROM DEVELOPED CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES)			PEAK DISCH. (CFS)
			A	B	C	
B1	2.4978	0.9016	0	0.7981	0.7981	9.35
		36%		32%	32%	
B2	0.9558	0.9080	0	0	0.0478	4.72
		95%			5%	
B3	5.0396	1.0079	0	3.2254	0.8063	16.23
		20%		64%	16%	
B4	1.3395	0.3493	0	0.4951	0.4951	4.75
		26%		37%	37%	
B5	1.7477	1.6603	0	0	0.0874	8.64
		95%			5%	
B6	1.2973	1.2324	0	0	0.0649	6.41
		95%			5%	
B7	2.7809	1.0451	0	0.8679	0.8679	10.50
		38%		31%	31%	
B8	1.4488	1.3764	0	0	0.0724	7.16
		95%			5%	
B9	2.0032	0.8906	0	0.8901	0.2225	7.55
		44%		44%	12%	
B10	2.8684	2.7250	0	0	0.1434	14.17
		95%			5%	
B11	13.2215	0.6611	0	12.5604	0	35.98
		5%		95%		
B12	3.1329	0.3133	0.4590	2.3606	0	8.57
		10%	15%	75%		
TOTALS	38.3334	13.0710	0.4590	21.1975	3.6059	134.03

TABLE 3

FULL DEVELOPMENT DRAINAGE SYSTEM - SOUTH SIDE

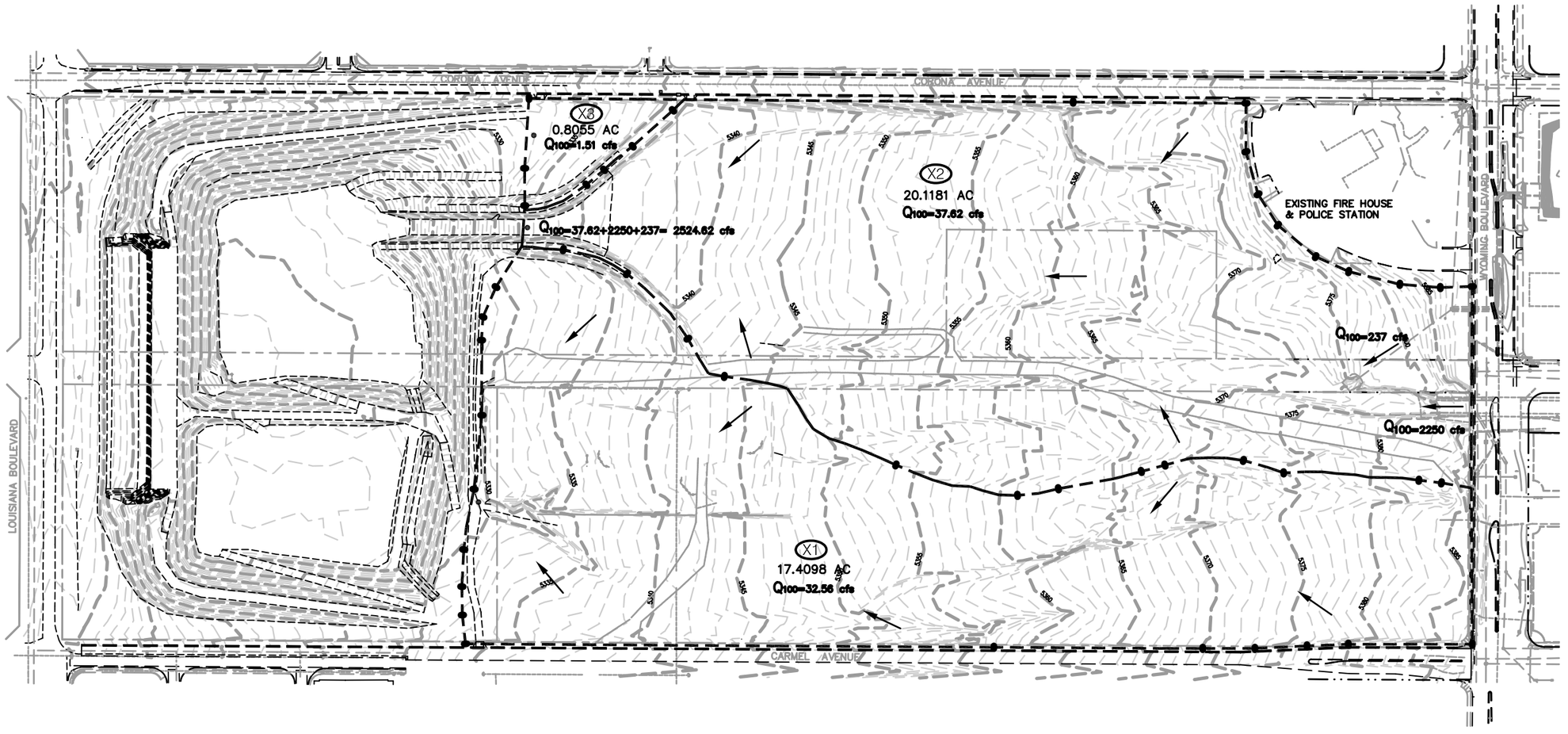
DRAIN INLET (DI) DESIG.	Q100 TO DI	DOWNSTR'M DI	CUMULATIVE Q100 (cfs)	PIPE SIZE (IN)	PIPE SLOPE (FT/FT)	PIPE LENGTH (FEET)	PIPE CAPACITY (CFS)
B1-3	4.67	B4-2	4.67	18	0.0200	270	14.85
B4-1	2.37	B4-2	2.37	18	0.0075	100	9.10
B4-2	2.38	B6-2	7.04	18	0.0200	310	14.85
B6-1	3.20	B6-2	3.20	18	0.0075	100	9.10
B6-2	3.21	B9-2	10.24	18	0.0300	400	18.19
B9-1	3.77	B9-2	3.77	18	0.0075	170	9.10
B9-2	3.78	B10-2	14.01	18	0.0300	570	18.19
B10-2	7.08	B10-1	21.09	24	0.0100	100	22.62
B10-1	7.09	KINNEY DAM	28.18	24	0.0200	100	31.99

