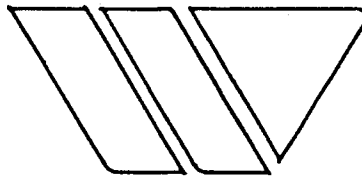


EL RANCHO ATRISCO PHASE V SECTOR PLAN DEVELOPMENT

APRIL, 1986

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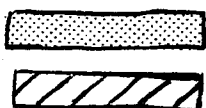
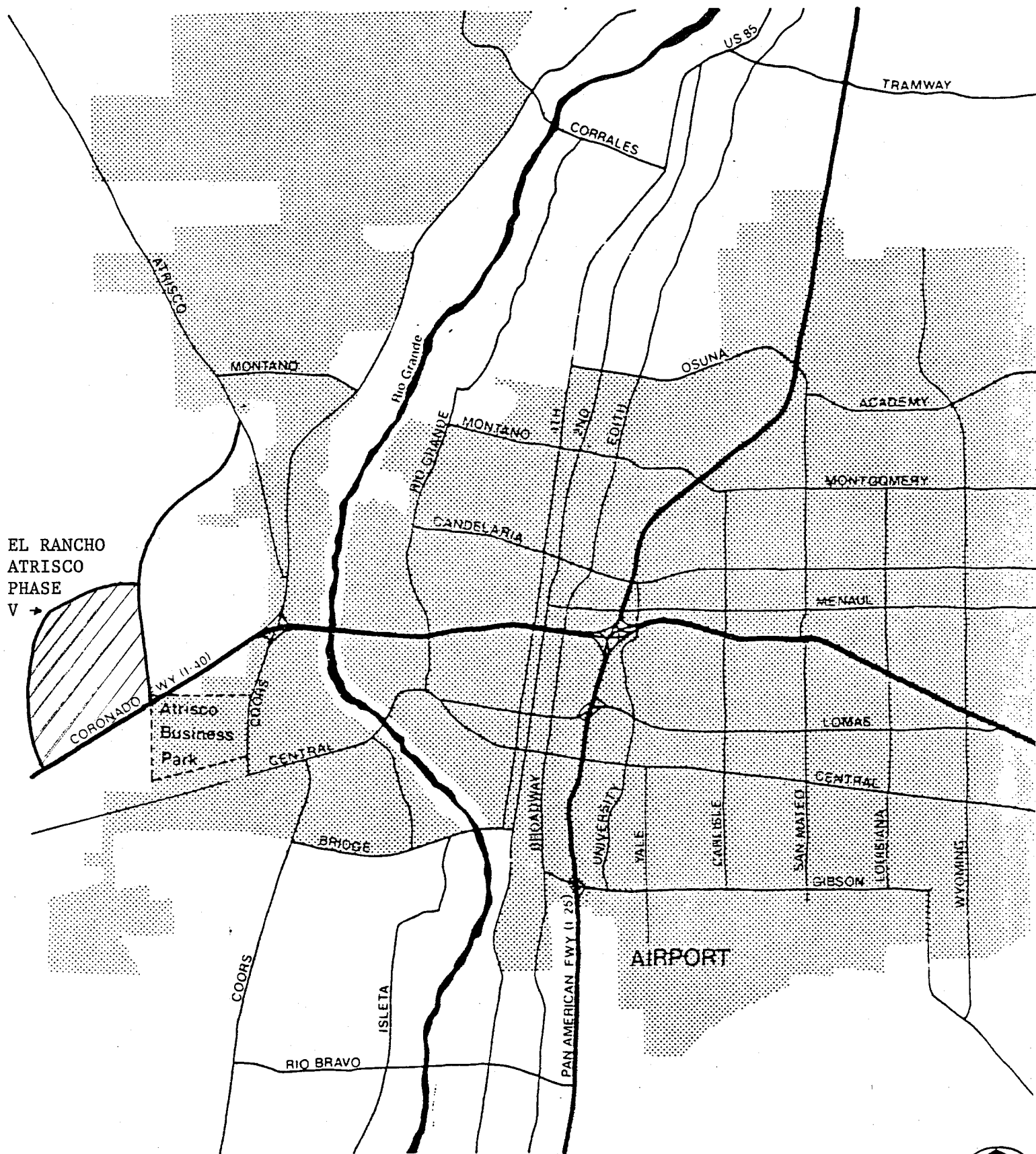
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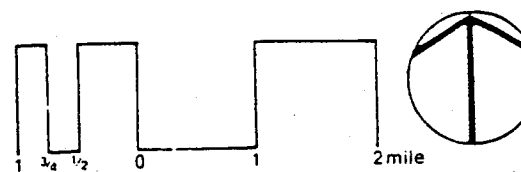
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ESTABLISHED URBAN AREA
Per 1975 COMPREHENSIVE PLAN

EL RANCHO ATRISCO PHASE V



CHAPTER ONE

INTRODUCTION

BACKGROUND, LOCATION AND DEMOGRAPHICS CHARACTERISTICS

INTRODUCTION

Metropolitan Albuquerque (Bernalillo County) continues to attract people to its municipal boundaries due to its temperate climate, varied employment and decent living conditions. The City of Albuquerque is capturing the major portion of that growth and moving in the direction of the west. Physical barriers, as well as governmental barriers within Bernalillo County, bound the City of Albuquerque on the other three sides. To the north lies Indian reservation land; to the east, the Sandia Mountains; and to the south, military reservation land.

The area west of the Rio Grande offers the capacity to accommodate a proportion of employment and recreation needs. Developers play an important role in the growth of any community. Poor development discourages outside companies from locating within a community. Sound development not only can create a desirable living environment but also will serve to attract outside industry, thereby creating more jobs and an economically healthier community.

Area Plans and subsequent sector plans are the mechanisms which refine the Albuquerque/Bernalillo County Comprehensive Plan. The intent of this document is to provide planning and direction of growth for a portion of the Northwest Mesa. The El Rancho Atrisco Phase V Sector Development Plan covers 907 acres, which are situated directly in the path of Albuquerque's future westward growth.

The City of Albuquerque Development Process Manual (DPM) defines a Sector Development Plan as:

A Plan which covers a large area satisfactory to the Planning Commission and specified standards for the Area's and Sub-Area's character, allowed uses, structure height and dwelling units per acre; the Plan may specify lot coverage, floor-area ratio, major landscaping features, building massing, flood water management, parking, signs, provision for transportation, and other such features.

In summary, a Sector Development Plan is a statement of proposed land uses and improvements for use by both local governing agencies and landowners in the control and direction of future physical development.

This Plan is a revision of the El Rancho Atrisco Phase V Sector Development Plan submitted to the Environmental Planning Commission (EPC) on April 18, 1985, and addresses the comments of agencies involved in the review process. This is the last major planning review prior to beginning implementation.

The plan requests a mixed use zoning and the development of office, industrial, commercial and residential uses of varying intensities. The proposed office and industrial uses will be placed in an industrial park zones to ensure that developments are appropriately designed, landscaped and compatible with adjacent land uses. Zoning for residential units allows a maximum density, after full build out, of approximately 3.71. *dwellings per acre*

The plan accompanies annexation and initial zoning petitions for Westland Development Co., Inc. The annexation petition (AX-85-5; Z-84-30) was submitted to the City in September, 1985. After sector plan approval, roads, public right-of-ways and recreational area will be dedicated through bulk land subdivision, subsequent subdivision plat maps and by the site development plan review process required for SU and IP zones.

EL RANCHO ATRISCO, PH

AMENDED LAND USE WITHIN PHASE V

SYMBOL	PROPOSED ZONING	DESCRIPTION
	SU-1	PLANNED INDUSTRIAL COMMERCIAL
	RD	RESIDENTIAL 6-10 DUs
	RD	RESIDENTIAL 1-5 DUs
	C-2	NEIGHBORHOOD OFFICE COMMERCIAL
	RD	PUBLIC LANDS (MIDDLE SCHOOL)
	RD	PUBLIC LANDS (ELEMENTARY SCHOOL)
	IP	LIGHT INDUSTRIAL
	RD	MULTI-FAMILY
	SU-1	PLANNED COMMERCIAL MULTI-FAMILY
	C-2	HOTEL-OFFICE & RESTAURANT

CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
PLANNING DIRECTOR	DATE

A. GEOGRAPHICAL LOCATION AND PRECEDENT PLANS

A sector development plan is the refinement of the Albuquerque/Bernalillo County Comprehensive Plan and subsequent area plans. As such, the sector plan begins implementing the Comprehensive Plan policies. The El Rancho Atrisco Phase V Sector Development Plan refines both the Northwest Mesa Area Plan and the El Rancho Atrisco Area Plan.

Sector development plans encompass large areas and address the existing and future conditions which, based upon current market trends, can be identified at this time. As with any plan, certain flexibility must be incorporated to allow changes to meet future market demands. However, sufficient guidelines covering all the normal characteristic planning elements need to be established. Proper planning helps prevent the traditional infill problems associated with small, parcel by parcel, development.

This plan establishes sufficient standards to establish the character of the development while, at the same time, allowing maximum flexibility.

The Sector Development Plan area is bound on the north and west by the alignment of the 98th Street right of way, on the east by Unser Boulevard and on the south by Interstate 40, as shown in Figure 2, page 1.3. The Sector Development Plan area is currently undeveloped. The only improvements are a) the Ladera Diversion and Detention Facility, which is a storm water management facility consisting of a series of detention basins and channels which bisect the tract in a southwest-northeast direction, and b) three high voltage power easements, which cross the area.

OWNERSHIP

The Sector Development Plan area contains a total of 907 acres, of which 774 acres are owned by the Developer. City Staff requested, and the Environmental Planning Commission approved including, the remaining acres which are owned by others in the Sector Development Plan.

ANNEXATION

Westland Development Co., Inc. has requested simultaneous annexation concurrently with Sector Development Plan approval. This would extend the City limits west and north to 98th Street. The municipal limit is

currently established on the western boundary of Unser Boulevard, north of Interstate 40 (I-40). The Sector Development Plan area is approximately four miles west of the City downtown business district.

As identified in the separate Annexation Petition, over half of the Plan area lies outside the existing limits of utility service. However, the rapid growth of the Northwest Mesa will warrant the City expanding utilities to water pressure zones further west.

B. ADJACENT LAND USES

The Sector Plan area is bound on the south by I-40 and land which has not been planned; on the east by Unser Boulevard and El Rancho Atrisco Phase III Sector Plan (mixed use development is planned within the El Rancho Atrisco III Sector Plan); and on the north and west by unplatted, undeveloped parcels.

To date, no construction has been completed adjacent the proposed El Rancho Atrisco Phase V Sector Plan. Ownership and development of property east, north, and west of the proposed Sector Plan is controlled by Westland Development Co., Inc.

C. POPULATION, HOUSING AND EMPLOYMENT CHARACTERISTICS

The project area lies within Census Tracts 47.03 and 47.04. In 1980, the respective population of these tracts was 7,241 and 7,651.

The project area is in one of the fastest growing areas in Bernalillo County. In 1970, the County's population was 318,774, with 1,208 in Census Tracts 47.03 and 47.04. By 1980, population had increased to 419,000 in the County; and 14,892 in the Census Tracts. The percentage increase in the Census Tracts (1132.8%) was the highest in the County.

The County will continue to experience significant growth during the next several decades. According to projections by the University of New Mexico's Bureau of Business and Economic Research (BBER), Bernalillo County's population will increase from 419,700 in 1980 to 625,900 in the year 2000. During the same period, neighboring Sandoval County will increase from 34,799 to 59,100*. Most of Sandoval's population increase will result from growth in Rio Rancho and Corrales.

TABLE 1: Projected Population Growth, 1980-2000 (BBER)

County	1980	1990	2000	Increase 1980-2000	% Increase
Bernalillo	419,700	539,000	625,200	206,200	49.1
Sandoval	34,799	48,600	59,100	24,301	69.8*
Total	454,499	588,100	685,000	230,501	50.7

An increase in housing units will accompany the projected population increase. The New Mexico State University Center for Real Estate and Land Resource Research has prepared an estimate based upon the BBER projections. The Center estimates that housing units need to increase from 174,412 in 1980 to 224,572 in 1990 to keep pace with anticipated population growth in Bernalillo County and Sandoval County.

TABLE 2: Estimate New Housing Units Required, 1980-1990

County	1980	1990	Required 1980-1990
Bernalillo	162,126	207,486	45,360
Sandoval	12,286	17,086	4,800
Total	174,412	224,572	50,160

Jobs in this 2-county area also will increase during this period. Employment in Bernalillo County rose from 108,331 in 1970 to 182,720 in 1980 and is projected to rise to 315,900 in 2000. Sandoval County employment, which grew from 2,335 in 1970 to 4,059 in 1980, is projected to increase to 6,820 in 2000.

*Population projections from Rio Rancho are contested by that municipality as too conservative.

TABLE 3: Projected Employment Growth, 1980-2000 (BBER)

County	1970	1980	1990	2000	Increase	
					1980-2000	%Increase
Bernalillo	108,331	182,720	252,350	215,900	133,180	72.9
Sandoval	2,335	4,059	5,450	6,820	2,716	68.0*
Total	110,666	186,779	257,800	322,720	135,921	72.8

The completion of the planned Rio Grande bridges and the diminishing quantities of developable land within the City east of the River suggest that the Northwest Mesa area will absorb larger shares of growth within Bernalillo County. Projections by the Middle Rio Grande Council of Governments (COG) indicate that over 27% of the population and employment growth in the Albuquerque Urban Area will occur in the Northwest Mesa Plan area**, in which the project area is located.

These projections (COG) extend the Bureau of Business and Economic Research's year 2000 estimated to the year 2010 and then allocate growth according to the most probable land use scenario. This scenario was based upon the Albuquerque/Bernalillo Comprehensive Plan growth policies and the consensus of knowledgeable government and private sector representatives on the most likely pattern of growth.

The COG forecast concluded that population in the Albuquerque Urban Area would increase from 424,624 in 1980 to 758,624 by the year 2010, an increase of 334,000 or 78%. 92,936 or 27.8% of this growth was expected to occur within the Northwest Mesa.

* Population projections for Rio Rancho are contested by that municipality as too conservative.

** Middle Rio Grande Council of Governments, "Year 2010 Socio- Economic Forecast" (December 1982). Although the projections are based on the Bureau of Business and Economic Research estimates, they cover a slightly different geographical area. BBER's projections cover entire counties. COG's cover those parts of Sandoval and Bernalillo County that comprise the Albuquerque Urban Area.

TABLE 4: Socio-Economic Forecast Population Projections,
1980-2010(COG)

	1980	2010	Increase 1980-2010	% of Total Increase
Albuquerque Urban Area	424,624	758,624	334,000	100.0
Northwest Mesa	38,120	131,058	92,936	27.8
Balance of Urban Area	386,504	627,566	241,064	72.2

The Socio-Economic Forecast projected that the Albuquerque Urban Area would have an employment increase of 188,690. Employment in the Northwest Mesa Plan area was expected to increase from 5,920 to 56,544, an increase equal to 26.8% of the total projected growth in the urban area. By the year 2010, jobs in the Northwest Mesa Plan area would account for 15.4% of all employment in the urban area, compared to 3.3% in 1980.

TABLE 5: Socio-Economic Forecast Employment Projections,
1980-2010(COG)

	1980	2010	Increase 1980-2010	% of Total Increase
Albuquerque Urban Area	179,511	368,201	188,690	100.0
Northwest Mesa Area Plan	5,290	56,544	50,624	26.8
Balance of Urban Area	173,591	311,657	138,066	73.2

CHAPTER TWO
DEVELOPMENT ISSUES

A. COMPREHENSIVE PLAN POLICIES

1. Conformance with Albuquerque/Bernalillo County Comprehensive Plan

The Albuquerque/Bernalillo County Comprehensive Plan was adopted in April 1975. The purpose of the Comprehensive Plan is to provide overall guidance to the growth of the City of Albuquerque and in unincorporated Bernalillo County, insuring sound development.

The Comprehensive Plan establishes 12 goals in two broad categories. The two categories consist of Land Use, and Environment Protection and Community Services. The goals in the the Land Use section establish what development should achieve overall, specifically in three urban areas (Redeveloping Urban, Established Urban, Developing Urban), semi-urban rural areas, open (space) areas, and circulation. The goals in the Environment Protection and Community Services section address major natural systems (air, water, land) needed to sustain urbanization and address systems of public facilities and services. Each of the areas has a set of development objectives to be achieved by the Plan's policies.

This Sector Development Plan is a continuing refinement in the planning process - the last major step prior to developing specific sites and facilities. As such, this Plan should achieve the main goals of the Comprehensive Plan. Not all of the goals are applicable to the Sector Development Plan, specifically development of rural areas. In addition, certain goals, such as community facilities, have been incorporated in adjacent developed parcels, fulfilling the community need.

a. Land Use

1. URBAN AND RURAL FORM POLICIES

THE GOAL IS TO PRESERVE THE UNIQUE NATURAL FEATURES OF THE METROPOLITAN AREA BY ACHIEVING A PATTERN OF DEVELOPMENT AND OPEN SPACE RESPECTING THE RIVER LANDS, MESAS, MOUNTAINS, VOLCANOES AND ARROYOS.

- A. The mesas offer the best sites for urban development. Development which is harmonious with natural features should be encouraged on suitable portions of the west, northeast, and southeast mesas.

- B. The City and County shall create a multi-purpose network of recreational trails and open space along arroyos and appropriate irrigation ditches. Designated arroyo flood plains shall retain their flood control functions so as to minimize flood damage, minimize the cost to public works, and allow infiltration of storm water.

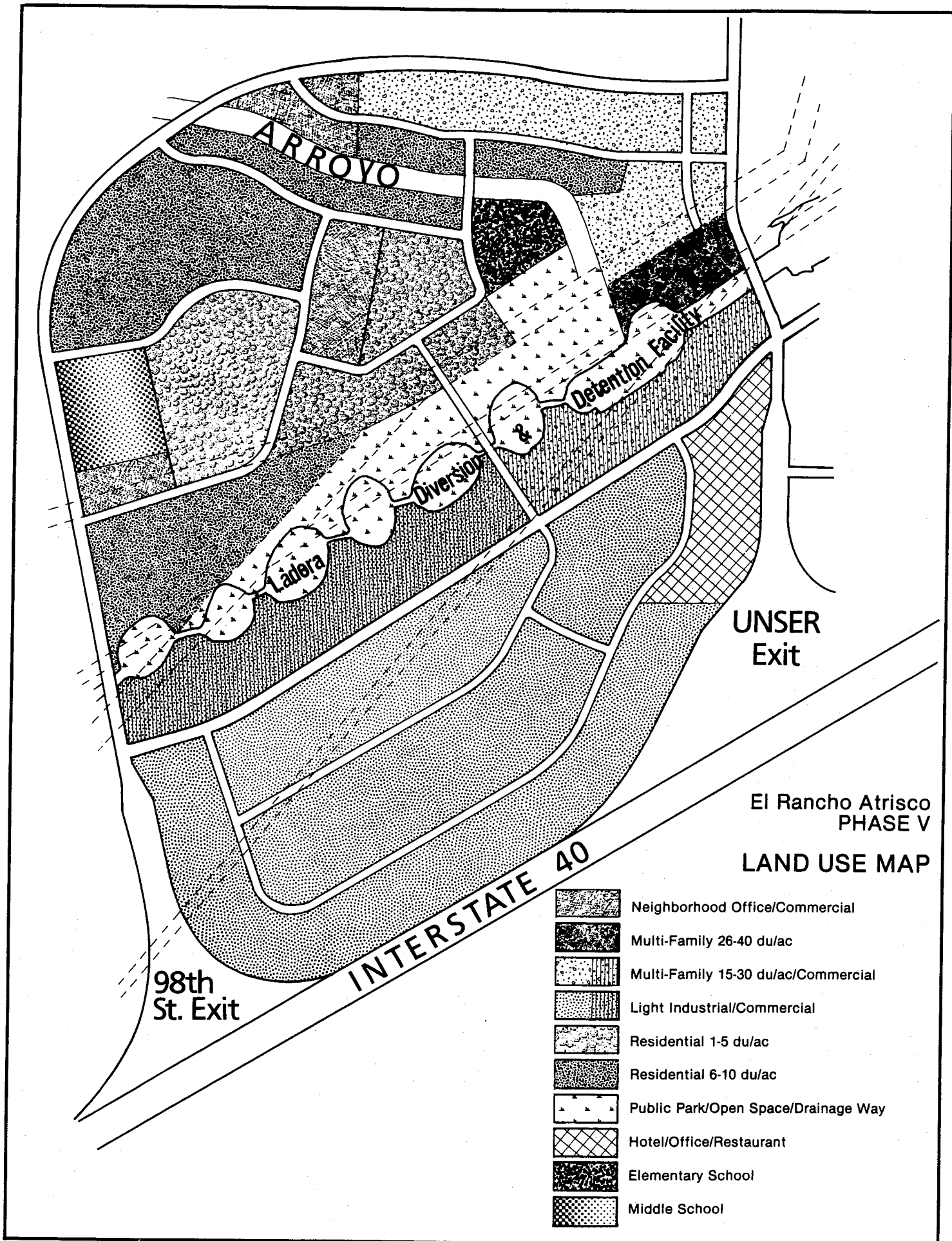
As stated in the Comprehensive Plan, "The mesas offer the best sites for urban development". This Sector Development Plan has implemented specific design, establishing development outside of any potential flood areas or drainage paths. Multi-use and multi-purpose facilities are planned for the arroyos and detention areas, combining pedestrian and equestrian trails. The use of parks for both drainage conveyance and recreation use achieves a portion of the Comprehensive Plan goals.

