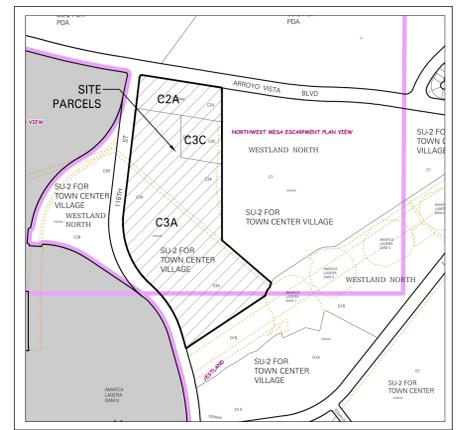


**SITE VICINITY MAP**



**SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION**  
 The Site: 81.3 acres comprised of Tract C-2-A (9.9 acres), Tract C-3-C (6.0 acres), and Tract C-3-A (65.4 acres), Westland North Subdivision. The site is within the Westside Strategic Plan, Northwest Mesa Escarpment Plan, Arroyo Facility Plan, Westland Master Plan, and Western Albuquerque Land Holdings Sector Plan area and subject to the regulations of those plans. Development within the Northwest Mesa Escarpment Plan shall be subject to the applicable regulations contained in the Design Overlay Zone.

Zoning: SU-2/SU-1 for Regional Sports Complex and Related Facilities.

Land Use: The City of Albuquerque intends to develop a regional sports complex to serve local sports organizations, as well as create a venue for regional tournament play.

**Pedestrian and Vehicular Ingress and Egress**

**Vehicular Access:** Vehicular access is from Arroyo Vista Boulevard and 118th Street. Access points into the site along 118th Street shall be developed per COA standards and in coordination with the property owner on the west side of 118th Street. A potential access point to the APS Community Stadium site has been provided at the southeast corner of the site, which will require coordination with APS. The intent of this access point is for a potential City developed maintenance facility on APS property.

**Pedestrian Access/Circulation:** There will be an extensive trail network developed as part of the project. A trail is proposed around the perimeter of the site, and numerous connections will be made into the active areas of the site. Albuquerque Public Schools has expressed interest in using the Complex trail system, in conjunction with their facilities, to host cross country events. (see Sheet 3 for more detail on trails)

**Transit Access:** Transit access is not currently available along Arroyo Vista, but is anticipated as development occurs in this area.

**Building Heights:**

Buildings within the View Area of the Northwest Mesa Escarpment Plan shall be limited to 40 feet in height.

**Setbacks:**

**Building Setbacks:** 50 feet from the R.O.W. line of Arroyo Vista Boulevard, 118th Street, and adjacent property lines.  
**Parking Lot Setbacks:** 20 feet from the R.O.W. line of Arroyo Vista Boulevard, 118th Street, and adjacent property lines.

**Landscape Plan:**

Future Landscape Plans will be prepared in conjunction with each phase of development and shall be consistent with the design standards. These standards provide for landscaping along the public rights-of-way and within the site. (See Section J, Sheet 3).

**LEGEND**

- Vehicular Access
- Potential Access to APS Site
- Trail/Pedestrian Access
- Monument Sign
- Property Boundary



**REGIONAL BASEBALL COMPLEX**

PROJECT NUMBER: 1010536

Application Number: \_\_\_\_\_

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

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department (conditional) \_\_\_\_\_ Date \_\_\_\_\_