TABLE 4

FULL DEVELOPMENT DRAINAGE SYSTEM - NORTH SIDE

DRAIN INLET (DI) DESIG.	Q100 TO DI	DOWNSTR'M DI	CUMULATIVE Q100 (cfs)	PIPE SIZE (IN)	PIPE SLOPE (FT/FT)	PIPE LENGTH (FEET)	PIPE CAPACITY (CFS)
B1-1	2.34	B1-2	2.34	18	0.0075	100	9.10
B1-2	2.34	B2-1	4.68	18	0.0075	100	9.10
B2-1	4.72	BOX CULV	9.40	18	0.0100	20	10.50
B3-1	3.24	B3-2	3.24	18	0.0200	80	14.85
B3-2	3.25	B3-3	6.49	18	0.0200	100	14.85
B3-3	3.24	BOX CULV	9.73	18	0.0200	40	14.85
B3-4	3.25	B3-5	3.25	18	0.0075	200	9.10
B3-5	3.25	BOX CULV	6.50	18	0.0075	40	9.10
B5-1	4.32	B5-2	4.32	18	0.0075	110	9.10
B5-2	4.32	BOX CULV	8.64	18	0.0075	150	9.10
B7-1	5.25	B7-2	5.25	18	0.0075	190	9.10
B7-2	5.25	BOX CULV	10.50	18	0.0200	200	14.85
B8-1	3.58	B8-2	3.58	18	0.0075	100	9.10
B8-2	3.58	BOX CULV	7.16	18	0.0075	100	9.10
B12-1	8.57	KINNEY DAM	8.57	18	0.0250	120	16.61

TABLE 5



LEGEND

EXISTING BASIN ID (X1)

BASIN LINE

FLOW ARROW

RUNOFF FROM EXISTING CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES) A	B	C	PEAK DISCH. (CFS)
X1	17.4098	0	17.4098	0	0	32.56
X2	20.1181	0	20.1181	0	0	37.62
X3	0.8055	0	0.8055	0	0	1.51
TOTALS	38.3334	0	38.3334	0	0	71.69

100' 50' 0 100' 200'

SCALE: 1" = 100'