2. URBAN AREAS

THE GOAL IS A QUALITY URBAN ENVIRONMENT WHICH PERPETUATES THE TRADITION OF IDENTIFIABLE, INDIVIDUALISTIC COMMUNITIES WITHIN THE METROPOLITAN AREA AND OFFERS VARIETY AND MAXIMUM CHOICE IN HOUSING, WORK AREAS AND LIFE STYLES. WHILE CREATING VISUALLY PLEASING ARCHITECTURE, LANDSCAPING AND VISTAS TO ENHANCE THE APPEARANCE OF THE COMMUNITY.

- A. Patterns and types of employment and services shall be located to complement residential areas; they shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments (See additional location policies under "Circulation").
- B. Land uses adjacent to arterial streets shall be planned to minimize harmful effects of traffic on people residing on or utilizing adjacent land.
- C. Landscaping with native or naturalized vegetation where appropriate shall be encouraged within public and private rights of way to control water erosion and dust, absorb atmospheric pollutants, and create a pleasing visual environment.

Generally, as with any new community, housing is the first land use developed. Development of the residential areas, depending on



current and future market trends, will range from traditional single family homes to higher density multi-family housing. The scenic vistas from many parts of the Northwest Mesa will probably attract a broad range of housing development from entry level to very high end. The overall densities are established at a maximum of 3.71 dwelling unit per gross acre, consistent with the Comprehensive Plan Density Standards of between 3 and 6 dwelling units per acre in the Developing Urban area.

The Sector Development Plan recognizes that massive or tall structures may be located within the adjacent Coors/Central Urban Center (the Atrisco Business Park). In addition, building setbacks have been placed where there will be no possibility of jeopardizing any solar access within the Sector Development Plan area. The scenic vistas toward the east will not be obstructed. As viewed from Albuquerque, the vista of the escarpment edge will not change.

To provide physical relief, there will be landscaping along arterial streets, where ordinance dictates. Particular attention will be given to landscaping guidelines to minimize harmful effects of traffic, parking and development in general. Water conservation in irrigation systems and general conservation of resources will be used whenever feasible. Creative uses of parks, arroyos and easements will enhance and preserve the open space needed by each community.

b. Open Space

1. OPEN SPACE POLICES

THE GOAL IS TO ENHANCE RECREATIONAL OPPORTUNITIES AND PROVIDE VISUAL RELIEF TO URBANIZATION BY SETTING ASIDE ACCESSIBLE AND USABLE OPEN SPACES WITHIN EACH NEIGHBORHOOD

- A. Park facilities within one half mile of every home shall be the objective for existing, redeveloping and developing areas.
- B. The developing areas shall generally have a more open character than established areas, and shall have increased amounts of usable open space.

C. The design of parks and open space shall incorporate the following criteria:

1. Mult-functional use of resources and compatible facilities.
2. Maintenance requirements and landscaping appropriate to the location, function, public expectations and intensity of use.
3. Integration into residential design for easy accessibility and orientation to encourage use.
4. Lighting or other methods to minimize vandalism.

The Comprehensive Plan's Open Space policies address multiple use of arroyos. Arroyos traverse the Sector Plan area, providing the opportunity to utilize these features as open space.

Open space has been established through the arroyos, thereby providing connecting links to other major open space areas on the Northwest Mesa. The open space area is calculated for maximum possible densities, although generally, development has not reached that level in the past. Therefore, if there is a surplus of open space, it will be transferred to adjacent sector plans.

c. Public Facilities

A park facility has been designated and located centrally within the Sector Development Plan. The location of the park is within one-half mile of all residential development. The park is also located adjacent to a future school site and is accessible by the internal street network.

d. Circulation

1. Circulation Policies

THE GOAL IS TO MINIMIZE TRANSPORTATION REQUIREMENTS THROUGH EFFICIENT PLACEMENT OF EMPLOYMENT AND SERVICES CONVENIENT TO PROVIDE A BALANCED CIRCULATION SYSTEM THROUGH ENCOURAGEMENT OF BICYCLING, WALKING, AND USE OF MASS TRANSIT AS ALTERNATIVES TO AUTOMOBILE

TRAVEL, WHILE PROVIDING SUFFICIENT ROADWAY CAPACITY TO MEET MOBILITY AND ACCESS NEEDS.

- A. Compatible mixing of residential, commercial, light industrial, and educational activities on an area-wide basis shall be encouraged where desirable and appropriate to lessen the need for travel.
- B. Land uses adjacent to arterial streets shall not significantly reduce street capacities.
- C. Manufacturing activities shall be located as follows to reduce amounts of traffic generated:
 - 1. convenient to rail, air, or truck facilities to minimize necessity for intra-city movement of goods and services.
 - 2. provided with access via mass transit
 - 3. light industry convenient to residential areas, where appropriate, to minimize commuting distance.
- D. Pedestrianways and bicycle paths, on separate rights of way where appropriate, shall be integrated into subdivisions and planned unit developments to create safe and pleasant non-motorized travel conditions.
- E. In the developing area around the City, the street system should focus on high capacity facilities (e.g. parkways) on which vehicles travel at lower than expressway speeds and encounter few stops.

Street circulation within and adjacent to the Sector Development Plan area is superior to any other area within the City. The Sector Development Plan incorporates the Long Range Street Plan with the alignments of 98th Street, Unser Boulevard, and Ladera Drive.

Commercial developments have access to major interchanges at 98th Street and Unser Boulevard. The residential development, with such close proximity to employment and commercial centers, will encourage and should promote pedestrian and mass transit. Since not all of the residents of this development will work within the Plan area, both Unser and 98th Street provide easy and quick access to all other parts of Albuquerque.

e. Environmental Protection

1. Air Quality Policies

THE GOAL IS THE IMPROVEMENT OF AIR QUALITY IN ORDER TO ATTAIN AND MAINTAIN LOCAL AND NATIONAL AMBIENT AIR QUALITY STANDARDS

- A. Automobile travel shall be reduced and travel by transit, bicycle and walking encouraged as travel alternatives.
- B. Traffic engineering techniques shall be improved to permit achievement and maintenance of a smooth flow of traffic at steady, moderate speeds.
- C. The City and County shall attract clean, non-polluting industry, located to minimize travel distance or provide access to public transit to reduce amount of traffic generated. (See also Circulation)

2. Water

THE GOAL IS TO MAINTAIN AN ADEQUATE SUPPLY AND QUALITY OF WATER FOR ALL DESIRABLE USES AND NEEDS IN THE URBANIZED AREA

- A. Maximum absorption of rainfall shall be encouraged through use of:
 - 1. arroyo channels designed to infiltrate water wherever possible.

2. conservation devices in all new development.

The Comprehensive Plan's water policies specify the need to conserve water as a means of achieving the objectives of developing urban areas, as they apply to this part of the Northwest Mesa. Use of gabion and similar drainage facilities provide for maximum absorption of rainfall. Drip and water conservation techniques will be investigated.

The Comprehensive Plan's air quality policies address both hydrocarbon emission and particulates. Minimizing further deterioration of air quality is a major issue for accommodating a proportion of Albuquerque's growth on the Northwest Mesa. The properly sized streets and arterials will actually reduce hydrocarbon emission by providing a smooth flow of traffic at moderate to high speeds.

All planned land uses within the Sector Development Plan will comply with the policies and standards of City, County, State and Federal governments concerning energy conservation and clean air standards.

g. Energy Policies

THE GOAL IS TO MAINTAIN AN ADEQUATE, ECONOMICAL SUPPLY OF ENERGY FOR INDUSTRY AND RESIDENTS OF THE METROPOLITAN AREA, WHILE ACHIEVING AN OPTIMAL BALANCE BETWEEN MEETING ENERGY NEEDS AND PROTECTING THE ENVIRONMENT

1. The City and County shall pursue land use planning that will maximize potential for energy conservation.
2. Transportation and land use planning shall be encouraged which conserves energy by reducing automobile travel and promoting public transportation, bicycling and walking as transportation alternatives.

The land use provides for the maximum potential for energy conservation by placing a balanced community between residential and employment areas. Every effort has been taken to promote alternate transportation methods.

h. Education and Recreation Policies

THE GOAL IS TO PROVIDE A WIDE VARIETY OF EDUCATIONAL AND RECREATIONAL OPPORTUNITIES AVAILABLE TO CITIZENS FROM ALL CULTURAL, AGE AND EDUCATIONAL GROUPS

1. Schools shall be planned and built to accommodate the changing character of neighborhoods, without overbuilding permanent facilities.

The two school sites proposed have been incorporated with the Albuquerque Public School System and will satisfy the needs of the area.

B. NORTHWEST MESA PLAN POLICIES

1. Conformance with Northwest Mesa Area Plan

The Northwest Mesa Area Plan is a Rank 2 plan which begins implementing the Albuquerque/Bernalillo County Comprehensive Plan. The Northwest Mesa Plan addresses utilities, transportation networks, open space and other commercial, retail, and industrial development.

The El Rancho Atrisco Phase V Sector Development Plan area lies entirely within the areas identified for annexation in the Northwest Mesa Area Plan (shown on Page 9, figure 4, of the Northwest Mesa Area Plan). Further, the entire east boundary of the Sector Development Plan area is contiguous to the existing City limits. The new City boundaries are proposed to be the west right of way of 98th Street, which is the logical choice for a new extension. In addition, the El Rancho Atrisco Phase V

Plan complies and is consistent with the Northwest Mesa Area Plan.

The Northwest Mesa Area Plan sets forth the following recommendations for implementation.

a. Land Use

1. Urban Area Policies

EMPLOYMENT RECOMMENDATION ONE: Encourage attractive light manufacturing ("Campus Type" office parks) and assembly facilities to locate in areas which are also appropriate for commercial development, are well related to residential areas, and can be adequately served by transit.

EMPLOYMENT RECOMMENDATION TWO: Office parks are appropriate for areas to be developed as community shopping centers. Major office developments are more appropriate in the University of Albuquerque Urban Center and the Coors/Central Urban Center.

HOUSING RECOMMENDATION THREE: A mixture of densities ranging from six (6) to thirty (30) dwellings per gross acre is appropriate in residential areas adjacent to arterial and collector streets. This higher density residential development is the principal use planned for arterial and collector streets.

HOUSING RECOMMENDATION FOUR: Encourage efficient siting of single family dwellings in clusters where appropriate. Provisions for solar access should be included where feasible.

Accommodation of some of Albuquerque's growth on the Northwest Mesa consistent with the Comprehensive Plan, raises issues identified previously in the Northwest Mesa Area Plan. These issues include:

1. Development on the volcanic escarpment relative to
 - extension of City Facilities and services beyond the 5255 contour line and on slopes over nine percent.
2. Development on the Atrisco Terrace escarpment relative to
 - extension of City facilities and services beyond the 5255 contour line and on slopes over nine percent.
 - a condition of unconsolidated, loose, easily erodable soil.
3. The completion of development in master-planned communities such as College Park, Taylor Ranch, El Rancho Atrisco and other large development relative to
 - the timing of City facilities and services extensions.
 - the character and scale of development.
4. The provision of employment opportunities to provide a greater degree of possible self-sufficiency in the plan area.
5. The location, quantity, scale and design of commercial uses and the amount of land allocated for commercial development.
6. The degree of transit access and levels of service both within the plan and between the plan area and other parts of the city.

Commercial square footages and corresponding acreage, identified in the Northwest Mesa Area Plan, were developed using a high land to building ratio. Commercial development within the Sector Development Plan will contain visual relief, as well as adequate acreage to make it function well within the community. Listed in the body of this text is the total square footage expected to be developed on the two commercial sites.

Supporting the commercial development is a broad range of residential development from single family to high density multi-family. It should be noted that this Plan presents the highest residential use scenario under the present City ordinances. Historically, development has not reached the established densities, due to market and construction influences. Any reduced residential densities will reduce the impact of surrounding facilities.

b. Open Space

The purpose of open space is to provide the visual relief necessary to soften the impact of development and to provide the physical relief needed by a plan's residents. The open space designated in this Plan was calculated on the maximum number of units allowed. This will insure that sufficient open space exists to meet current City ordinances. The open space designated incorporates multi-function uses. Ponding and conveyance of flood waters are incorporated into the open space network. Joint ponding, park, and open space areas provide open relief and control storm water. Bicycle, pedestrian and equestrian trails, adjacent to the arroyos, can be used to link regional parks outside the Sector Development Plan area to the community and neighborhood parks located within the Plan area.

Open Space calculations exclude the actual flood plain areas of all arroyos and ponding areas.

c. Public Facilities

Special care has been taken to integrate parks, schools, community and commercial areas, in order to minimize automobile traffic. These sites also serve the area by providing the basic services and physical relief needed in any community.

The utilities needed to serve the entire Sector Development Plan area currently exist to the 5255 contour line. The rapidly expanding Northwest Mesa will soon reach levels of development which will warrant creating new facilities to support its proportion of Albuquerque's growth.

d. Circulation

1. CIRCULATION POLICIES

- A. Locate the community shopping center(s) near arterial west of Coors Road in order to service the existing and projected populations.

- B. Locate neighborhood shopping centers within the various planned neighborhoods approximately one mile apart in order to offer a shopping pattern which would encourage reduction in automobile travel. Small groups of retail stores including offices and services located within or in close proximity to neighborhood areas should be encouraged.
- C. Neighborhood shopping centers shall be located at least one mile from another neighborhood center.
- D. Small offices are generally appropriate anywhere commercial uses are; office parks are more appropriately developed in community shopping center areas; more intensive office developments are more appropriately located in the Urban Centers.
- E. Encourage attractively designed light manufacturing ("campus type") and assembly facilities to locate in areas similar to those appropriate for commercial development, well-related to residential areas, and adequately served by transit.

A limited degree of access from other parts of Albuquerque and limited internal circulation within the Northwest Mesa areas are a major issue for this part of the metropolitan area. One of the most important elements of any plan is an adequate transportation network. The transportation network for El Rancho Atrisco Phase V is superior to that of any other locale in the City. This plan will implement the Long Range Major Street Plan. Providing high capacity arterials, such as 98th Street and Unser Boulevard, will allow traffic to move through and out of the Sector Development Plan area with minimum congestion and at such a rate as to prevent excessive hydrocarbon emission effects from automobiles.

The construction of Unser Boulevard, as shown in the Plan, will implement this first leg of the second major north-south arterial on the Northwest Mesa. The eventual completion of Unser Boulevard, from Interstate 40 to the County line and further north, will help relieve Coors Boulevard of the current congestion and traffic problems.

Internal traffic circulation provides easy access between residential and employment centers. Planning employment centers in close proximity to housing will allow residents the opportunity of choosing pedestrian, bicycle, or mass transit alternatives over automobile means.

e. Environmental Protection.

The Design Guidelines section is intended to promote a suitable environmental setting for the Sector Development Plan. Particular care has been given to landscaping and screening between all types of development.

C. OTHER PLANS AND POLICIES

1. EL RANCHO ATRISCO AREA PLAN

This Sector Development Plan describes the next to the last development which will occur below the basaltic escarpment line. The El Rancho Atrisco Area Plan, which plans the land use to this natural barrier, addresses the surrounding land uses.

Recapping that Plan, residential development will continue past 98th Street, to the boundaries of the escarpment, west and north of the detention facility. Employment centers and commercial and industrial development will continue to follow I-40 and will be bound on the north by the detention facility.

2. FACILITY PLAN FOR ARROYOS

The Facility Plan for Arroyos, a Rank 2 Plan, provides policies and design guidelines relative to implementing the Comprehensive Plan goal of creating a multi-purpose network of recreational trails and open space along the arroyos and appropriate irrigation ditches.

The Ladera Drainage Facility, the major arroyo providing drainage for the Sector Plan, is to comply with guidelines for arroyo channel treatment. This arroyo also qualifies and

has been used in Open Space calculations for development within the Sector Plan.

The Open Space is intended to be left in a natural state requiring no maintenance.

Detailed implementation plans for all other arroyos will be prepared during the platting process and during development of the area.

3. FACILITY FOR ELECTRIC SUB-TRANSMISSION AND TRANSMISSION FACILITIES.

The Developer has and will continue coordinating planning activities addressing the needs of the Public Service Company of New Mexico with regarding to location of their facilities.

D. ON/OFF SITE NATURAL RESOURCES

The sector plan boundary lies south and east of a very rich cultural resource area in and around the volcanic escarpment. Recent archaeological surveys of the escarpment completed in July and August of 1985 (by the City of Albuquerque) have turned up literally thousands of prehistoric Indian and colonial period Hispanic rock art. The quality of the art is superior to any other found on the escarpment and is attributed to the fact that the land is held in private ownership.

The soil and drainage characteristics of the area north of the Ladera Detention Facility has high probability of the presence of archaeological resources. As such the developer has commissioned a survey of the area to exactly identify any sites for future mitigation. The development of the sector plan area will have an impact on this natural resource and is addressed in Chapter 5.

CHAPTER THREE
EXISTING CONDITIONS

A. PHYSICAL CHARACTERISTICS

1. NATURAL AND HISTORIC FEATURES

The Sector Plan area lies within the valley slopes and terraces geographic division of the Northwest Mesa Area Plan.

The area lies south and east of the volcanic escarpment which has been designated as Major Public Open Space in the Albuquerque / Bernalillo Comprehensive Plan. During the development of the detention facility, along the Mirehaven Arroyo, as well as 98th Street and Unser Boulevard Interchanges, archeological studies were conducted. A recent archeological study conducted for the City Parks and Recreation Department, turned up many sites on the basaltic escarpment face and on top, adjacent the edge. The lower basaltic escarpment edge is approximately 1200 feet from the north boundary of the Sector Plan area.

2. VIEWS AND VISTAS

The Sector Development Plan recognizes that massive or tall structures will be located within the adjacent Coors/Central Urban Center. In addition, building setbacks have been placed where there will be no possibility of jeopardizing any solar access within the Sector Development Plan. The scenic vistas toward the east will not be obstructed. As viewed from Albuquerque, the vista of the escarpment will not change.