Solid Waste Management \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

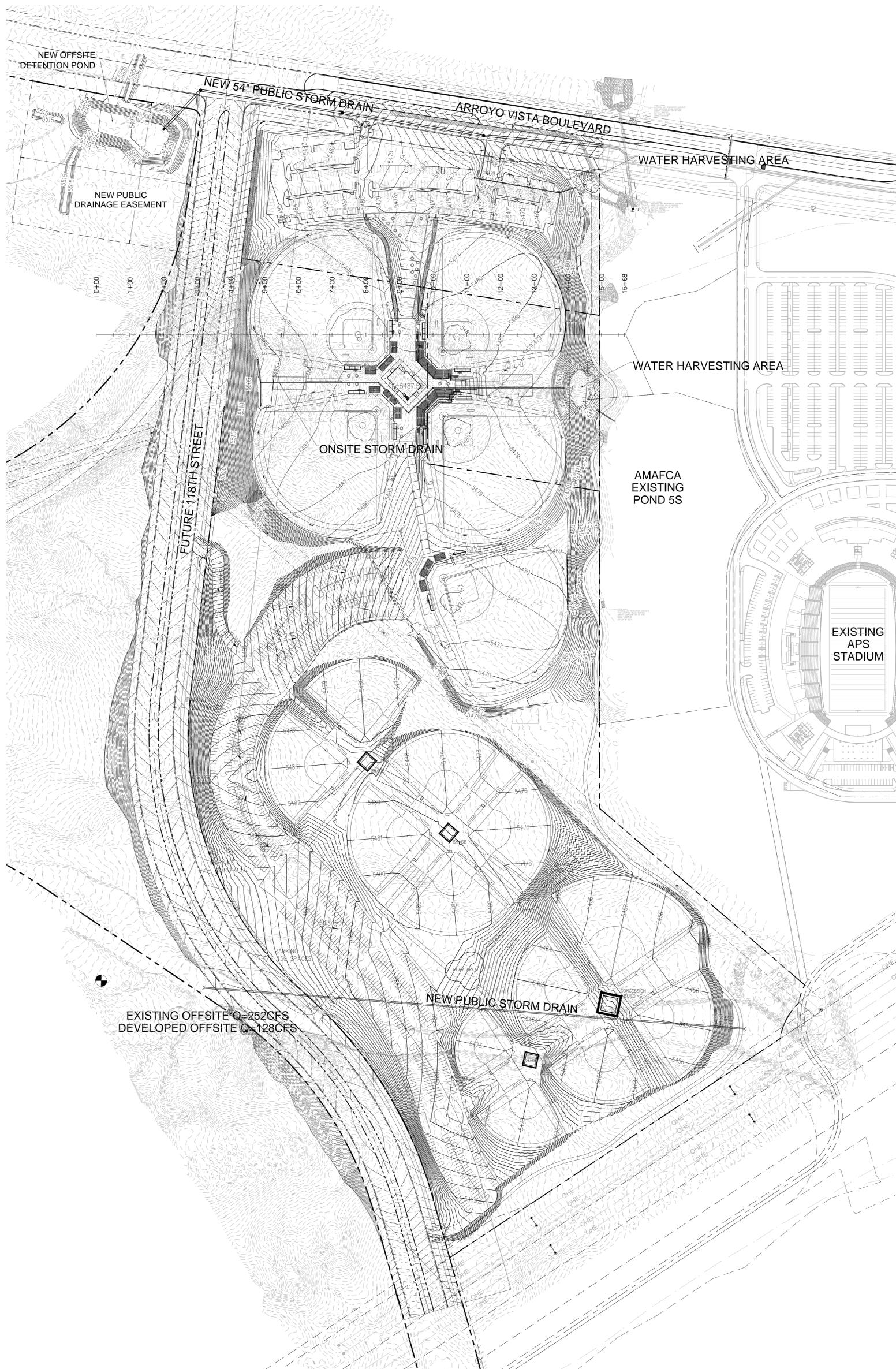
**OWNER**  
 CITY OF ALBUQUERQUE

**PROJECT TEAM**  
 PLANNING/LANDSCAPE ARCHITECTURE  
 CONSENSUS PLANNING, INC.  
 ENGINEERING  
 BOHANNAN HUSTON, INC.  
 ARCHITECTURE  
 G. DONALD DUDLEY ARCHITECT, LTD

**MASTER DEVELOPMENT PLAN**  
**SITE PLAN**

SCALE: 1" = 120'

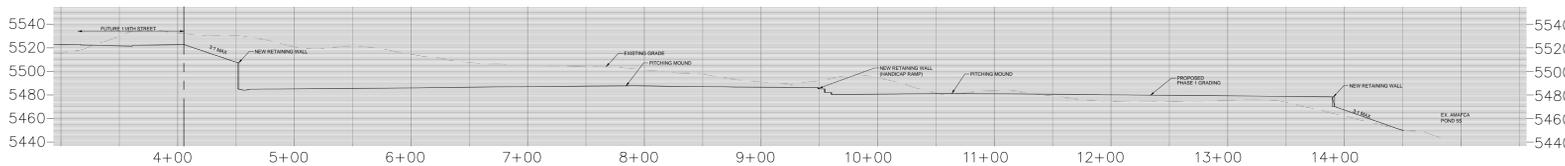
**SHEET 1 OF 3**  
 FEB. 23, 2016



EXISTING OFFSITE Q-252CFS  
DEVELOPED OFFSITE Q-128CFS

**LEGEND**

- PROPERTY LINE
- 5301 --- EXISTING CONTOURS
- 5301.15 --- EXISTING GROUND SPOT ELEVATION
- 65.23 --- PROPOSED SPOT ELEVATION
- TS --- TOP OF CURB, FL --- FLOW LINE
- TS --- TOP OF SIDEWALK, TA --- TOP OF ASPHALT
- EX --- EXISTING, FG --- FINISHED GRADE
- TG --- TOP OF GRADE, IN --- INVERT
- FQH --- FINISHED GRADE HIGH
- FGL --- FINISHED GRADE LOW
- S=2.0% --- PROPOSED DIRECTION OF FLOW
- WATER BLOCK / RIDGE OR HIGH POINT
- PROPOSED RETAINING WALL
- 5305 --- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- SD --- PROPOSED STORM DRAIN LINE
- --- PROPOSED STORM DRAIN MANHOLE
- --- PROPOSED STORM DRAIN INLET