AS BUILT INFORMATION

CONTRACTOR

WORK STARTED BY DATE

WORK COMPLETED BY DATE

ACCEPTANCE BY DATE

VERIFICATION BY DATE

DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY GN DATE NOV 2004

DRAWN BY KSH DATE NOV 2004

CHECKED BY GN DATE NOV 2004

102035B

Smith Engineering Company

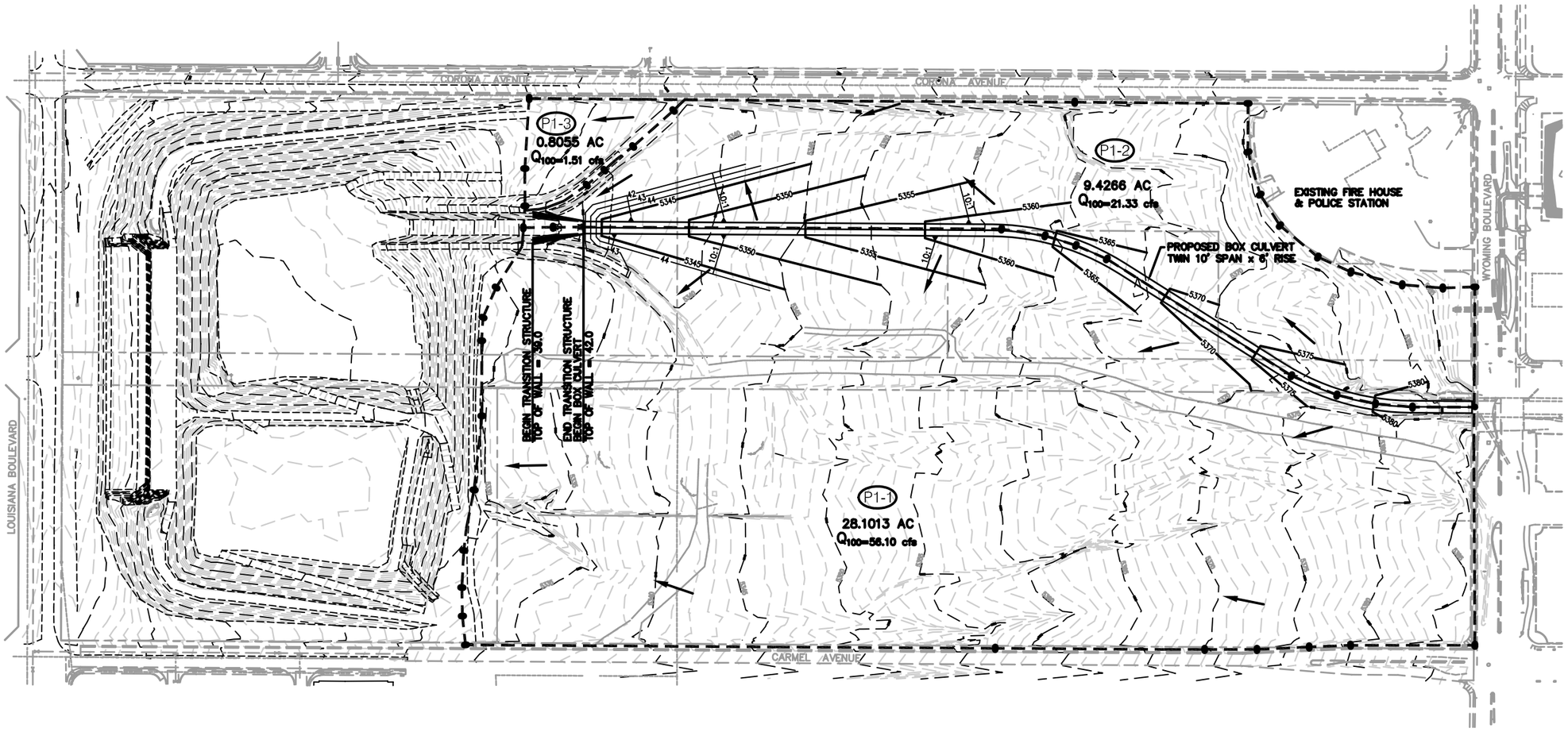
A Full Service Engineering Company

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: NORTH DOMINGO BACA PARK
MASTER PLAN DRAINAGE REPORT
BASIN MAP – EXISTING CONDITIONS

Design Review Committee | City Engineer Approval | Last Design Update | No. / Rev. / Yr. | No. / Rev. / Yr.