3. ENVIRONMENTAL CONDITIONS

The development of any undisturbed land always impacts the natural environment, especially the qualities of air, water, vegetation, and wildlife. The impact to the Sector Development Plan area will increase through stages within the lifetime of the project. Air quality, soil disturbance, noise and visual appearance of the site will be impacted at varying degrees.

The role of the Sector Development Plan is to provide guidance to soften the impact during development and to keep the quality of the environment within established guidelines.

a. Air Quality

Revitalized air qualities is one of the characteristics of Albuquerque's set of decent living standards. Metropolitan Albuquerque (Bernalillo County), however, periodically exceeds Federal and State Standards for carbon monoxide emission. The current conditions in the Sector Plan area are low due to the lack of traffic. Ambient air quality in the Sector Plan area, as well as the balance of the Northwest Mesa, is subject to periodic concentrations of particulates from wind blown soil.

b. Noise

The noise level in the Sector Plan Area is low, with the exception of the land along Interstate 40. There is anticipation of increased noise levels along Unser Boulevard and 98th Street.

4. SOILS

a. Classification

The soil classifications in the Sector Development Plan is important for future building design. Soils affect building foundations, drainage and potential future use.

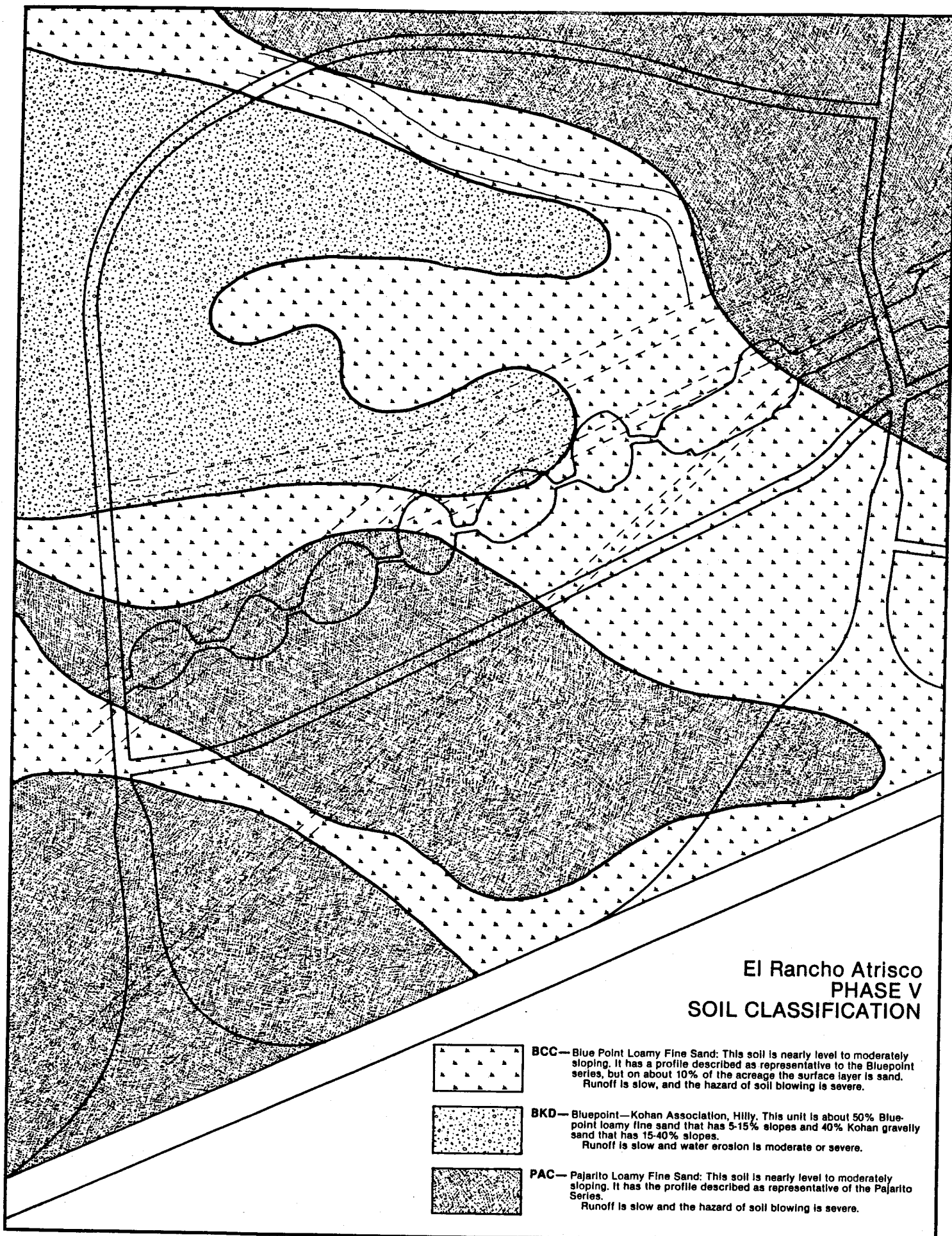
b. Types

Area soils are typically sedimentary types. Surface material is a fine sand, mostly wind deposited. Soil classifications existing within the Sector Development Plan are as follows:

BCC - Bluepoint Loamy Fine Sand: This soil is nearly level to moderately sloping. It has a profile described as representative to the Bluepoint Series, but on about 10% of the acreage the surface layer is sand.

Runoff is slow and the hazard of blowing sand is severe.

BKD - Bluepoint - Kohan Association, Hilly: This unit is about 50% Bluepoint Loamy Fine Sand that has 5-15% slopes and 40% a Kohan gravelly sand that has 15-40% slopes.



Runoff is slow and water erosion is moderate to severe.

PAC - Pajarito Loamy Fine Sand: This soil is nearly level to moderately sloping. It has a profile described as representative of the Pajarito Series.

Runoff is slow and hazard of blowing sand is severe.

The geographic distribution of these soil types is illustrated on Sheet 7 of 11 of the Sector Development Plan drawings.

5. VEGETATIVE COVER

The Sector Development Plan area appears to be level, although it slopes uniformly to the southeast at a gradient of 2%. It is the typical semi-arid Southwest vegetative type grassland with the predominant vegetation species being Black Gramma grass. However, vegetation is extremely sparse, with only an estimated 15% to 20% of the total area covered by it.

6. FLOOD PLAINS

The Ladera Arroyo and portions of its branches flow through the middle portion of the Sector Plan area. This arroyo flows through the site conveying offsite flows, as well as a portion of the onsite flows to the Ladera Golf Course. The 100 year flood plain, as identified by Flood Insurance Rate Map prepared by the Federal Emergency Management Agency (F.E.M.A.), is contained within the detention facility for undeveloped state. The City of Albuquerque recently completed the Northwest Mesa Drainage Plan, analyzing the existing facilities. The lower portion of the detention facility is subject to periodic flooding during the total development of the Northwest Mesa area. The control of developed offsite storm water will be handled through control of runoff and additional detention basin construction throughout the Northwest Mesa.

B. STREET NETWORK

The Sector Plan area is well served by an existing and planned network of principal and minor arterials that will implement the Long Range Major Street Plan. These arterials provide efficient access to all other portions of the City. These streets include:

1. Interstate 40

An existing controlled access highway that forms the Sector Plan area south boundary. This facility is the major east-west transportation link through the City and is governed by the State Highway Department.

2. Unser Boulevard

An existing principal arterial to Ladera Drive and planned arterial to extend to Sandoval County. This corridor is the second major north-south transportation artery on the West Side and forms the east boundary of the Sector Plan area. This artery is planned as an eight lane limited access, median divided, 156 foot right of way link.

3. 98th Street

South of Ladera - A planned principal arterial tying 98th Street to Unser Boulevard and forming the west and north boundaries of the Sector Plan area. This arterial is 156 foot right of way with turning lane and raised median portions.

North of Ladera - A planned minor arterial tying 98th Street to Unser Boulevard and forming the west and north boundaries of the Sector Plan area. This arterial is 106 foot right of way with turning lane and raised median portions.

4. Ladera Drive

A planned minor east-west arterial that will extend through the southern portion of the Sector Plan area connecting Unser Boulevard to 98th Street. This arterial is 106 foot minimum right of way, 4 lanes with turning lane and raised median portion.

The most critical intersection within this Plan is the intersection of Unser Boulevard and Ladera Drive. Based upon traffic projections, by the COG and the City, some sort of high capacity intersection may need to be developed in the future. The largest unknown is what type of system may be needed and when that system may need to be installed. Obviously, until Unser Boulevard is connected all the way to Sandoval County, the large traffic volumes which currently occur at Coors Boulevard and I-40 will not impact the Unser and Ladera intersection greatly. Further, should the

trend in development shift away from the Rio Rancho area or if the Northwest Mesa area does not reach densities projected, a high capacity intersection would not be needed. Buildings will be located adjacent to this intersection in such a manner that additional right of way acquisition could be accommodated and coordinated during the platting process. However, due to the unknown nature of the type of intersection, additional right of way requirements are premature.

5. 98th Street/ Ladera Extension

The Long Range Major Street Plan identifies Ladera Drive as extending west from 98th Street and intersecting Paseo De Vulcan Boulevard. This is planned as a principal arterial connecting I-40 to the Ladera Extension Corridor. The Ladera Extension will connect the Sector Plan area to Paseo De Vulcan Boulevard. Requirements designate it with 156 foot right of way, 6 lanes, median divided.

At this time, there is insufficient information to provide for a future alignment. The grades on the future extension will play an important role in the location of the drive. As such, the extension of Ladera cannot be accurately located and shown on the Plan.

6. 90th Street Overpass

The Urban Transportation Planning & Policies Board (UTPPB) recently designated 90th Street as an overpass in the Long Range Major Street Plan. 90th Street will extend from Ladera Drive to Central Avenue. The actual location of the overpass corridor has been established and the alignment will be determined at the platting process.

It is planned as a minor north-south collector that will have an overpass at I-40 extending through the site but not connecting to 98th Street. It will have an 68 foot minimum right of way, 4 lanes with turning lane and raised median portions.

7. The Sector Plan proposes several Collector streets connecting the principal and minor arterials and which provide internal circulation. 68 foot minimum right of ways; residential driveways prohibited.

8. Bikeways, Bike Lanes, and Bike Routes

The Bikeway Master Plan designates facilities which can be met by the proposed trail system and street network. The Bikeway Master Plan designates a Bike Trail along the Ladera Detention Facility and Unser Boulevard; a bike lane along 98th Street and a bike route along 90th Street, connecting into the bike trail.

A bike trail is an independent pathway separate from a roadway requiring 12 feet of right of way maximum. The bike trail along Unser Boulevard has been programmed and designed in the construction plans for Unser Boulevard. This will be an 8 foot wide trail adjacent but separate the east roadway curb.

The bike trail connecting Unser Boulevard to 98th Street can be accommodated next to the Ladera Detention Facility and extend the existing right of way located east of Unser. To provide safe access across Unser Boulevard, a route to the Ladera/Unser Interchange, and then back, can be accommodated.

98th Street had been dedicated at 106 feet right of way, where 86 feet is the requirement, per the subdivision ordinance. This additional width can accommodate a bike lane.

The bike route on 90th Street will follow the proposed aligned and will not require any additional requirement.

C. PUBLIC FACILITIES AND SERVICES

1. WATER

The Sector Development Plan area lies within the College Trunk System. The eastern half of the Sector Plan area is situated within Water Zone 2W of this trunk system. The western half of the Plan area is situated within Water Zone 3WR. Presently, facilities exist only within Water Zone 2W. The facilities within Water Zone 3WR are still in the planning stage. The CIP budget has not targeted funds to construct facilities within the new water zone.

An existing 30" diameter waterline is located in 98th Street east of the College Well No. 1 Reservoir. An 18" diameter line is also located in Unser Boulevard from I-40 to 98th Street. These will serve as the primary supply lines for the eastern half of the Sector Development Plan area (Water Zone 2W). The western half of the area lies within the proposed Water Zone 3WR.

The City of Albuquerque Water Resources Dept. has indicated need for five well sites, as well as an additional storage tank site, which will be implemented at the platting stage of development.

2. SANITARY SEWER

The existing 64th Street interceptor line currently services Water Zone 2W. Development in Zone 3WR will also flow into the existing 64th Street interceptor line.

The 21" sanitary sewer main in place at Laurelwood Boulevard and Hanover Road within El Rancho Atrisco Phase III, will serve as a primary sewer collection line serving both El Rancho Atrisco Phase III and V. This main will transport sewage to the existing 48" trunk line located on 64th Street.

3. DRAINAGE FACILITIES

The drainage plan utilizes the existing Ladera Detention Facility and can also make use of the drainage facilities along I-40. The overall drainage flows from west to east. The Ladera Detention Facility conveys all of the flow upland through the site to a playa within the existing Ladera Golf Course.

Eight contributing watershed areas, located north and west of 98th Street, make up the offsite flows that converge on the Sector Plan's northern and western boundaries. These flows currently pass through the Sector Development Plan site but interception of the stormwater will occur at 98th Street and be routed through the site via storm sewers, streets and channels.

The complete comprehensive drainage report covering the Sector Development Plan was submitted to the City of Albuquerque Hydrology Department on February 14, 1985. This report

4. HIGH VOLTAGE TRANSMISSION LINES

High voltage electric transmission lines owned by Plains Electric and Public Service Company of New Mexico cross the area in a generally northeast to southwest direction, with a major portion passing over and through the Ladera Detention Facility.

Development adjacent to these power lines would tend to minimize the presence of these lines from a visual standpoint. Replacing the existing rural poles with urban power poles would be prohibitive at this time due to the cost involved. However, in the future, as the value of the land continues to increase, urban poles may be economically feasible. Development under these easements is restrictive, but not prohibitive. All development is reviewed by the respective utility companies on a case by case basis.

5. GAS, ELECTRIC, TELEPHONE AND CABLE SERVICES

Existing gas, power, and telephone lines are located at the intersection of Laurelwood Boulevard and Ladera Drive, as well as at Ouray Road and Vulcan Street. The utilities will need to be extended to the site in accordance with their respective service extension policies, when requested at time of development. All utilities are intended to be underground.

All utility companies and agencies which will serve this area or be affected by the Plan have been contacted and oral confirmation has been received from the Gas Company of New Mexico, Public Service Company of New Mexico, Mountain Bell, and local cable television companies, that service to this area can and will be provided.

All utility information is contained on Sheets 8, 9, and 10 of the Sector Development Plan drawings.

6. SCHOOLS

The following schools would supplement the two sites identified within the planned community:

- Elementary: Chaparral*
- Mid-Schools: Adams*
- High School: West Mesa*

- University: University of Albuquerque**

(* Located within 2 miles of Sector Plan Area.

** Located within 5 miles of Sector Plan Area.)

7. PARKS & RECREATION

The previously approved El Rancho Atrisco Area Plan shows that no public buildings are required in the Sector Development Plan area. That Plan indicates a need for a park or parks in the area and a thirteen acre park site will be required, when maximum density is achieved.

8. POLICE & FIRE SERVICES

Nearest Facilities

a. Police Station

The Valley Substation is under construction and is located, near Los Volcanes and Coors Boulevard.

b. Fire Station

There is an existing station located on 98th Street near Central Avenue.

9. OTHER SERVICES

While only school sites have been identified within the Plan area, other basic community facilities exist in close proximity to the project. They are as follows:

a. Libraries

There is a regional branch library to be located near Unser and Montano. When Unser Boulevard is completed, it will be located approximately 3 miles from the development.

b. Community Centers

There is a Community Center located near the corner of Fortuna and Rincon, approximately 1 1/2 miles from the Plan area.

c. Child Care Centers

There are currently five day care centers within the project area which would serve the planned community.

D. EXISTING ZONING

The Sector Development Plan area is currently zoned County A-1.

E. COMPREHENSIVE PLAN GROWTH SCENARIOS

The area west of Rio Grande has the potential to accommodate a proportion of employment and recreation needs. Developers play an important role in the growth of any community. Poor development discourages outside companies from locating within a community. Sound development not only can create a desirable living environment but also will serve to attract outside industry, thereby creating more jobs and a healthier community.

The proximity of the Sector Plan Area to the Interstate 40 lends itself to employment centers and residential uses with a natural barrier separation provided by the Ladera Detention Facility.

This corridor, in conjunction with Unser Boulevard, the next major North-South Corridor, provides excellent transportation between the Northwest Mesa, and the balance of Albuquerque.

Travel time access to the Northwest Mesa and rest of the City, coupled with the vast amount of vacant land, warrants the type of development as outlined on the Land Use Plan.

Further, with the development of the Double Eagle II General Aviation Airport, the residential portion of the plan can serve as a bedroom community for facilities planned adjacent to the airport.

The Ladera Drive extension, connecting the area to Paseo De Vulcan Boulevard, also supports the proposed land uses.

CHAPTER FOUR
PLAN PROPOSALS

DEVELOPMENT SCENARIO

A. PROPOSED LAND USES

The City of Albuquerque is an ever expanding area, responsible for providing housing, employment and community facilities for its residents. The land use within the Sector Development Plan has been designed to achieve a balance and to take full advantage of the good transportation network surrounding the Plan area. See Figure 5, page 4.1.

The east side of Albuquerque, until the recent development of the Tanoan and Uptown Urban Centers, is essentially areas of concentrated employment only or residential development only. El Rancho Atrisco Phase V achieves a balance where employment centers serve and enhance adjacent residential development, thereby promoting pedestrian and non-automotive transit.

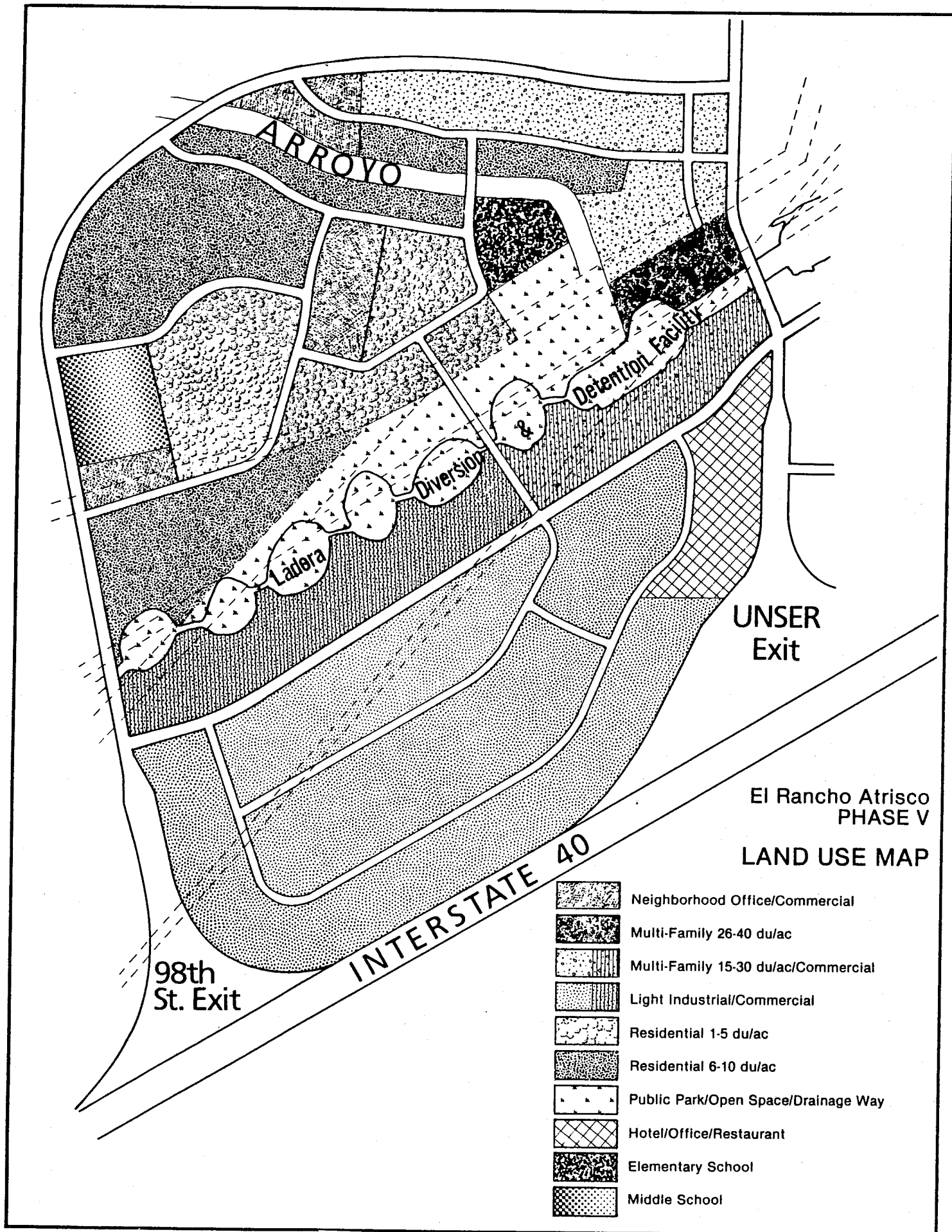
The Sector Development Plan area has a major land use division created by the Ladera Detention Facility. This man made barrier is a natural separation for residential and employment-based land uses. The residential development north of the Ladera Detention Facility offers scenic views of the City and is in close proximity to recreational areas, such as Boca Negra Park.