**REGIONAL  
BASEBALL  
COMPLEX**

OWNER  
CITY OF ALBUQUERQUE

PROJECT TEAM  
PLANNING/LANDSCAPE ARCHITECTURE  
CONSENSUS PLANNING, INC.  
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BOHANNAN HUSTON, INC.  
ARCHITECTURE  
G. DONALD DUDLEY ARCHITECT, LTD

SITE DEVELOPMENT PLAN FOR SUBDIVISION  
GRADING AND DRAINAGE PLAN

SCALE: 1" = 120'

NORTH

60 0 120 240

SHEET 3 OF 3  
MARCH 1, 2016

**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

**Bohannan & Huston**  
www.bhinc.com 800.877.5332

**G. DONALD DUDLEY AIA  
ARCHITECT**  
ARCHITECTURE • INTERIORS • PLANNING  
AIA • NCARB • LEED AP

FOR MORE INFORMATION REGARDING EXISTING AND  
PROPOSED DRAINAGE CONDITIONS, SEE DRAINAGE  
ANALYSIS REPORT DATED JANUARY 27TH, 2016.

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Tue, 1-Mar-2016 - 8:26:01am, Plotted by: MSATCHES

## I. MASTER DEVELOPMENT PLAN

### A. INTRODUCTION

The City of Albuquerque owns the three properties that comprise the 61.3 acre Regional Baseball Complex located on Arroyo Vista Boulevard, adjacent to APS Community Stadium. The primary focus of the Regional Baseball Complex will be to facilitate athletic sport and recreational sport by providing state of the art, lighted, synthetic turf, adult and youth baseball/softball fields. The goal is for this facility to serve as an economic development tool, drawing baseball/softball tournaments from throughout the Southwest, as well as providing for local league play.

### B. FACILITY PROGRAM

As mentioned, the program for the Regional Baseball Complex focuses on baseball and softball activities, along with other ancillary uses associated with the sport. It is the intent of this document to allow for flexibility in the Master Development Plan. As the community's future needs and preferences evolve, and available funding is identified, activities may need to be added or deleted. The following text describes those activities currently intended for the complex. Significant changes to the Master Development Plan will require approval by the Environmental Planning Commission.

#### 1. Ballfields

Organized sports are the primary focus of Regional Baseball Complex. The proposed buildout of the Complex is anticipated to include five adult size fields (330'/390'/330'), and twelve youth fields ranging in size from 150' to 300'. The fields will be lit to extend the usable time for the fields. Initially, the five adult fields will be developed using synthetic turf for all field surfaces, with the exception of the pitching mound. Future development of the youth field complex will be evaluated on the basis of synthetic turf versus irrigated turf. The ballfields will typically be developed with fencing/backstops, dugouts, bullpens, batting cages, synthetic seating, shade, etc.

#### 2. Administration/Concession Building(s)

Several buildings will be provided at the Regional Baseball Complex, including:

a. An administration/concession building within the adult ball field complex area. The Parks and Recreation Department's Recreation Division will manage the baseball complex and have on-site staff to serve the community. This building will provide concessions, staff office space, restroom facilities, umpire locker areas, community meeting space, and viewing areas for the complex.

b. Located in the southern portion of the site, a concession building will be provided to serve the youth baseball/softball fields. This building will include concessions, restroom facilities, and limited office/meeting space.

c. Additional shade structures will be provided throughout the site at bleachers, picnic area, and play areas.

#### 3. City Park Maintenance Facility

The City's Park Maintenance Division will locate a building to house maintenance equipment for the Regional Baseball Complex as well as a portion of their west side service area. The building will be sized for several large vehicles (approximately 4,000 square feet), and be located away from active pedestrian use to minimize its impact on the surrounding area.

#### 4. Trails/Pedestrian Connections

Being an active recreation facility with somewhat separated activity areas, an extensive internal and perimeter trail network will be provided to link the various areas. Walking/jogging is an increasingly important leisure activity and these trails will provide many options for the public. The City is also coordinating with Albuquerque Public Schools on options for using these trails, in combination with the APS football and track stadiums, to host cross country meets in the area.