City Project No. | Zone Map No. C-19 | Sheet 1 Of 3



LEGEND

DEVELOPED BASIN ID (P1-1)

BASIN LINE

FLOW ARROW

RUNOFF FROM PHASE 1 CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES) A	B	C	PEAK DISCH. (CFS)
P1-1	28.1013	0	25.8532 92%	0	2.2481 8%	56.10
P1-2	9.4266	0	7.0600 75%	0	2.3666 25%	21.33
P1-3	0.8055	0	0.8055	0	0	1.51
TOTALS	39.3334	0	33.7187	0	4.6047	78.94

SCALE: 1" = 100'

AS BUILT INFORMATION
CONTRACTOR
STAKED BY DATE
INSPECTORS
FIELD MODIFICATIONS BY DATE
FIELD
INFORMATION BY DATE
COMPUTATIONS
CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

BENCH MARKS

ENGINEERS' SEAL

REMARKS
REVISIONS
NO. DATE BY

DESIGN
DESIGNED BY GN DATE NOV 2004
DRAWN BY KSH DATE NOV 2004
CHECKED BY GN DATE NOV 2004

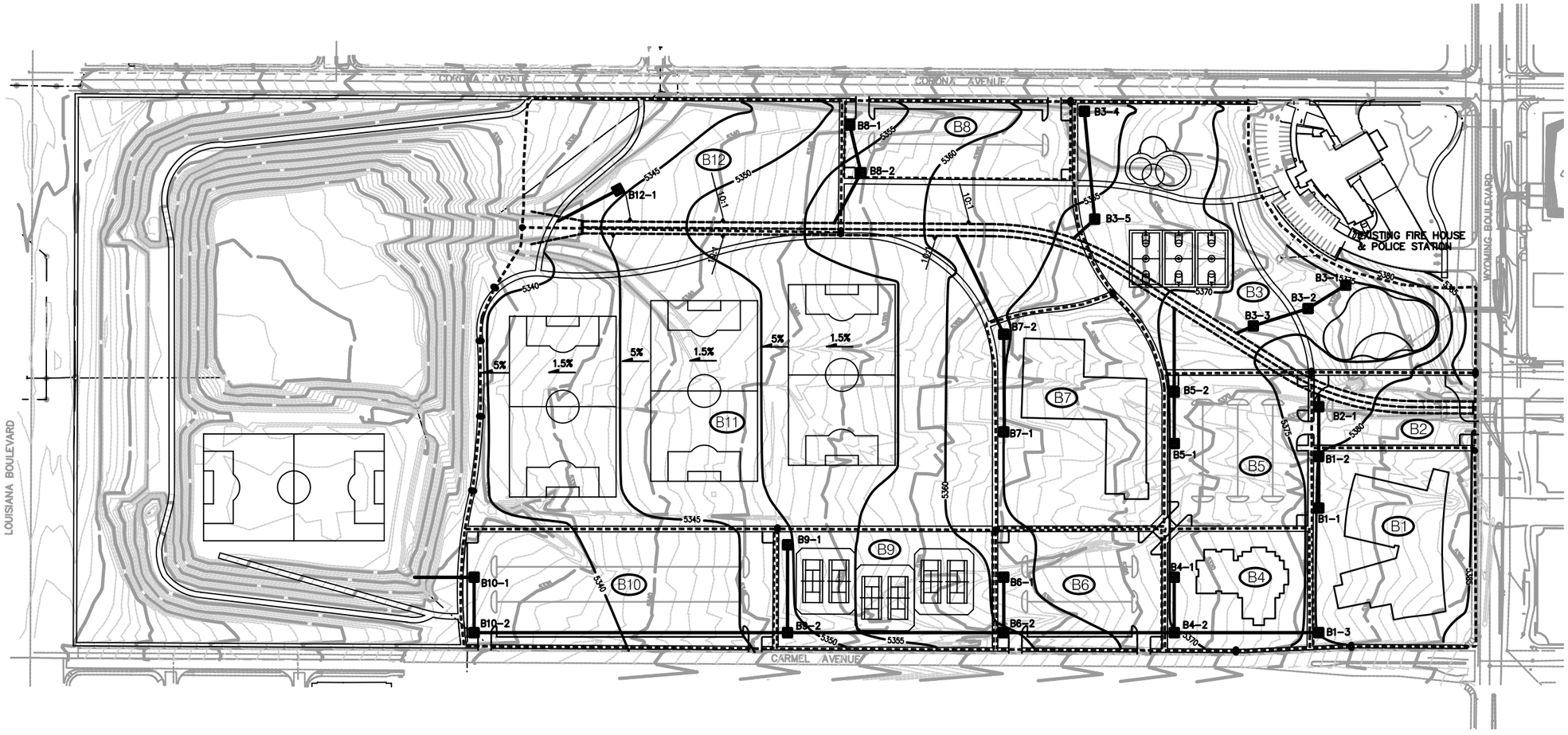
1020358
Smith Engineering Company
A Full Service Engineering Company