The area south of the Ladera Detention Facility is proposed for employment and business related uses. This area is ideal for employment centers due to the excellent visibility from I-40 and a transportation network which links the area to both downtown and uptown development within a 12 minute travel time.

Development within the 413 acres of RD will follow the guidelines outlined in the Subdivision Ordinance.

Overall, it is believed that this Sector Development Plan addresses both the needs of the landowners and those of the public without imposing any inordinate restrictions or constraints on the planning or development of adjacent areas to the north and west.

The City of Albuquerque Comprehensive City Zoning Code as amended through June 1, 1984, identifies the development guidelines, set backs, floor area, ratios, structure heights, flood water management, parking, signs maximum solar access, transportation and other such features



which insure sound development. The development of El Rancho Atrisco Phase V will conform to this ordinance, as well as the Design Guidelines Section of this report, to insure proper and sound development.

The Design Guidelines Section (which has been incorporated from existing City policies and ordinances) will serve as a reference to the developer. The guidelines serve to enhance the development and are not intended to place such stringent limitations as to impede the development of the area.

1. NORTH OF LADERA DETENTION FACILITY

North of the Ladera Detention Facility, the Plan provides for various types of mixed density residential areas, together with associated neighborhood office and commercial usage. Office use would be the type used by dentists, real estate, accounting, etc. Commercial use would be small shops such as gift and card shops, branch banks, grocery stores and other community oriented businesses.

The Sector Development Plan area is located within the developing urban area in the Comprehensive Plan, allowing for a residential density development not to exceed three to six dwelling units per gross acre.

This would allow a maximum residential growth of 5442 units for the entire Sector Development Plan area.

Generally accepted land planning strategy seems to be placing higher density development and other large traffic generating facilities close to the major streets, decreasing density of development and traffic generation as the distance to major arterials increases. Also, with the development of a relatively large residential area, some neighborhood commercial areas will be needed. The major strategy developed in this study consists of providing for two future neighborhood office and commercial areas adjacent to the 98th Street corridor with another such site located near the center of the residential development. These areas will also be serviced by collector streets.

These neighborhood commercial and office areas will result in approximately 204,000 square feet of both office and commercial development.

They will also service the remaining land outside of the Sector Development Plan area, essentially to the base of the escarpment. As such, the commercial area is vital to provide service to both the Sector Development Plan and surrounding areas.

The following is a partial list of potential commercial and office uses:

COMMERCIAL

Grocery Store/Large Retail Chain	60,000 SF
Hardware Store	25,000 SF
Clothing Outlet	10,000 SF
Misc. Shops (16 stores)	30,000 SF

OFFICE

Medical Complex -	
- 5 buildings @ 6,000 SF ea.	30,000 SF
Professional Office Complex -	
- 8 buildings @ 5,000 SF ea.	40,000 SF
Banking Institution -	
- 3 buildings @ 3,000 SF ea.	9,000 SF
TOTAL:	204,000 SF

The acreage needed to support these facilities and not create any large building masses was computed and established at 15 and 10 acres respectively. Landscaping of each site is covered under the Design Guideline section of this report.

In addressing the proposed residential development areas north of the Ladera Detention and Diversion Facility, it is the landowner's intent to obtain appropriate density allowances for each residential parcel as designated on the Land Use map of the Sector Development Plan. Eight such parcels are defined on said Land Use map with proposed distribution of densities included in the following tabulation for the entire Sector Development Plan area.

TABLE 6

PARCEL NUMBER	GROSS ACREAGE (ACRES)	DENSITY (DU/ACRE)	NUMBER OF UNITS BASED ON NET ACRES (80%)	
			MINIMUM	MAXIMUM
1	11	-----	-----	-----
2	44	15-30	528	1056
3	17	6-10	82	136
4	14	26-40	291	448
4A	6	15-30	72	144
5	19	-----	-----	-----
6	17	-----	-----	-----
7	75	6-10	360	600
8	15	-----	-----	-----
9	68	1-5	54	272
10	15	-----	-----	-----
11	7	-----	-----	-----
12	24	-----	-----	-----
13	39	6-10	187	312
14	42	-----	-----	-----
15	48	-----	-----	-----
16	55	-----	-----	-----
17	33	15-30 (50%)*	198	396
18	28	-----	-----	-----
19	123	-----	-----	-----
20	132	-----	-----	-----
Streets	75	-----	-----	-----
-----	907**	-----	1772	3364

* 50% of this land is for multi-family use.

**Acreage includes all electric utility easements and Ladera facility right of way.

While the Developer is requesting high densities at this time, historically, market development has not usually achieved the plan allowances. The single family housing in El Rancho Atrisco Phase III was approved with 10 to 15 du to the acre and is achieving between 4 and 5 du per acre. This Plan, however, establishes the maximum

development potential. Any reduction in densities and subsequent land uses reduces the impact on the community as well as services needed.

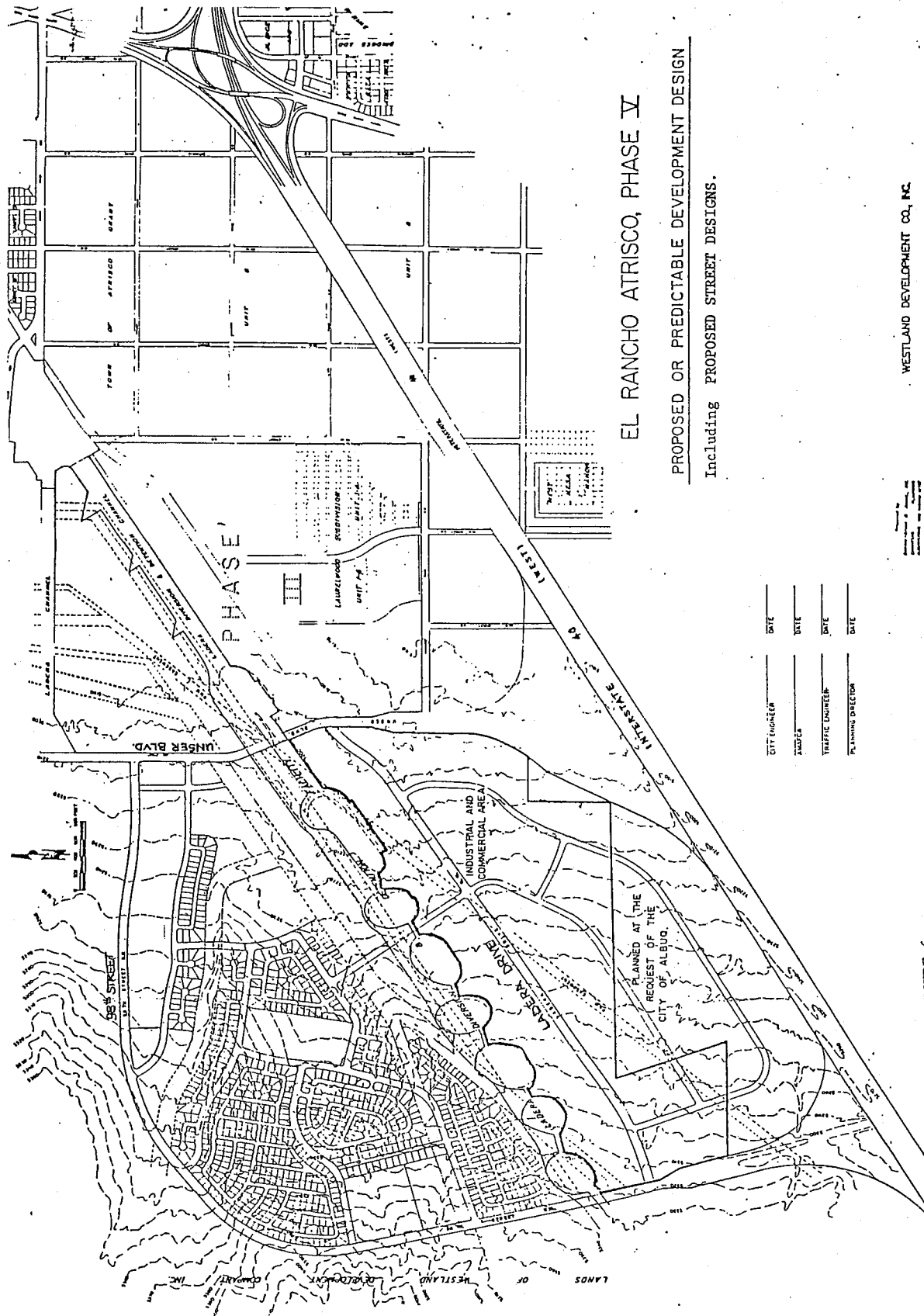
It is believed that the RD Zone, as presently described by ordinance, provides maximum flexibility to meet future market conditions and development needs. Requests for altering densities to meet the housing needs of the community can be applied for as the need arises. Based on the foregoing, ultimate development of the residential area may produce from 1772 to 3364 total living units on a net total area of 244 acres of land for a density of 6.4 to 12.0 units per net residential development acre. This land use corresponds to a range of 1.95 to 3.71 du/gross acreage within the guidelines of the Comprehensive Plan.

The number of units proposed will correspond to a population range between 4430 to 8410 residents. The traffic generated by these residents, together with anticipated through-traffic volumes on 98th Street, Unser Boulevard, and Ladera Drive, dictate a need for both neighborhood and community commercial areas. A ten acre tract for neighborhood office/commercial use has been provided on the northern boundary of the Sector Development Plan area along 98th Street. Another 15 acre tract is located toward the center of the residential development. These will serve not only this area but will also provide facilities for other nearby areas which will be developed in the future. The presence of Ladera Drive and the future development of 98th Street and Unser Boulevard as major thoroughfares will provide access to neighborhood shopping from areas to the east and north.

2. SOUTH OF LADERA DETENTION FACILITY

The area south of the Ladera Detention Facility can be further broken down into development north and south of Ladera Drive. The area south of Ladera comprises approximately 388 acres while the area north of Ladera contains 88 acres.

This 388 acre area is proposed for IP and SU-1 zoning. All SU-1, commercial and IP zones, by City ordinance, require a site development plan. As prospective users are identified, site development plans will be generated. Prospective users will surface over a period of time. Individual site development plans, together with such subdivision activity as appropriate, will be submitted as each site is planned.



EL RANCHO ATRISCO, PHASE V

PROPOSED OR PREDICTABLE DEVELOPMENT DESIGN

Including PROPOSED STREET DESIGNS.

CITY ENGINEER	DATE
APPROVER	DATE
TRAFFIC ENGINEER	DATE
PLANNING DIRECTOR	DATE

FIGURE 6
4.7

Regarding the development of the 88 acres north of Ladera Drive, it is proposed that this area, when annexed, be zoned IP, C-2, and RD for multi-family residential development.

B. TRANSPORTATION

The Northwest Arterial System network developed by the Middle Rio Grande Council of Governments (COG) and the City of Albuquerque's Department of Transportation establishes the primary transportation network in the Sector Development Plan area. The arterial system includes Unser Boulevard, Ladera Drive, 98th Street and Interstate 40.

In addition to Interstate 40, Unser Boulevard, Ladera Drive and 98th Street are principal components of that arterial system. (See COG Figures 1 and 2, Page 5.3.) Thus, the alignment and presence of these three streets dictate, to some degree, the type of development proposed. They will, in turn, be affected by the proposed development. This Sector Development Plan conforms with the approved West Mesa Network and in fact, will serve to hasten the implementation of that Plan.

The collector streets, connecting to 98th Street, Ladera Drive and Unser Boulevard, have been sized based on anticipated traffic types and volumes. It will be noted that a double-looped road has been proposed in the industrial and commercial complex to the south. This should have no significant adverse effect on Ladera Drive, since only two intersections occur at a spacing of more than 1000 feet.

It seems apparent that when both Unser Boulevard and Ladera Drive are fully developed, the intersection of those two streets will require signalization, along with the 98th Street intersections at Ladera Drive and Unser Boulevard. It is anticipated by the City's Transportation Department that implementation of a full diamond grade separation design will be necessary for these intersections. Intersections or urban interchanges of other streets connecting to 98th Street, Unser

Boulevard and Ladera Drive may, in the future, require signalization, although none are anticipated in the initial phases of development.

Initial access to the property for Phase I development is planned to be from Ladera Drive and 98th Street. COG has projected traffic volumes on Ladera Drive, in the vicinity of this development, to be 836 cars per day, with most of that being to and from the I-40 interchanges at either Unser Boulevard and 98th Street. Unser Boulevard, north and south of Ladera Drive intersection, is projected to handle 7,064 and 26,970 cars per day, respectively. 98th Street is projected to handle 7,894 cars per day between Unser Boulevard & Ladera Drive, and 14,978 cars per day between Ladera Drive and I-40. The projections are based on the forecasts of population for the year 2005.

C. PUBLIC FACILITIES

1. WATER

The Water Master Plan lines will be extended as shown on Sheet 8 of 11 (Sector Plan Drawings), per the City of Albuquerque current extension policies. A 20 inch planned Upper Water Zone Master Plan line will be routed from 98th Street through proposed streets connecting into Ladera Drive. The Master Plan line will be reduced to a 12 inch line at Ladera, continuing south to 90th Street. The Water Resources Department of the City of Albuquerque has indicated that direct connections to this line will be allowed, negating the need for a second parallel line to provide domestic and fire flow protection to this area.

This Upper Water Zone 2W Master Plan line will provide fire flow protection for the upper end of Water Zone 2W. A lower zone 10 inch line for Water Zone 3WR will need to follow the street alignment and will run from the Interstate north to 98th Street.

Due to the reduction of Water Zone 3WR, the storage tank will be located in proposed Water Zone 5W. Also, due to the elevation difference, there will be no zone connections between Water Zones 2W and 3WR.

Water Zone 3WR will consist of a 12 inch Master Plan line running in 98th Street with 8 inch, 10 inch, and 12 inch connectors to the lower 10 inch Master Plan line in Water Zone 3WR.

2. SEWER

The Sewer Master Plan lines will be extended as shown on Sheet 9 of 11 (Sector Plan Drawings) and Figure 8, page 4.11, per the City of Albuquerque current extension policies. For the Sector Development Plan area to be serviced, an 18" main must be constructed from Laurelwood Boulevard at Hanover Road to Unser Boulevard. This line is currently being designed by Westland with completion of construction scheduled for the near future.

A 15" main line is planned north on Unser Boulevard from Ladera Drive to 98th Street and has been included in the Unser Boulevard Construction Drawings. From that point, a 12" line will flow south to I-40 and thence east to Unser.

A 10" extension is also planned on Ladera Drive from Unser Boulevard to 98th Street which will service the industrial/commercial areas.

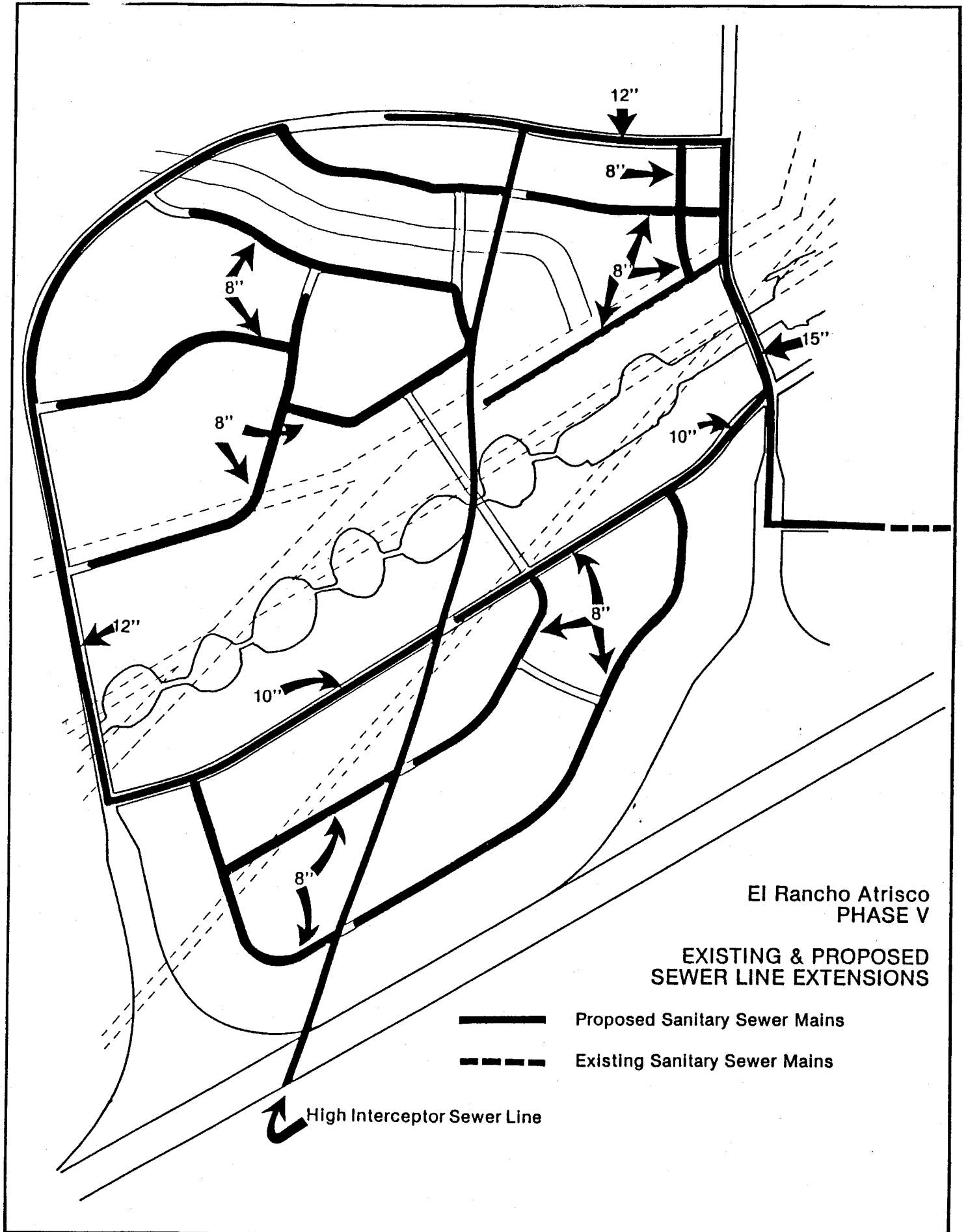
3. DRAINAGE

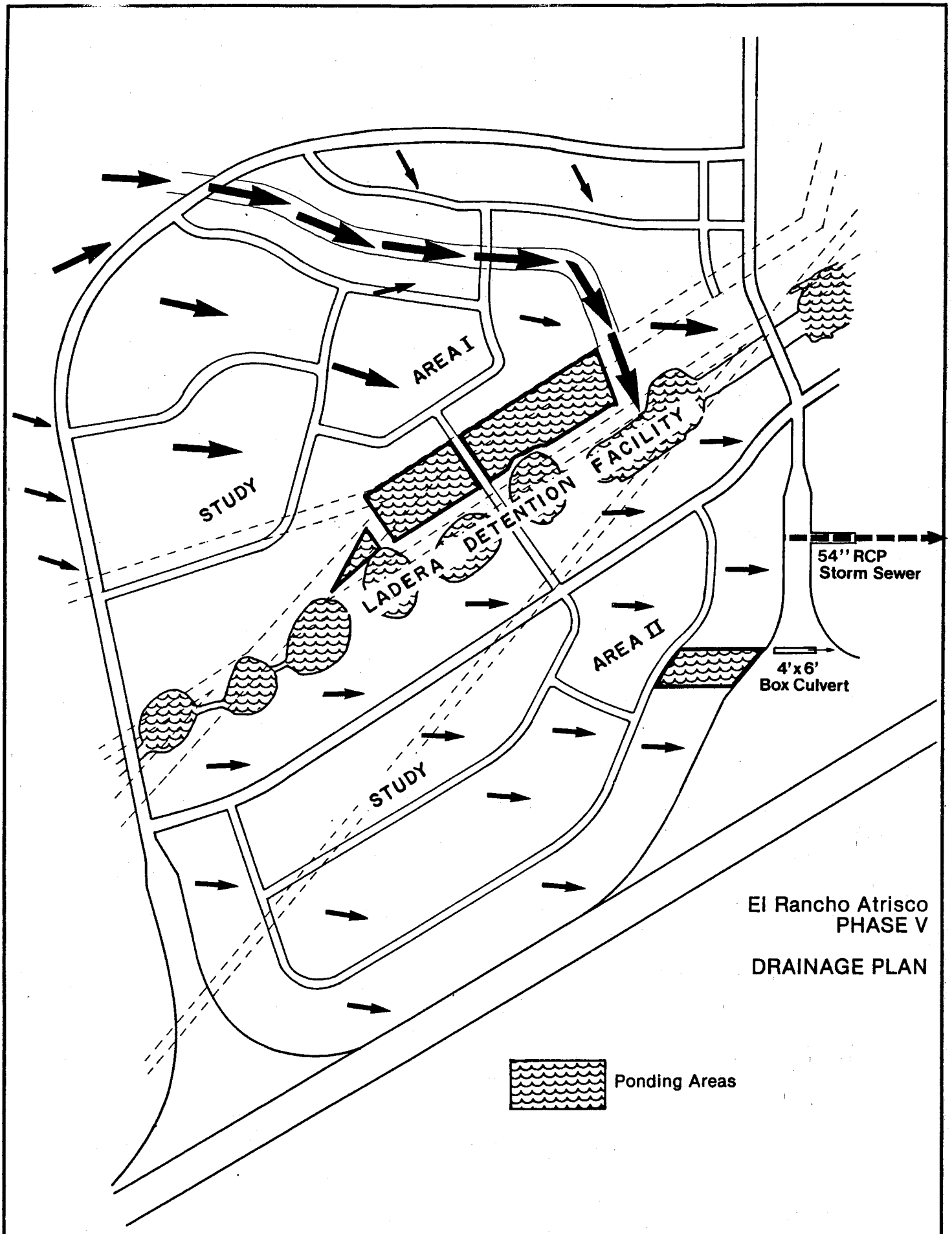
Two major studies are being conducted by the City of Albuquerque which may impact both the Ladera Detention Facility and I-40. The West Bluff Diversion Channel and the Far Northwest Mesa Drainage Plan are studying the development impact on the existing playas. Both studies may impact the development of the project by dictating the amount of flow and rate of discharge. However, until those studies are concluded and adopted, the drainage report submitted to the City will be followed.

The site has been divided into two study areas. Study Area I is located north of the Ladera Diversion and Detention Facility, and Study Area II is south of the facility.

Due to its location, Area I stormwater will be routed to the Ladera facility. To adhere to the intent and function of the Ladera facility, only undeveloped flows from each individual watershed will be allowed to discharge into the dam or dams responsible for detaining runoff from each watershed. The runoff volumes will be detained by ponds located immediately adjacent to the Ladera facility right of way and allowed to discharge into the adjacent dam or dams at a controlled rate.

Although these flows will be diverted, they will ultimately arrive at the dam or dams as required by the Ladera facility report. Area I will consist largely of residential type development with densities varying from 1-5 DU/acre to 26-40 DU/acre.





Area II is planned for commercial and light industrial type development. Per the Ladera Facility Plan Report, the majority of Area II should be routed to dams #10 and #13. Drainage facilities are now being planned and constructed along I-40 and the Unser Boulevard interchange that have the capacity to accept runoff from Area II. Therefore, it appears that routing stormwater to those facilities will prove to be the most effective and practical solution, once they are in place. As indicated above, Area II was considered in the design calculations for construction of these facilities.

D. OTHER SERVICES

1. UTILITIES

a. High Voltage Transmission Lines

Additional power lines and substation expansion is not anticipated beyond the current easements and facilities. Should the need arise for future lines, consolidation within existing easements or granting new easements adjacent to existing alignments will be closely coordinated with the City of Albuquerque Planning Department, Westland and all respective utility companies.

Open space will be dedicated under a portion of these easements. Varied uses of the easement land for recreational, agricultural, parking and drainage retention are being investigated. Such use of the land will minimize the negative visual impact of the transmission lines.

2. SCHOOLS

Two school sites are proposed. A 20-acre mid-school site is located on 98th Street along the western border of the Sector Development Plan area, and a 10-acre elementary school site is located essentially in the central portion of the RD zoned area of the Sector Development Plan.

The two school sites are shown on the approved Area Plan and the Sector Development Plan drawings. Albuquerque Public School officials have been contacted and have reacted favorably regarding the site locations and sizes. Design of the schools would be by the Albuquerque Public Schools.

3. PARKS AND RECREATION

City of Albuquerque Parks and Recreation has expressed the desire for a single 5 acre park located adjacent to the elementary school site. The remaining park requirement balance would be added to future park requirements west of 98th Street. The intention is to create a regional park, approximately 15 to 20 acres in size. The Developer is willing to accept credit for additional park dedication and make available enough land to City Parks and Recreation Department for a regional park west of the development.

4. TRANSIT

In addition to providing for the handling of traffic in, around, and through the Sector Development Plan area, some provisions are made for bus traffic to service the residential areas adjacent to 98th Street and Unser Boulevard. A combination park & ride area for bus riders, and one or more bus stops can be made available in the commercial areas to the west.

Bus stops are recommended at reasonable frequency along 98th Street and Ladera Drive. Specific locations can be designated during the design of both streets. Further, once adequate development occurs, the City Transit Department will need to schedule bus routes to provide mass transit service for the area.

5. PARK & RIDE

The City of Albuquerque Transit Department has expressed an interest in locating a park and ride location within the Sector Development Plan area. The future park and ride system, as visualized by the City Transit Department, would have several terminals located around the City. Although the intent of the Park and Ride program is excellent, the location of the park & ride lot would better serve the west side area if it were located in an area other than the Sector Plan area. Therefore, a park and ride site has not been proposed within this Sector Development Plan. The Transit Department of the City of Albuquerque and the Developer have concurred that if a need arise later for a specific location, during the platting process, a reasonable site could be purchased by the City, utilizing a portion of the land encumbered by powerline easements.

6. POLICE & FIRE SERVICES

There are no plans for a fire station or police substation within the Sector Development Plan area. However, if needs should change, such facilities could be accommodated on Unser Boulevard, Ladera Drive or 98th Street.

7. OTHER SERVICES

There are no plans for public cultural centers or human services facilities in the area. These can also be accommodated if the need arises.

E. ZONING REQUESTED

The Sector Development Plan area is currently zoned A-1. The proposed zoning, as shown on the Land Use map, consists of the following:

- Single Family Residential	1 - 5 DU/AC	68
- Mixed Residential	6 - 10 DU/AC	131
- Mixed Residential	15 - 30 DU/AC	67
- Mixed Residential	30 - 40 DU/AC	14
- SU-1 for Hotel Use		28
- Industrial Park Development		310
- Neighborhood Commercial Development		28
- School Sites		30
- Park Sites, Storm Water Detention, Open Space		49
- Streets & Easements		166
TOTAL SITE		907

The 413 acres north of the Ladera Diversion and Detention Facility are proposed to be zoned RD for Residential Use, with isolated tracts zoned C-2 for Office/Commercial.

The 283 acre area south of Ladera Drive is proposed to be zoned IP, with approximately 28 acres designated SU-1, namely for office, hotel and restaurant uses.

The 88 acres located south of the Ladera Detention and Diversion Facility and north of Ladera Drive are proposed to be zoned IP, C-2 with a portion zoned RD for multi-family residential development. This

area is intended to provide land for the establishment of light Industrial Commercial and other uses that would provide services supportive to the light industrial activities south of Ladera Drive.

The SU-1 zoning, as identified in the Comprehensive City Zoning Code, requires that this Sector Development Plan be approved by the City Council. Both the SU-1 zoning and IP zoning, by the same ordinance, require detailed site development plan approval by the EPC prior to any platting and development activities.

F. PARKS & OPEN SPACE

Open Space as defined in the Comprehensive Plan is "any large area of land(or water) which is left primarily undeveloped" (page 2, Albuquerque/Bernalillo Comprehensive Plan, Plan for Major Open Space, August 1975).

The open space calculations were computed on the maximum density buildout obtainable through the Sector Development Plan. Recent revisions to the Open Space Ordinance directs that the open space requirement in the Sector Development Plan be met within the Sector Development Plan boundaries. This restriction assumes that all of the proposed densities are reached in the area. Should a lower density develop, a potential for excess open space will occur. Should this excess occur, the development rights to that excess open space should be transferred to other developments in close proximity to the Sector Development Plan area (for instance, to the East Atrisco Sector Development Plan area).

The transfer of open space would only occur when the area was completely platted. The open space regulation calls for 2400 square feet per dwelling unit in an RD zone. Computations are based on maximum density. Twenty percent of gross acreage in residential areas is assumed to be reserved for streets and roadways. For the multi-family area, 15% onsite open space is assumed. This produces the following:

ACRES (NET)	MAXIMUM DENSITY	OPEN SPACE REQUIRED @ 2400 S.F./DU	AVERAGE LOT SIZE	TOTAL IMPROVEMENTS (BUILDING AREA)	ACREAGE BALANCE
84.4	272 @ 5 DU/AC	14.88 AC	8712 @ 5 DU/AC	18.73 AC @ 3000/DU	20.88
104.8	48 @ 10 DU/AC	57.74 AC	4388 @ 10 DU/AC	50.25 AC @ 2100/DU	-3.48
83.2	1588 @ 30 DU/AC	87.83 AC	88% OF NET	45.22 AC (17.88 AC OPEN SPACE ON SITE)	-79.85
11.2	448 @ 40 DU/AC	24.88 AC	88% OF NET	9.52 AC (1.88 AC OPEN SPACE ON SITE)	-23.00

TABLE 8

TOTAL OPEN SPACE DEFICIT: -85.73

G. CLEAN AIR/ENERGY CONSERVATION

All land uses within the Sector Development Plan will comply with the policies of City, County, State and Federal governments concerning energy conservation and clean air standards.

H. ANNEXATION

Annexation has been requested in conjunction with approval and adoption of the Sector Development Plan. This Sector Development Plan has been prepared indicating all land uses and follows applicable planning guidelines and ordinances within the City of Albuquerque.

Westland Development Co., Inc. has requested annexation for the following reasons:

1. The land is designated by the Albuquerque/Bernalillo County Comprehensive Plan as "developing urban" and is contiguous to the existing City limits. Policies of the Comprehensive Plan and applicable City ordinances have been met or are contingent upon the findings of the EPC for further development.
2. Certain portions of the land lie outside the 5255 foot contour line. Development is occurring at such a rate that the service area of 2W will be substantially developed in the near future.
3. The west boundary of 98th Street will serve as the proposed new City limit. The alignment, as established, is in accordance with the Long Range Street Plan approved by the City.
4. The boundaries of the annexation are within the boundaries identified in the Northwest Mesa Area Plan.

STANDARDS FOR SITE DEVELOPMENT

A. BUILDING HEIGHTS AND SETBACKS

The permitted maximum building heights will be as specified in the City of Albuquerque Comprehensive Zoning Code unless modified by the Planning Commission.

1. SCREENING

Several support functions such as parking, loading, refuse collection, delivery and storage require certain degrees of screening in order to reduce their negative visual impact on the overall development and surrounding properties.

Orientation of the above functions will be away from major roadways and areas of pedestrian activity. Whenever possible, they will also be oriented away from land uses sensitive to more intense, service related uses.

In addition to careful orientation of service functions, screening and buffering will be implemented using plantings, earth berms, walls, or combinations of each.

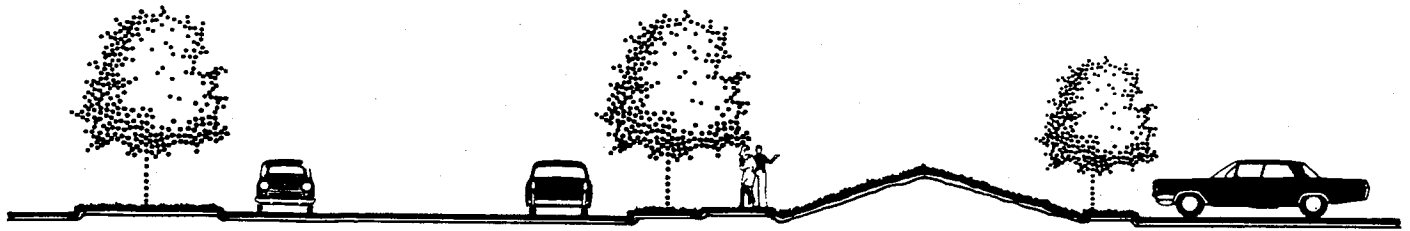
A minimum of 20 feet will be reserved between the edge of roadways and the edge of parking areas to provide sufficient room for creating landscape buffers. These buffers will help reduce the negative visual impact of large parking areas and will be semi-transparent so that entrances, advertising and interior traffic patterns are visible. Combinations of earth berms, created with material extracted from drainage swales, and plants will be used for the screening of parking areas.

The other services of loading, refuse collection, delivery and storage all require more opaque screening in order to effectively maintain the visual quality of the Plan. A combination of walls, plantings and earth berms will be used in order to increase screening effectiveness.

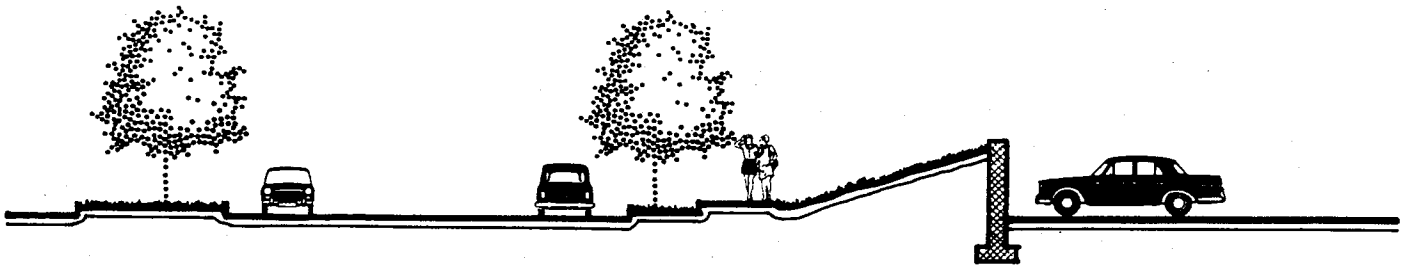
The orientation and visual control, through screening, of the Plan's service functions are important aspects of maintaining and coordinating efforts to insure visual quality characteristics consistent with the development of a high quality metropolitan center.

Earthberms and Landscape screening techniques are more appropriate between less intense land use differentials such as single family and multifamily. Walls, fences, and retaining wall berms should be used between more intense land use separations such as multifamily and commercial. These screening techniques are general circumstances only and will be further defined during the site specific approval process.