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: NORTH DOMINGO BACA PARK
MASTER PLAN DRAINAGE REPORT
BASIN MAP – PHASE 1 DEVELOPMENT

Design Review Committee | City Engineer Approval | Last Design Update | No. / Rev. / Dr. | No. / Rev. / Dr.

City Project No. | Zone Map No. C-19 | Sheet 2 Of 3



RUNOFF FROM DEVELOPED CONDITIONS DRAINAGE BASINS

BASIN DESIGNATION	AREA (ACRES)	IMPERV. (ACRES)	LAND TREATMENT (ACRES) A	B	C	PEAK DISCH. (CFS)
B1	2.4978	0.9015	0	0.7881	0.7881	9.35
		35%		32%	32%	
B2	0.9568	0.9080	0	0	0.0478	4.72
		95%			5%	
B3	5.0398	1.0079	0	3.2254	0.8063	18.23
		20%		64%	16%	
B4	1.3395	0.3493	0	0.4951	0.4951	4.75
		26%		37%	37%	
B5	1.7477	1.6603	0	0	0.0874	6.64
		95%			5%	
B6	1.2973	1.2324	0	0	0.0649	6.41
		95%			5%	
B7	2.7309	1.0451	0	0.8679	0.8679	10.50
		38%		31%	31%	
B8	1.4488	1.3764	0	0	0.0724	7.16
		95%			5%	
B9	2.0032	0.8906	0	0.8801	0.2225	7.55
		44%		44%	12%	
B10	2.9884	2.7250	0	0	0.1434	14.17
		95%			5%	
B11	13.2215	0.6611	0	12.5604	0	35.98
		5%		95%		
B12	3.1329	0.3133	0.4590	2.3606	0	6.57
		10%	15%	75%		
TOTALS	38.3334	13.0710	0.4590	21.1975	3.6059	134.03

LEGEND

DEVELOPED BASIN ID (B1)

BASIN LINE

PROPOSED SD INLET

100' 50' 0 100' 200'

SCALE: 1" = 100'

AS BUILT INFORMATION

BENCH MARKS

CONTRACTOR
STARTED BY DATE
INSPECTORS
FINISHED BY DATE
FIELD
INFORMATION BY DATE
CORRECTED BY

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		AS-BUILTS	

DESIGNED BY GN DATE NOV 2004
DRAWN BY KSH DATE NOV 2004
CHECKED BY GN DATE NOV 2004

102035B

Smith Engineering Company
A Full Service Engineering Company
6400 Uptown Boulevard, NE Suite 500E Albuquerque, New Mexico 87110

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: NORTH DOMINGO BACA PARK
MASTER PLAN DRAINAGE REPORT
BASIN MAP – DEVELOPED CONDITIONS

Design Review Committee | City Engineer Approval | Last Design Update | No. / Day / Yr. | No. / Day / Yr.

City Project No. | Zone Map No. C-19 | Sheet 3 Of 3

SECTION 7
PROJECT BUDGET

PROJECT BUDGET

The following is a preliminary breakdown of project component budgets for various elements of the North Domingo Baca Park. In each of the components, cost estimates for utilities, site lighting, landscaping, irrigation, design/permitting, tax, and administrative costs are included. At the current Master Development Plan level, detailed design and construction cost estimates cannot be identified, however, the opinion of probable costs below are provided for gross budgetary information, and are subject to modification over time.

1. Park Recreation Elements	
Play Fields (4)	$2 - $2.5 mil.
Tennis Courts (6 lighted)	$1.6 - $2 mil.
Off-Leash Dog Exercise Area	$.5 - $.75 mil.
Modular Skate Area (lighted)	$.35 - $.5 mil.
Recreation Courts/Play Areas	$.8 - $1 mil.
2. Public Buildings	
Multi-Generational Center	$11 - $14 mil.
Library	$4 - $5 mil.
Pool Complex	$10 - $12 mil.
3. Common Site Improvements	
Parking Lots and Access	$3 – 3.5 mil.
Grading and Drainage	$2.5 – $3 mil.
Site Amenities	$.7 – 1 mil.
Landscaping and Trails	$3 - $4 mil.