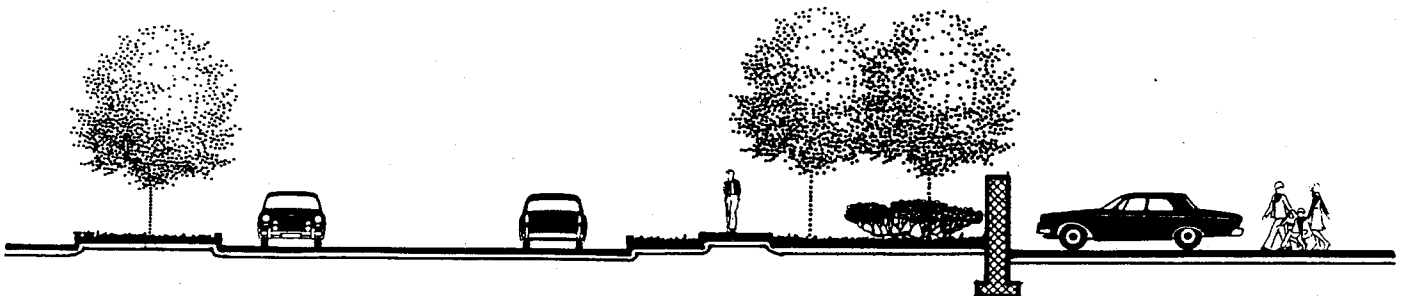
SCREENING



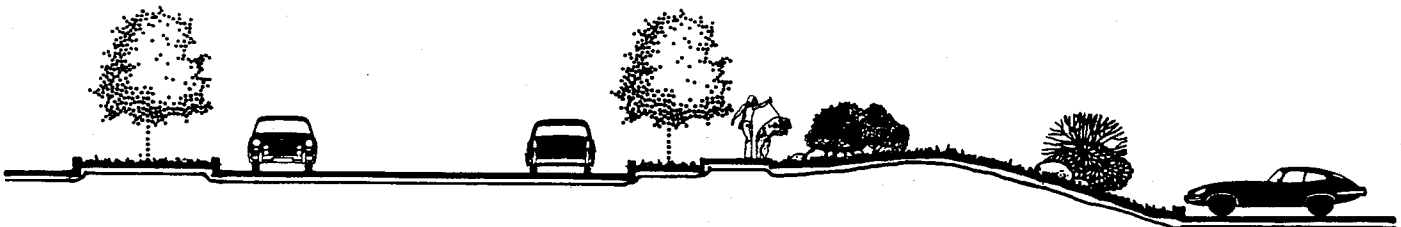
EARTH BERM



RETAINING WALL & BERM

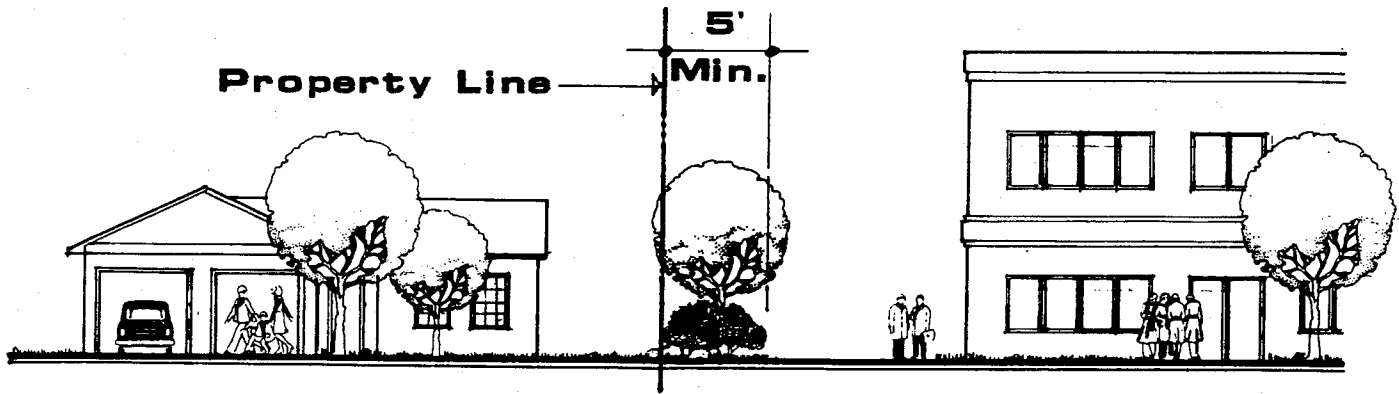


WALL OR FENCE

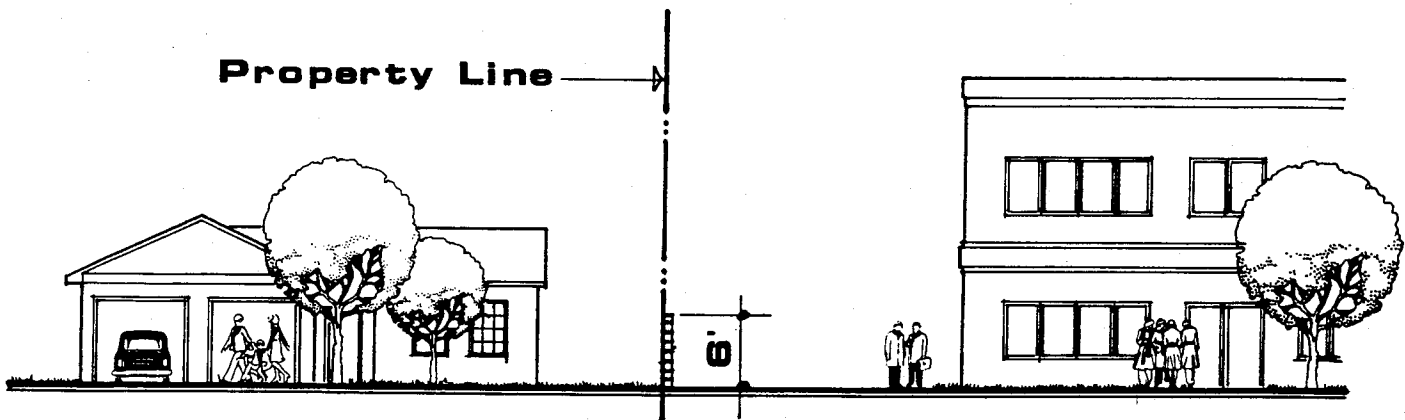


LANDSCAPING

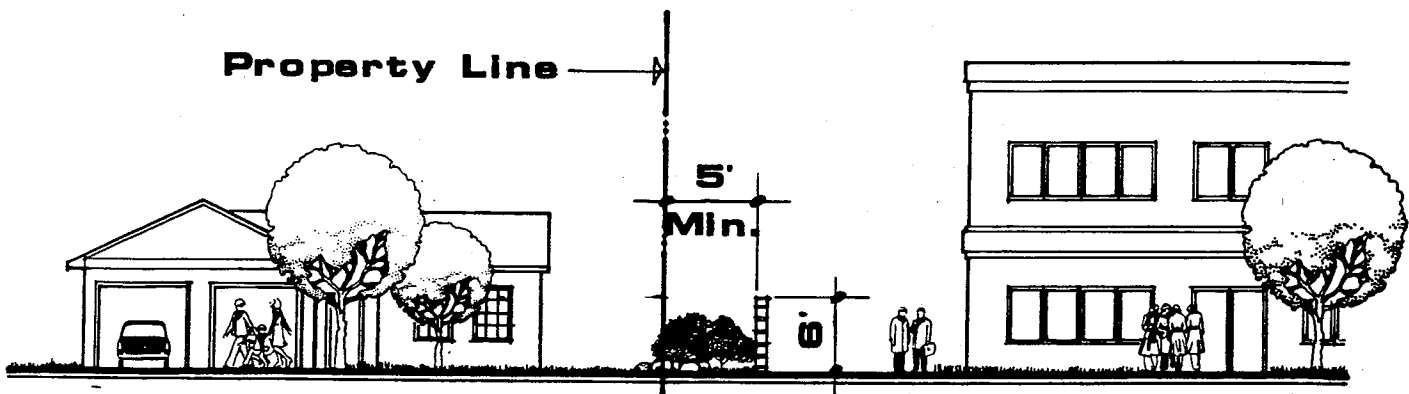
RESIDENTIAL TO COMMERCIAL SCREENING



LANDSCAPING



WALL OR FENCE



WALL OR FENCE & LANDSCAPING

2. STREET STANDARDS

The designations for the overall street system of the Sector Development Plan area conform to the designations in the Long Range Major Street Plan of the City of Albuquerque. The right of way widths for the various street types reflect the recommendations of the Transportation Department of the City of Albuquerque.

The standards are reflected for width as shown in Sheet 11 of 11. Designed with prime consideration to the character and volumes of traffic each street will ultimately carry, these standards help insure the creation of an efficient circulation system that will provide maximum, coordinated and safe traffic movement into and throughout the Sector Development Plan area.

Right-of-way widths have been designed to provide adequate room for the required street pavement width as well as to accommodate walkways, utilities, and necessary drainage facilities. The right of way widths, as established, provide sufficient area to allow the ultimate configuration as identified in the Long Range Major Street Plan.

The type of landscape treatment will define the function and character of each street type. It will also be coordinated with the specific development of the proposed land uses within the Sector Development Plan.

3. SIGN DESIGN AND CLASSIFICATION

Sign design is an important consideration in the overall image being established within the Sector Development Plan. The intention is not to eliminate necessary outdoor advertising for commercial establishments and identification signs for business and office concerns, but to maintain organization, order and quality by reducing the opportunities for "strip" development advertising. This will also increase roadway safety by minimizing sign designs that compete for attention with safety and directional signs.

SIGNS

There are basically 4 categories of signs:

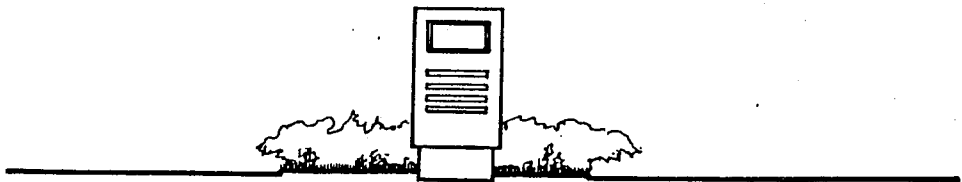
SIGNAGE



DIRECTIONAL



INFORMATIONAL



IDENTIFICATION



REGULATORY

FIGURE 12

- a. Directional - These usually indicate change in route, or confirm direction.
- b. Informational - These are signs that convey locations, functions and activities. These encompass signage from billboards to entrance signs for commercial or residential developments.
- c. Identification - This category of signs provides specific information and identifies specific items.
- d. Regulatory - These provide operational requirements, restrictions or warnings. Within the context of these categories, it is important that the directional and regulatory signs remain uncluttered and obvious in their visibility.

These signs must also meet local, state and federal standards. Some of the signs along the roadways may also be incorporated into the lighting standards, thus reducing the possible clutter of too many poles and posts.

The informational and identification signs must also have high visibility for commercial and business activities and will conform to the sign criteria of Section 40 of the Albuquerque Comprehensive City Zoning Code. Back lighting will be encouraged on signs that are building mounted.

The design of the sign will further identify the land use with which it is associated (i.e. commercial, industrial, residential) and will not exceed City regulations.

4. LANDSCAPE CONCEPT & CRITERIA

The general intent of the landscape concept is to create a lasting, unified and distinctive character for the El Rancho Atrisco Phase V development, harmonious with the established landscape character. In order to achieve this, the landscaped architectural elements will be planned to integrate with the land in a manner responsive both to the area's natural environment. The following overall landscape treatment criteria was developed in response to the natural environment, with specific consideration of soil, water and climatic factors and within

the context of the historical native landscape characteristics of the region:

- A. Extensive use of indigenous plant materials to provide physical and ecological continuity with the surrounding environment and reduce maintenance requirements. Native species have a proven record of hardiness that will result in more successful, longer lived treatments, compatible with the concerns of water conservation and soil preservation.
- B. Specific use of "introduced and naturalized" species to supplement the indigenous plant palette. These "introduced and naturalized" species will be used in areas less exposed to the macroclimate and will function as accent treatments.
- C. Controlled uses of indigenous inorganic materials (i.e rocks, gravel) will function as ground cover or paving substitutes. Selection of an overall color range for the inorganic matter, as well as formulation of parameters for its use, is important to the overall character of the landscape development concept.

In conjunction with the above criteria, there are several official and practical standards considered in the total development plans of the Sector Development Plan, as well as in the treatment of individual parcels:

- 1. Prior to the issuance of a building permit, detailed landscape and irrigation plans will be submitted for approval as required by the City.
- 2. Local, state and national standards applicable to landscape and irrigation and relevant to the specific site conditions will be incorporated into the design scheme.
- 3. In the landscape material selection, the long life quality of the plant will be considered as a basic criterion for use. The use of short life materials will be limited to supplementary functions.
- 4. Individual site landscape development within the unified development concept for the Sector Development Plan will be encouraged along the general guidelines of the overall concept and to be compatible with the character of

adjacent parcels. The use of materials included in the Plant List for the Plan will be encouraged in order to fulfill requirements of hardiness and durability. Landscape materials constitute one of the strongest unifying elements of the Sector Development Plan and must therefore reflect appropriate aesthetic, physical and functional qualities.

5. Water conservation is a key concern in both design and maintenance of the landscape treatment. Consideration will be given to the installation of drip or subsurface irrigation systems furnished with moisture sensing devices in areas of special or intense landscape treatment.
6. Due to wind erosion effects upon the soil, measures of soil preservation (i.e. walls, ground covers, windbreaks) will be incorporated into the overall site design.

The existing AMAFCA Drainage Management System contains 48 acres which qualifies for open space since fee title remains with Westland. In addition, the Branch Arroyo to the northwest contains 19 acres and will be improved with native stone riprap and gabions or similar natural drainage control improvements, with approximately 75% (14 ac) being eligible for open space designation. This total of 62 acres subtracted from the 85.73 acre deficit results in an open space deficit of 23.73 acres. This deficit can be satisfied within Area 14 of the Land Use Map (Sheet 5 of 11) after fulfilling the park requirements.

CHAPTER FIVE

PLAN IMPACTS

A. LAND USE

The proposed land uses for the Sector Plan Area are shown on Figure 5 and provide the basis for the expected number of residential units, population, non-residential spaces, employment, and traffic.

These estimates were provided based on maximum utilization of land development to determine roads, parks, and other anticipated impacts. Historically, market development has not usually achieved plan allowances. It is anticipated that this development will not achieve the maximum land utilization at full buildout but will be somewhat less.

Due to the location and character of new development, this Sector Development Plan is creating continued growth and sprawl of the City. However, the large expanse of the Sector Development Plan area provides a unique opportunity to plan a total community, combining employment centers and housing, thus outweighing any negative aspects. As such, any rehabilitation and infill are neither achieved nor applicable. This Sector Development Plan area is viewed as a satellite community. As a satellite community, the Sector Development Plan presents a self-sufficient community, providing for all ranges of housing, employment, goods and services.

The Sector Development Plan area is near the Ladera Golf Course and Boca Negra Park, which offer both recreation and open space relief. South of the Sector Development Plan area lies the Atrisco Urban Center. This urban center, when developed, will reduce the need for residents of the Sector Development Plan area to travel to the East Side of the City for any major regional shopping and related services.

B. HOUSING

At full build out, the sector plan area could have a range of 1772 to 3364 units, or a plan density of approximately 3.71 units per acre. This density is within the Comprehensive Plan Standard of between 3 and 6 dwelling units per acre.

TABLE 9

- Single Family Residential	1 - 5 DU/AC	<u>68</u>
- Mixed Residential	6 - 10 DU/AC	<u>131</u>
- Mixed Residential	15 - 30 DU/AC	<u>67</u>
- Mixed Residential	30 - 40 DU/AC	<u>14</u>

Proposed distribution of densities included in the following tabulation for the entire Sector Development Plan area.

TABLE 10

PARCEL NUMBER	GROSS ACREAGE (ACRES)	PROPOSED ZONING	DENSITY (DU/ACRE)	NUMBER OF UNITS BASED ON NET ACRES (80%)	
				MINIMUM	MAXIMUM
1	11	C-2	-----	-----	-----
2	44	RD	15-30	528	1056
3	17	RD	6-10	82	136
4	14	RD	26-40	291	448
4A	6	RD	15-30	72	144
5	19	Arroyo	-----	-----	-----
6	17	School Site	-----	-----	-----
7	75	RD	6-10	360	600
8	15	C-2	-----	-----	-----
9	68	RD	1-5	54	272
10	15	School Site	-----	-----	-----
11	7	C-2	-----	-----	-----
12	24	Easement	-----	-----	-----
13	39	RD	6-10	187	312
14	42	OS/PP	-----	-----	-----
15	48	Drainage	-----	-----	-----
16	55	IP	-----	-----	-----
17	33	RD	15-30 (50%)*	198	396
18	28	SU-1	-----	-----	-----
19	123	IP	-----	-----	-----
20	132	IP	-----	-----	-----
Streets	75				
-----	907**	-----		1772	3364 .

* 50% of this area will be developed as multi-family use.

** Acreage includes all electric utility easements and the Ladera Detention Facility right of way.

C. POPULATION

The project anticipates 3364 dwelling units and will contain a resident population of 11,774.

It is anticipated that the build out schedule for proposals in this plan will begin in 1986 and continue through the year 2000.

D. COMMERCIAL, OFFICE AND INDUSTRIAL SPACE

The proposed zoning will establish three types of non-residential land use.

TABLE 11: Non-Residential Zoning Summary

PROPOSED ZONING	GROSS ACREAGE	TYPE OF DEVELOPMENT
C-2	44	This zone provides suitable sites for commercial activities, and certain specified outside storage.
IP	310	This zone provides suitable sites for wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.
SU-1	28	This zone provides suitable sites for uses which are special because of infrequent occurrences, effect on surrounding property, safety, hazard, or other reasons.

E. TRANSPORTATION

1. Traffic Generation

The estimated traffic forecasts contained herein were derived by taking the COG 2005 traffic figures and adding the total build

out from the Sector Plan to those figures to generate revised traffic counts.

2. Trip Distribution

The COG, in commenting on this Sector Development Plan, observed that the proposed density is higher than what was predicted in its 2005 forecast. This Sector Development Plan proposes a maximum density of 3364 Du's, while COG used 1564 du's.

In order to provide as accurate information as possible, traffic forecasts have been increased by 1800 du's to handle the total buildout and by accepting COG's forecast as to trip generation from employment. This produces revised traffic figures by street as follows:

COG Fl.	Unser Boulevard North of Ladera	23,156
	Unser Boulevard South of Ladera	45,901
	98th Street, Unser to Ladera	23,902
	98th Street, South to Ladera	20,657
	Ladera Drive, Unser to 98th Street	6,752

It should be noted that total buildout of the Sector Development Plan Area by the year 2005 is unlikely. Therefore, the traffic forecasts represents a maximum case scenario.

It should also be noted that COG is presently completing a new projection, based upon future growth north of the subject area, using the year 2010 as a horizon which will undoubtedly provide for even higher forecasts. This will probably result in the need for additional traffic corridors.

Proposed right of way widths for arterials and collectors within the Sector Development Plan are as follows:

COG F2.	Unser Boulevard	156 feet
	Ladera Drive	106 feet
	98th Street	106 feet
	South Industrial Area Loops	86 feet
	Collectors	68 feet
	All Other Local	60 feet

The Developer is prepared to dedicate these widths of right of way during the platting process.

3. Public Transit

In addition to providing for the handling of traffic in, around, and through the Sector Development Plan area, some provisions are made for bus traffic to service the residential areas adjacent to 98th Street and Unser Boulevard. A combination park & ride area for bus riders, and one or more bus stops can be made available in the commercial areas to the west.

As the platting process proceeds, the Developer will make available additional segments of street right of way for the City to develop as bus stops based on the anticipated needs of the City's Department of Transportation. Bus stops are recommended at reasonable frequency along 98th Street and Ladera Drive. Specific locations can be designated during the design of both streets. Further, once adequate development occurs, the City Transit Department will need to schedule bus routes to provide mass transit service for the area.

4. Bikeways

The Developer can conform with the Bikeways Master Plan for identified bike lanes within street facilities.

A bike lane is already contained in the construction plans for Unser Boulevard.

F. PUBLIC IMPROVEMENTS LIST

1. Water

Establishment of Water Zone 3WR Master Plan Facility, as identified, will be in accordance with City of Albuquerque extension Plans.

2. Sewer

Establishment of connectors from Hanover Drive to Unser Boulevard, as identified, will be in accordance with City of Albuquerque extension Plans.

3. Drainage

The West Bluff Diversion Outfall Channel will need to be constructed in order that fully developed flows from the plat area, south the the Ladera Detention Facility, will have an outlet. Interim drainage solutions will be employed until such time as the channel is installed. All other facilities will be installed.

4. Parks & Recreation

The proposed park and open space facilities within the plan area include a) a neighborhood park and b) open space along the A.M.A.F.C.A. easements and drainage facilities. The park will be limited to a 5-acre site which is located adjacent the elementary school site. Any surplus requirement over 5 acres will be credited to future park requirements west of the Sector Plan area for a regional park location.

5. Schools

The Albuquerque Public School System has identified two sites within the Sector Plan area. Specific site selection, by A.P.S. is by direct acquisition from the landowner. The site has been configured for each site and can be accommodated in the residential areas north of the Ladera Detention Facility.

G. DRAINAGE MANAGEMENT AND FLOOD CONTROL

1. Arroyo Treatment

Treatment of the existing arroyos within the Sector Development Plan area will be further defined as the area develops. The intent is to provide natural or gabion structures to convey

storm waters and provide sufficient area to accommodate equestrian and pedestrian trails which may be planned. The use of concrete lined channels will only be used where and when the magnitude of the flows could jeopardize the safety of the public. Joint use of equestrian and pedestrian trails will serve to enhance the open space and provide bicycle links to different parts of the Plan area.

2. Joint Use of Drainage Facilities

We are proposing joint use of the Ladera Detention Facility and major arroyos, which include:

- a. Open Space
- b. Bikeways/Trail linkages
- c. Detention of private stormwater
- d. Parks and Recreation facilities.

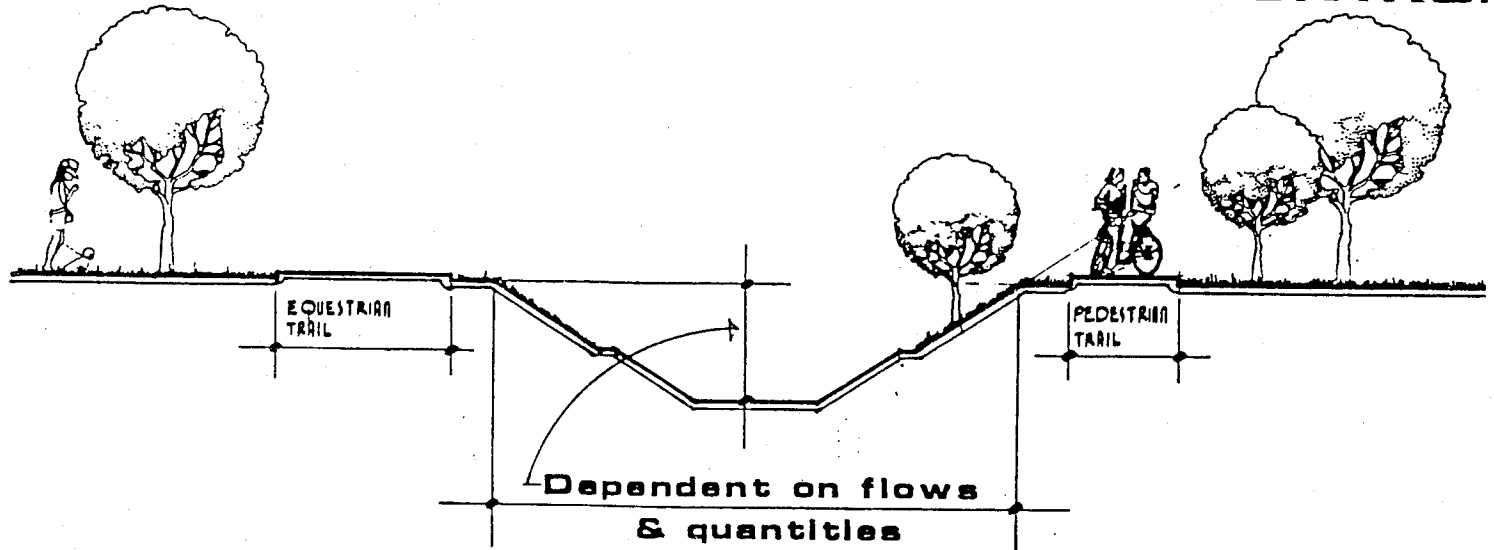
As identified in the Facility Arroyo Plan, the Mirehaven Arroyo (a.k.a. Ladera Detention Facility) has potential for recreational trail uses connecting major public open space with large redeveloping areas.

Since most of these intentions involve complex agreements between owners and joint agencies, it cannot be specifically stated which will occur. The Developer of this plan encourage all of the above and feel it is incumbent on a designer, (possibly from Parks and Recreation Department, to propose a physical integration of these facilities so the negotiations can proceed.

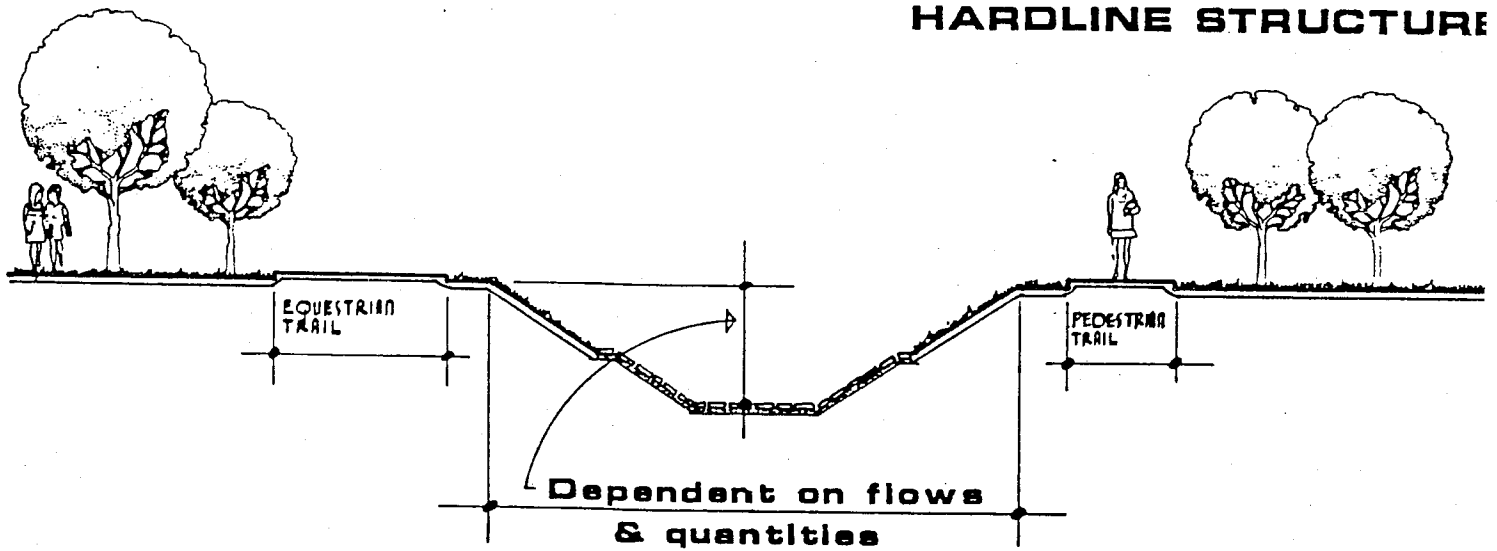
H. ENVIRONMENTAL IMPACT

1. Air Quality (Dust)

EROSION CONTROL



HARDLINE STRUCTURE



GABION STRUCTURE

FIGURE 13

Air quality will be impacted both during development and after completion. The short range effect will be soil disturbance. (By ordinance, a soil disturbance permit must be issued prior to any development of 3/4 acre or larger.) The major impact during the development stage is blowing dust. All development will use both short term and long control measures to insure proper control of dust.

All land uses within the Sector Development Plan are consistent with the policies and standards of City, County, State and Federal governments concerning energy conservation and clean air standards.

2. Auto Emission

Providing major transportation links, such as Unser Boulevard and 98th Street, will insure proper circulation of traffic at speeds adequate for minimizing hydrocarbon impact. Further, the major transportation links will help reduce the traffic generated on Coors Boulevard, increasing the quality of air at major intersections such as Coors and I-40.

Placing of major employment centers near residential areas will promote pedestrian and bicycle use. However, not all people living in the residential area will work in the adjacent employment centers so traffic will be generated both to and from within the Plan area.

3. Other Impacts

The development will, of course, increase the volume of traffic in the area, thereby raising the noise level. Construction techniques such as a 6 foot high, solid block wall or a soil berm constructed on either side of the major arterials (Unser Boulevard and 98th Street) will greatly reduce the noise level.

All land uses within the Sector Development Plan will comply with the policies and standards of City, County, State and Federal governments concerning energy conservation and clean air standards.

I. ON/OFF SITE ARCHAEOLOGICAL SITES

The development of the sector plan will have an adverse impact on the archaeological sites (any which may be located within the boundaries) as well as the escarpment edge which is adjacent to the plan area. The secondary impacts as a result of development can be an increase in vandalism of petroglyphs, probable thief of the portable artifacts and increased off road vehicular traffic. All of these problems exist currently but can expect a sharp increase.

The developer is currently trying to look at ways in which the escarpment can be placed under the jurisdiction of the City of Albuquerque. However, even by placing the area under city control it will not guarantee that the impacts described will not occur. The three methods currently being explored to transfer the area include: outright sale, trade for other city owned property, or tax incentive donations. All three possibilities are being investigated at this time. Until an equitable arrangement can be worked out the escarpment will remain in the developers holdings.

To reduce the impacts of development, the developer will continue to prosecute any trespasser to the full extent of the law. Furthermore, the developer has caretakers who herd cattle on the property who patrol the area usually on a daily basis. Last of all, the developers property is fenced which is a good deterrent in reducing the impact.

There is no economical solution to reduce vandalism and thief of the natural historic sites except through education of the general public. Even if a entire escarpment was placed in a park setting, vandalism and thief would still occur. However, the developer will work with the city in establishing any type of escarpment plan which may serve to protect the sites.

The plan was laid out and the population distributed to reduce the dwelling units per acre as you approach 98th Street. In other words, the highest density was placed near the Ladera Detention Facility and next to Unser with decreasing densities toward 98th Street.

CHAPTER SIX

PLAN IMPLEMENTATION AND MITIGATION

1. PLAN IMPLEMENTATION

The implementation and commitments for construction elements shown in this Sector Plan are specifically contingent on the zoning and land uses proposed.

A. Development Schedule

The development schedule, as previously identified, provides for a full build out dependent upon future market trends and continued metropolitan growth. Further, the land which lies in Water Zone 3WR will not develop until water is available within the zone. The necessary infrastructure to complete the build out for the entire Sector Plan area should be in place within 7 to 8 years.

B. Platting and Annexation

The Annexation Plat will bring the entire Sector Plan within the Albuquerque city limits. This annexation plat is necessary prior to any additional bulk land platting and to facilitate the extension of Unser Boulevard in Special Assessment District 215 following required review of this Sector Plan.

C. Installation of Improvements

1. Streets

a. Unser Boulevard

This boulevard has been petitioned and accepted in Special Assessment District 215. The district will extend from Ladera Drive past the north boundary of the Sector Plan to Ouray Drive. Further, the district will construct approximately 2000 feet of 98th Street from the intersection of Unser Boulevard to the water zone line between Water Zones 2W and 3WR.

b. Other streets

All other streets within the Sector Plan will be constructed according to current City of Albuquerque policy and Design Procedures Manual criteria, with

adjacent development plans and subdivision.

Exceptions would be additional right of way and the traffic mitigation elements imposed on the Developer for development of specific sites in IP, SU-1, or C-1 zoned properties and administered by the Site Plan Review or Construction Engineering Plan Review Process.

c. Bus Bays

All purchasers for non-residential properties will be encouraged to use the policy for their construction of bus bays (in consideration for relaxed parking space requirements).

d. Street Trees

In addition to private imposed landscaping required (by covenant) and other City policies (parking lot buffer landscaping), the Street Tree Ordinance (8.5 R.O. 1974) and the Environmental Planning Commission Resolution SPR-82-2 are in effect and an obligation for developments adjacent to major streets.

e. Park and Ride Facility

The park and ride location will be better suited for development within adjacent properties. However, should a site be selected, the Developer will cooperate to the extend their lands are utilized, if at all, with the City of Albuquerque.

2. Water System

- A. Installation of Master Planned water lines required to service the properties will be made as required by the City in accordance with its Capital Improvements Program (C.I.P). The portion of the system within the Sector Plan boundary will be constructed with the expansion policy as the associated roadways are constructed or serviceability dictates, whichever occurs first.

Financing of the Water Zone 3WR facilities, as well as any additional Water Zone 2W facilities will be accomplished by

either:

1. Placement in the C.I.P. program if timing permits; or,
2. Negotiation with the Developer and the Water Resources Department for those facilities which must be constructed prior to availability of C.I.P. funds.

B. Local services will be installed with each subdivision or site development plan. IP zoned properties may necessarily be oversized due to the contingency of large-requirements users (providing that the policy for water meters applies to actual meter size and not overscaled service connections).

3. Sewer System

Sewer extensions will follow the approved City policies in a fashion similar to the water system with the following exceptions:

- a. The sewer line in Unser Boulevard to Ladera Drive is already in the construction plans for Unser Boulevard.
- b. The sewer line improvements from Unser Boulevard to Laurelwood Boulevard which have been designed and will be constructed with the platting process already ongoing in Tract 1, El Rancho Atrisco Phase III.

4. Drainage System

- a. City drainage policy and required construction associated with each development phase will apply.
- b. The West Bluff Drainage Plan policies, as they pertain to the Sector Plan Area, will apply.

5. Other Improvements

All other public improvements (street trees, street lights, etc.) will be constructed with each development phase and in accordance with City policy.

Parkland construction, unless offered by a developer in lieu of park acreage requirements or fee reduction, is the obligation of the City. The Developer of this Sector Plan proposes to dedicate a minimum of 5 acres in the proposed location.

6. Air Quality

Air quality will be impacted both during development and after completion. The short range effect will be soil disturbance. (By ordinance, a soil disturbance permit must be issued prior to any development of 3/4 acre or larger.) The major impact during the development stage is blowing dust. All interim development will use the following short term control measures to insure proper control of dust:

Short Term Control Methods

- Water down the area/material disturbed as work proceeds.
- Water down all disturbed areas on the site at the end of the work period and prior to days off.
- Water down all areas of fill removal or disposal, as well as road/routes between the two.
- Water down any stored excavated material.
- Clean up any dirt tracked or carried onto adjacent streets.
- Clean up any mud washing from the site and onto streets.
- Take steps to control both construction and trespass traffic on the site.
- Water down any stored material and keep excavated material out of driving lanes.
- Avoid earthwork during windy conditions when control is particularly difficult.
- Stabilize the surface with emulsified asphalt.

Once the area is fully developed, the amount of blowing dust diminishes rapidly. However, if large areas are disturbed and remain undeveloped, the following long term soil erosion control measures will be used:

Long Term Control Methods

- Re-vegetate undeveloped sites with annual small cereal grains (rye, barley, etc.) and native grasses.
- Stabilize the surface with 1-2" of gravel or tackifier.
- Use erosion control fencing to confine the deposition of drift sand to the site.
- Treat disturbed land with straw/hay blown on the surface and crumpled in.
- Build up or develop from west to east in order to form a "buffer layer" against prevailing westerly winds.
- Install access controls to prevent/control trespass traffic from re-disturbing the site.

Development of the area will not adversely affect the soils or surfaces within the Sector Development Plan area in its fully developed state. Construction of buildings with related streets, driveways, sidewalks, walls, berms, landscaping, and other ground cover will provide added resistance to the elements and will tend to maintain the natural beauty of the site. The construction of Unser Boulevard with optional median landscaping will further stabilize the site.

7. Noise

The development will, of course, increase the volume of traffic in the area, thereby raising the noise level and lowering the air quality. Construction techniques such as a 6 foot high, solid block wall or a soil berm constructed on either side of the major arterials (Unser Boulevard and 98th Street) will greatly reduce the noise level.

8. Landscape Implementation

The concepts and criteria formulated above establish a general direction for landscape development and delineate its major components. The elements contained in this section are designed to further assist in the implementation of the Landscape Development Plan within a framework of order, continuity and overall site integrity.

Suggested plant detail guidelines are necessary for the proper installation and handling of plant material. They illustrate the extent of care and labor involved, as well as the general intent of

operation. For specific plantings, more detailed requirements may be necessary in order to insure proper procedures of planting suitable to the materials.

The suggested plant list in the Plan is designed to serve as a tool to aid in site continuity. The plant list includes a wide variety of materials in several use categories. The extensive palette will provide ample opportunities for use of a wide variety of mutually complementary plant materials in a variety of treatment areas. The large number of plant choices will also make it possible to more readily make substitutions in response to availability limitations at the local level. Given the size of the El Rancho Atrisco Phase V Sector Development Plan site and the diversity of land uses, it is possible to create identifiable landscape characteristics for each land use category, while still maintaining unity within the overall site development.

Plant materials within each grouping were selected along general functional requirements. To encourage and insure continuity of site treatment there is an overlap of some species within each category.

1. Street Trees and Shrubs. These species are selected for their hardiness along with other qualities such as strength, long life, lack of seeds or abundantly falling flowers, and height/growth habit. The canopy trees will be planted in irregularly spaced clusters within the right of ways and will be supplemented by understory and accent plant materials. Minimum sizes and number of required trees per 100 linear feet are identified in the City of Albuquerque Street Tree Ordinance (City of Albuquerque Revised Ordinance 1974; Article 5, 8-5-1.)
2. Parking Lot Trees, Shrubs and Groundcover. These species are selected with the same criteria as the street trees and shrubs, along with their ability to withstand heat reflection from paved surfaces and exhaust gas emission. Minimum tree size shall be 2 1/2" caliper.

Office/Commercial, Support/Commercial zones and those portions of Light Industrial zones that serve visitors and

the general public will have one (1) tree per each five (5) parking stalls.

Light Industrial and Regional Center/Commercial zones will have a minimum of one (1) tree per each ten (10) parking stalls.

Trees will be planted in clusters supplemented by shrub and groundcover in all areas not covered by the parking lot surface or other related hard surface.

3. Screen and Windbreak Trees and Shrubs. Selected for their vigorous growth, dense habit or ability to withstand the effect of winds and flying dust, these plant materials are intended to serve the following purposes:

- a. Provide protection against prevailing winds and dust storms.
- b. Serve as visual space definers for borders and land use functions.
- c. Screen or break views into areas used for parking, storage or loading operations.
- d. Reduce on and off site noise.
- e. Decrease soil evaporation and movement.

Trees shall have a minimum caliper of 2" and shrubs a height of 4' - 5'. Planting spacings shall be determined by function, site conditions and plant characteristics.

4. General Use Trees, Shrubs and Groundcovers. This section contains most of the species used in the other categories supplemented by material more appropriate to non-specific uses. While the great majority of plants are drought resistant and able to withstand intense sun, a few would do better in more protected locations with occasional watering.

Because of their high irrigation and maintenance requirements, lawn grasses will be used primarily in well defined areas close to buildings and residences and in specific use areas like athletic fields. Native grasses will constitute the primary ground cover in open space areas, right-of-ways and general areas of individual parcels. Proper seed mix ratios will be mixed with wildflowers to create a more natural cover. It should be noted that new advances in plant propagation technology has made it possible to cultivate previously commercially unavailable species, while new planting methods (i.e. seedlings in containers) are being developed that insure greater plant establishment success and more immediate coverage. The merits of these new techniques and their application in the Sector Development Plan shall be weighed against the traditional techniques of seeding and planting in the light of cost, coverage, germination ratios and other applicable concerns.

The sizes of plant materials for general uses shall be as indicated in the list or determined by availability. In no case will these sizes be smaller than the minimum requirements of the City, County or Highway Department.

9. Archaeological Sites

The area between the Ladera Detention Facility and 98th Street (as well as the land to the edge of the escarpment) is being surveyed for potential archaeological sites. Los Images has been contracted to identify any sites within the limits of the study. Any sites discovered will be mitigated prior to construction of any development.

APPENDIX A

LANDOWNERS IN ERA 5 SECTOR PLAN AREA

ERA 5 LANDOWNERS	TAX I.D. No.	ACRES
1. State Hwy. Dept P.O. Box 1641, Santa Fe, 87501	1 008 058 425 082 40130	9.008
2. Carolina Armijo P.O. Box 1641, Santa Fe, 87501	1 009 058 360 306 10101	4.44
3. State Hwy Comm. P.O. Box 1641, Santa Fe, 87501	1 009 058 381 306 10102	2.355
4. State Hwy Comm. P.O. Box 1641, Santa Fe, 87501	1 009 058 402 303 10103	4.056
5. State Hwy Comm. P.O. Box 1641, Santa Fe, 87501	1 009 058 421 304 10104	3.626
6. State Hwy Comm. P.O. Box 1641, Santa Fe, 87501	1 009 058 439 304 10105	3.626
7. State Hwy. Dept. P.O. Box 1149, Santa Fe, 87501	1 009 058 470 310 10201	4.130
8. State Hwy. Dept P.O. Box 1149, Santa Fe, 87501	1 009 058 492 315 10203	3.50
9. State Hwy. Dept P.O. Box 1149, Santa Fe, 87501	1 009 058 514 322 10203	2.874
10. Cecelia Aragon 1111 David Ct. SW, 87105	1 009 058 204 191 20104	n/a
11. WDCI *	1 009 058 178 412 20140	193.200
12. Keleher Van Atta P.O. Box AA, 87103	1 009 058 079 086 30301	n/a
13. " " "	1 009 058 100 087 30302	n/a
14. " " "	1 009 058 120 090 30303	n/a
15. " " "	1 009 058 140 090 30304	n/a
16. " " "	1 009 058 160 101 30305	n/a
17. WDCI *	1 009 058 192 109 30401	2.00
18. "	1 009 058 219 119 30402	.04
19. "	1 009 058 219 119 30403	n/a

20. Gillie Sanchez 2053 1/2 Isleta Blvd. SW, 87105	1 009 058 112 190 30501	5.0
21. Margie Torres 2135 Henry Rd. Sw, 87105	1 009 058 087 192 30502	5.0
22. Albina Hernandez Etal 1729 Richmond NE, 87106	1 009 058 104 190 30503	5.0
23. Eunice Myrick 2112 Alvarado NE, 87110	1 009 058 069 193 30504	5.0
24. Predicanda Gurule** 920 La Vega Dr. SW, 87105	1 009 058 132 209 30510	3.9994
25. Espiridon Sanchez Etux** 7906 E. Emerson, Rosemead, CA, 91770	1 009 058 150 140 30515	1.00
26. Charles Lewis 3032 Rosenda Garcia Rd. SW, 87105	1 009 058 034 191 30601	5.0
27. Emma Apodaca Tafoya 849 Emmason Dr. SW, 87105	1 009 058 259 198 30701	5.0
28. Charles Davis 1008 Cuarto Ceros Tr. SE, 87123	1 009 058 023 051 30901	3.6042
29. Charles Davis 1008 Cuatro Ceros Tr. SE, 87123	1 009 058 304 213 40401	

(* WESTLAND DEVELOPMENT CO., INC.)