FUNDING PARTICIPATION

The North Domingo Baca Park project represents a program scope which may exceed $50 million. Historically, large projects require phased development over a 10-15 year period. It is the intent of this Master Development Plan to encourage private/public partnerships to help fund the Park and its various elements.

Agreements and / or Memorandum of Understanding (MOU) will be developed to ensure funding participation from all parties involved ensuring the collective support of this project with capital and operational responsibilities defined.

FUNDING OPPORTUNITIES

Public Capital Funding Opportunities

North Domingo Baca Park has already received intra-governmental funding from AMAFCA, the State, Bernalillo County, and City G.O. Bond funds. Public support and grass roots efforts by the District 4 Coalition and associated neighborhood associations have successfully lobbied City Councilors, County Commissioners, and NM State Legislators for funding. The following options are continued capital possibilities for funding mechanisms by government agencies.

1. City General Obligation Bond Funding: The City holds General Bond Election every two years, which would be a potential source for funding for the Park. This mechanism includes Council Set-Aside funds as well.

2. State General Funding: The State of New Mexico issues General Obligation monies at each Legislative Session for capital projects.

3. AMAFCA: AMAFCA collects tax revenues which are used for construction of drainage improvements. As discussed, an agreement is in place between the City and AMAFCA for the design and development of North

Domingo Baca Park storm water conveyance solution, replat, etc. AMAFCA included and received voter approval of their 2004 Bond Program which includes $1,000,000 for the design and construction of the storm water conveyance. It is at the Boards discretion to appropriate amounts and determines the schedule for approving funds. Based on previous discussions, it is the City's goal to development the formal agreement regarding the storm water conveyance project, obtain the funding from AMAFCA, and have the box culvert constructed end of 2005 / early 2006.

4. County: Bernalillo County included and received voter approval of their 2004 General Obligation Bonds to include $450,000 toward the design and construction of the Multi-Generation Center at North Domingo Baca Park. A formal agreement needs to be developed regarding these funds, county participation in the design and development process and future commitment and intent of the county for funding and operations.

5. Impact Fees - With the adoption of impact fees for future growth the North Albuquerque Service area includes North Domingo Baca Park on the Component Capital Implementation Plan (CCIP) to receive funding. Growth in this service area over the next 10 years is estimated to collect $2.8 million.

Private Funding Opportunities

Negotiated Agreements with Privately Operated Venues on City Land: Opportunities for privately constructed and operated facilities exist in the Park, including the Aquatic Pool Complex and the Multi-Generational Center.

Personnel and Operational Costs

The City General Fund needs to be programmed to included operations and management of facilities (multi-generation center, library, pool complex), infrastructure (box culvert, streets and utilities), and acres of irrigated turf and landscaping coming on line. As each park improvement is funded and scheduled for development, operational and personnel costs need to be identified. To date the City has not allocated operational funds to these projects.

SECTION 8
PHASING PLAN

PHASING CONSIDERATIONS

The North Domingo Baca Park will develop in phases over an extended period of time. The earliest phases of development have already occurred (land acquisition, some drainage, roadway and utility improvements, and development of the AFD Station 20/La Cueva Community Police Substation).

The timing of the phases is also subject to the availability of funding. For this reason, the phases within North Domingo Baca Park will need to remain flexible. Subsequent phases will be defined and prioritized in the future as funding sources are more clearly identified. Temporary improvements to North Domingo Baca Park must be mindful of the eventual long-term implementation of the Master Development Plan. Therefore, short-term improvements need to be viewed as removable, convertible, or disposable unless they are consistent with long-term design concepts within the Park and comply with all City regulations. In addition, grading may occur outside of the phase boundaries when necessary to balance the earthwork for a particular phase.

FUTURE REVIEW/APPROVAL PROCESS

The major building elements at North Domingo Baca Park, including the Multi-Generational Center, Library, and Pool Complex, shall be reviewed and approved by the Environmental Planning Commission (EPC). It is the intent of this Master Development Plan that all other Park features proceed directly to construction.