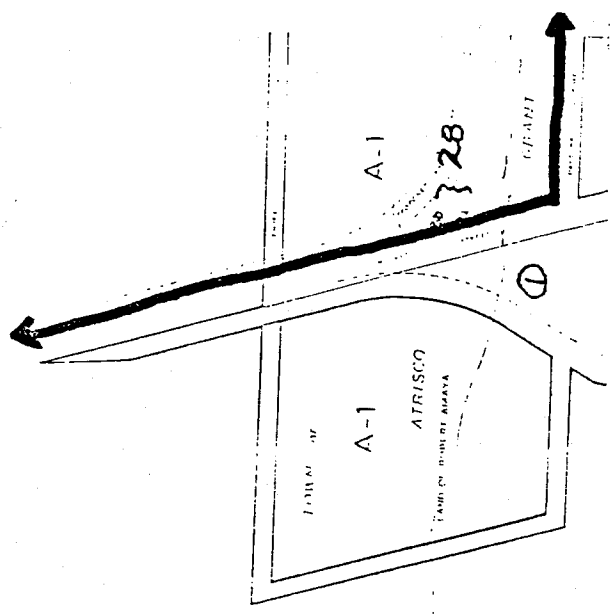
(** Tracts 1 & 2 of the Gurule Estates)

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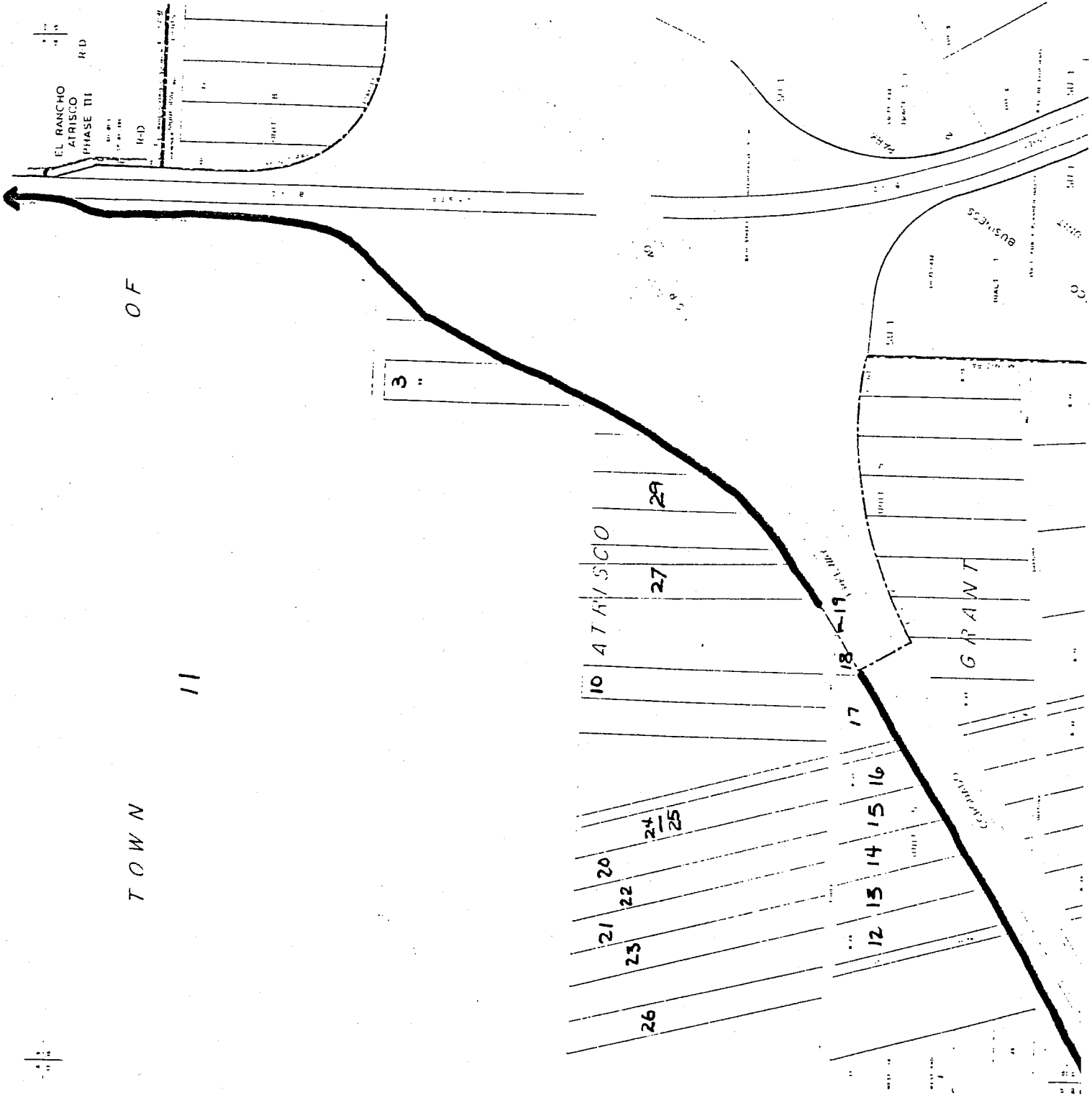
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APPENDIX B

PLANT LIST

PLANT LIST

Suggested palette

1.- STREET TREES AND SHRUBS

a.- Canopy 3" minimum caliper

Acer grandidentatum (Big Tooth Maple)
Fraxinus pennsylvanica lanceolata (Green Ash)
Fraxinus velutina (Velvet Ash)
Gleditsia triacanthos inermis (Thornless Common Honeylocust)
Platanus acerifolia (London Planetree)

b.- Understory and accent 2" minimum caliper

Acacia constricta (White-Thorn Acacia)
Crataegus oxyacantha (English Hawthorn)
Crataegus phaenopyrum (Washington Hawthorn)
Eleagnus angustifolia (Russian Olive)
Fraxinus anomala (Single-leaf Ash)
Malus spp. (Flowering Crabapple)
Parkinsonia aculeata (Mexican Palo Verde)
Prosopis glandulosa (Common Mesquite)

c.- Evergreens 5' to 6' minimum height

Cupressus arizonica (Arizona Cypress)
Cupressus glabra (Smooth Cypress)
Pinus ponderosa (Ponderosa Pine)

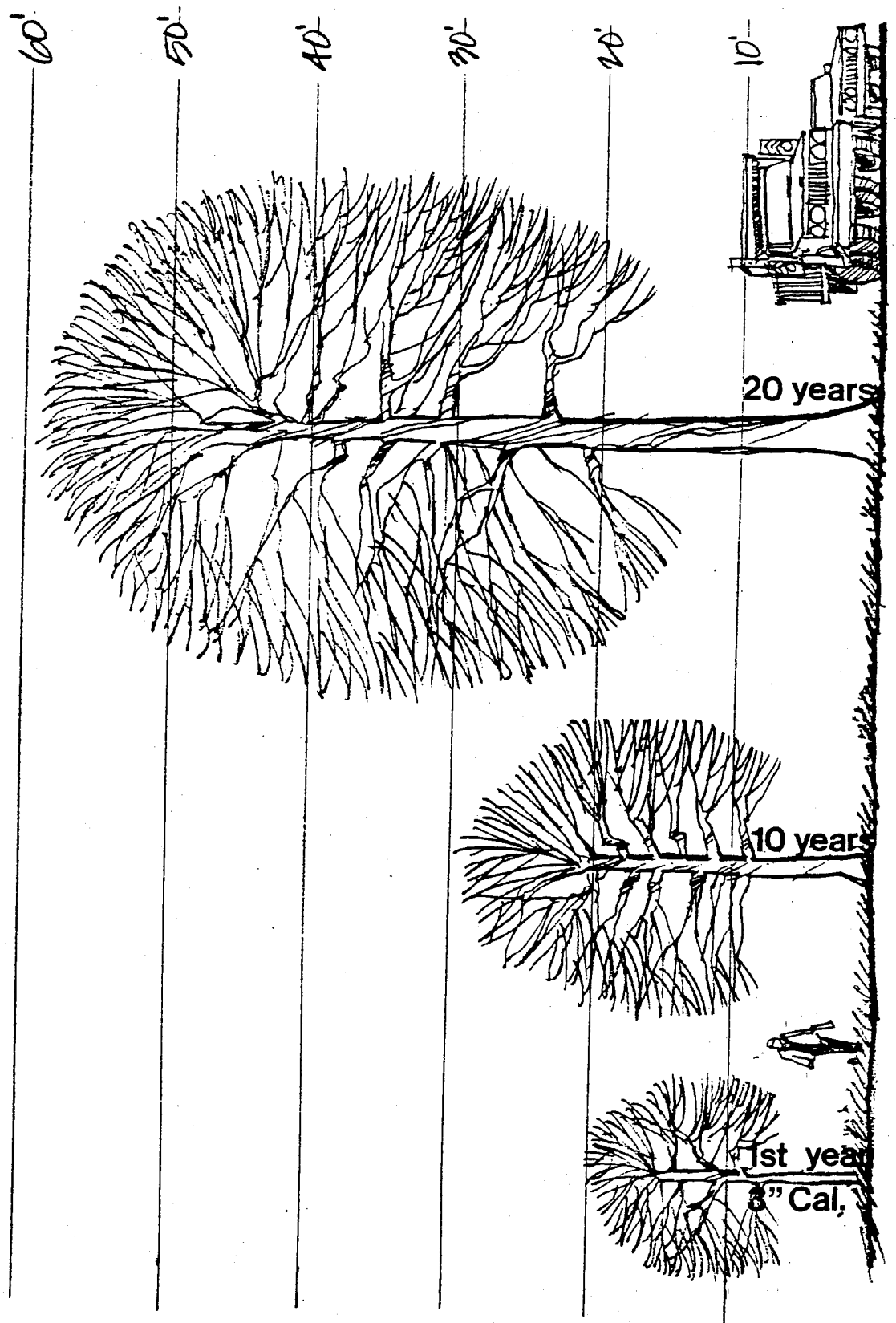
d.- Cacti and other succulents

Agave spp. (Century Plant)
Opuntia spp. (Prickly Pear, Nopal or Cholla Cactus)
Yucca spp. (Soaptree, Yucca or Soapweed)

2.- PARKING LOT TREES, SHRUBS AND GROUNDCOVERS

a.- Canopy 2½" minimum caliper

Fraxinus velutina (Velvet Ash)
Gleditsia triacanthos inermis (Thornless Common Honeylocust)



Comparative Growth for Canopy Trees.

Micro-environmental factors like climate, soil moisture, wind, rain, air quality, etc. will eventually determine size and rate of growth,

Tilia americana (American Linden)

Tilia euchlora (Crimean Linden)

Zelkova serrata (Japanese Zelkova)

b.- Shrubs and Groundcovers

Amorpha canescens (Lead Plant *Amorpha*)

Amorpha fruticosa (Indigo Bush)

Atriplex canescens (Four-wing Salt Bush)

Atriplex lentiformis (Quailbrush)

Cassia leptocarpa (Slim-pod Senna)

Ephedra viridis (Mormon Tea)

Fallugia paradoxa (Apache Plume)

Haplopappus lancifolius (Turpentine Bush)

Leucophyllum frutescens (Texas Ranger)

Potentilla fruticosa (Shrubby cinquefoil)

Ribes cereum (Wax Currant)

c.- Evergreens

Juniperus virginiana cupressifolia (Hillspire Juniper)

Juniperus monosperma (One-seed Juniper)

Pinus edulis (Pinyon Pine)

Pinus ponderosa (Ponderosa Pine)

[illegible]

Acacia constricta (White-thorn Acacia)

Acacia farnesiana (Sweet Acacia)

Chaenomeles lagenaria var. (Flowering Quince (varieties))

Cupressus glabra pyramidalis (Pyramidal Smooth Cypress)

Cercidium microphyllum (Foothills Palo Verde)

Eleagnus augustifolia (Russian Olive)

Forestiera neomexicana (New Mexico Olive)

Juniperus virginia cupressifolia (Hillspire Juniper)

Juniperus scopulorum (Rocky Mountain Juniper)

Populus nigra italica (Lombardy Poplar)

Rhus glabra var. (Smooth Sumac varieties)
Rhobinia neomexicana (New Mexico Locust)

4.- GENERAL USE TREES, SHRUBS AND GROUNDCOVERS

a.- Canopy trees 3" minimum caliper

Acer grandidentatum (Big Tooth Maple)
Acer saccharinum (Silver Maple)
Fraxinus pennsylvanica lanceolata (Green Ash)
Fraxinus velutina (Velvet Ash)
Gleditsia triacanthos inermis (Thornless Common Honeylocust)
Platanus acerifolia (London Planetree)
Platanus wrightii (Arizona Sycamore)
Populus alba (White Poplar)
Populus fremontii (Fremont Cottonwood)
Quercus emoryi (Emory Oak)

b.- Understory and accent 2" minimum caliper

Acacia constricta (White-thorn Acacia)
Acacia farnesiana (Sweet Acacia)
Celtis laevigata reticulata (Net Leaf Sugar Hackberry)
Cercidium floridum (Blue Palo Verde)
Cercidium microphyllum (Foothills Palo Verde)
Cercis occidentalis (Western Redbud)
Chilopsis linearis (Desert Willow)
Crataegus oxyacantha (English Hawthorn)
Crataegus phaenopyrum (Washington Hawthorn)
Eleagnus augustifolia (Russian Olive)
Forestiera neomexicana (New Mexico Olive)
Fraxinus anomala (Single-leaf Ash)
Malus spp. (Flowering Crabapple)
Parkinsonia aculeata (Mexican Palo Verde)
Prosopis glandulosa (Common Mesquite)
Robinia neomexicana (New Mexico Locust)

c.- Shrubs As available

Amorpha canescens (Lead Plant Amorpha)
Amorpha fruticosa (Indigobush Amorpha)

Atriplex canescens (Four-wing Saltbush)
Atriplex lentiformis (Quailbrush)
Baccharis sarothroides (Desert Broom)
Cassia leptocarpa (Slim-pod Senna)
Ceanothus greggi (Desert Ceanothus)
Cercocarpus montanus (Mountain Mahogany)
Chrysothamnus nauseosus graveoleus (Silver Rubber Rabbitbrush)
Cowania mexicana (Cliffrose)
Ephedra viridis (Mormon Tea)
Eurotia lanata (Winterfat)
Fallugia paradoxa (Apache Plume)
Garrya flavescens (Yellow Silktassel)
Garrya wrightii (Wright's Silktassel)
Haplopappus laricifolius (Turpentine Bush)
Leucophyllum frutescens (Texas Ranger)
Lycium pallidum (Wolfberry)
Mahonia haematocarpa (Red Mahonia)
Mahonia trifoliolata (Holly Grape)
Potentilla fruticosa (Shrubby Cinquefoil)
Purshia tridentata (Antelope Bitterbush)
Rhus choriophylla (New Mexico Evergreen Sumac)
Rhus glabra (Smooth Sumac)
Rhus trilobata (Threeleaf Sumac)
Ribes aureum (Golden Currant)
Ribes Cereum (Wax Currant)
Rosa spp. (Wild Rose)
Sophora secundiflora (Texas Mountain Laurel)

d.- Evergreens As available or indicated

Cupressus arizonica (Arizona Cypress)
Cupressus glabra (Smooth Cypress)
Juniperus monosperma (One-seed Juniper)
Juniperus scopulorum (Rocky Mountain Juniper)
Juniperus horizontalis var. (Creeping Juniper varieties)

Juniperus chinensis var. (Chinese Juniper varieties)

Pinus edulis (Pinyon Pine)

Pinus ponderosa (Ponderosa Pine)

e.- Groundcovers and vines As available

Campsis radicans (Trumpet vine)

Ceratostigma plumbaginoides (Dwarf Plumbago)

Cytisus decumbens (Prostrate Broom)

Cytisus purpureus (Purple Broom)

Dalea wislizenii (Indigo Bush)

Hedera helix baltica (Baltic Ivy)

Hedera helix hahni (Hahn's English Ivy)

Lonicera japonica halliana (Hall's Japanese Honeysuckle)

Mahonia repens (Creeping Mahonia)

Parthenocissus quinquefolia (Virginia Creeper)

Polygonum aubertii (Silverlace vine)

Vitis arizonica (Arizona Grape)

f.- Cacti and succulents As available

Agave palmeri (Palmer Agave)

Agave parryi (Parry Agave)

Opuntia chlorotica (Prickly Pear)

Opuntia compressa (Prickly Pear)

Opuntia gosseliniana santa rita (Dinner Plate Opuntia)

Opuntia imbricata (Tree cholla)

Yucca elata (Soaptree Yucca)

Yucca glauca (Small soapweed)

g.- Grasses (prairie) To be used in mixed form as specified
by Landscape Architect

Agropyron smithii (Western Wheatgrass)

Andropogon scoparius (Little Bluestem)

Bouteloua curtipendula (Side Oats Grama)

Bouteloua eriopoda (Black Grama)

Bouteloua gracilis (Blue Grama)

Bouteloua hirsuta (Hairy Grama)
Buchloe dactyloides (Buffalograss)
Hilaria belangeri (Curly Mesquite)
Hilaria jamesii (Galleta)
Oryzopsis hymenoides (Indian Ricegrass)
Sporobolus airoides (Alkali sacaton)
Sporobolus cryptandrus (Sand Dropseed)

h.- Grasses (lawns) To be used in mixed form as specified by
Landscape Architect

Festuca rubra var. (Creeping Red Fescue)
Lolium perenne manhattan (Manhattan Perennial Rye)
Poa pratensis var. (Kentucky Bluegrass varieties)

5.- WILDFLOWERS To be used in mixes as specified

Antennaria parviflora (Pussy Toes)
Artemisia spp. (Sage)
Aster bigelovii (Purple Aster)
Baileya multiradiata (Desert Marigold)
Delphinium virescens (Plains Lackspur)
Gaillardia aristata (Blanket Flower)
Gaillardia pulchella (Firewheel)
Gutierrezia sarothrae (Broom Snakeweed)
Ipomopsis aggregata (Skyrocket)
Kallstroemia grandiflora (Arizona Poppy)
Lupinus argenteus (Bluebonnet Lupine)
Melampodium leucanthum (Blackfoot Daisy)
Penstemon spp. (Wild Snapdragon)
Ratibida columnaris (Cone Flower)
Stanleya pinnata (Princess Plume)
Thermopsis divaricarpa (Golden Banner)
Zinnia spp. (Zinnia)