#### 5. Children's Play Area

An age-separate children's play area will be located in the southern half of the site, in association with the youth baseball field area, providing activities for children during non-game time hours. The play area will be designed in accordance with the Americans with Disabilities Act (ADA), and accessible to children with varying abilities. The play areas shall be designed to grow with the children and offer the chance to progress through a series of activities that challenge them physically, mentally, and socially. The play areas are designed with appropriate age separation of activities to minimize conflicts between older and younger children. Development of the play area will also include shade structures, benches and picnic tables, trash receptacles, drinking fountain, and bicycle racks.

#### 6. Parking

There are no specific parking requirements for sports facilities in the City's Zoning Code. The Parks and Recreation Department has generally used 50 spaces per athletic field as a guide to providing parking for such facilities. With the ultimate buildout of the Regional Baseball Complex of 17 adult and youth fields, the total parking requirement is 850 spaces. The parking areas will be distributed to provide convenience to complex users, and lighted to provide safety.

### C. PHASING

Phasing for the Regional Baseball Complex, like most City facilities, is driven by available funding. As such, the outlined phasing is preliminary and subject to refinement based on available funding and future determination of needs. Generally, the phasing will be as follows:

Phase 1 - development of 5 lighted adult baseball fields, administration/concession building, parking, half-street section of Arroyo Vista Boulevard, and associated infrastructure and landscaping.

Future Phase(s) - development of lighted youth baseball/softball complex, concession building, parking, perimeter and internal trail network, maintenance building, half-street section of 118th Street, and associated infrastructure and landscaping. Again, based on available funding, future development will likely be in multiple phases to be determined.

Approval Process - The purpose of the following Design Standards is to provide a framework for the design of Regional Baseball Complex and to ensure that as each individual phase gets developed, the overall integrity of the project is maintained. Future development at the Regional Baseball Complex shall be consistent with the Master Development Plan and the following Design Standards. Site Development Plans for Building Permits for each new phase shall be delegated to the Development Review Board (DRB). Provided they are consistent with this Master Development Plan and Design Standards. Amendments to the Master Development Plan shall be pursuant to Section 14-16-2-22(B) SU-1 Special Use Zone of the Comprehensive City Zoning Code.

## II. DESIGN STANDARDS

### A. ARCHITECTURE

The architectural design shall demonstrate a high quality aesthetic character throughout the property. Architectural design should respond to climate, views, solar access, and aesthetic considerations, with the architectural design being in harmony with adjoining properties.

The following guidelines are intended to provide design flexibility while maintaining design consistency for all architectural elements throughout the Complex.

- Buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable codes in place at the time of permitting.
- Appropriate building design shall ensure articulation of all building facades, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Buildings shall employ variety in structural forms to create visual character and interest. Avoid long, unarticulated facades. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3' minimum offset, fenestration, material change, etc.).
- Entries to structures shall portray a quality appearance while being architecturally tied into the overall mass and building composition.
- Glazing walls, windows and doors are key elements of any structure's form and shall relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes. Glazing shall respond to climate, view, and orientation.
- Predominant colors on buildings shall be in compliance with the View Area regulations, Policy 20, of the Northwest Mesa Escarpment Plan. Colors shall blend with the natural colors of the mesa.
- Sensitive alteration of colors and materials can produce diversity and enhance architectural forms.
- The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous expanses of facade.
- Highly reflective surfaces; exposed, untreated, precision block walls; and materials with high maintenance requirements are undesirable and shall be avoided.
- Wall materials shall be chosen that can be easily repaired, and will withstand abuse by vandals or accidental damage by machinery.
- The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
- All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- Accent colors and materials may be used to bring out detailing which better articulates or gives scale to a building including the colors of light fixtures, wood trim, paint, etc.

### B. BUILDING HEIGHT

Pursuant to Policy 21 of the Northwest Mesa Escarpment Plan, maximum height for all buildings at the Regional Sports Complex shall not exceed 40 feet as measured from the highest adjacent finished grade.

### C. SETBACKS

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

- Building Setbacks - 50 feet from the R.O.W. line of Arroyo Vista Boulevard and 118th Street, and adjacent property lines.
- Parking Area Setbacks - 20 feet from the R.O.W. line of Arroyo Vista Boulevard and 118th Street, and adjacent property lines.

### D. PARKING AREAS AND ROADS

Special care shall be given to the design of the parking areas in order to minimize their visual impact.

- Parking areas shall be divided into smaller areas and visually separated by planted islands. To shade the parking areas, one large canopy tree shall be planted for every eight parking spaces, with no parking space being more than 72 feet from a tree trunk.
- Earthen berming, low walls, and/or trees and shrubs shall be used to define and screen parking areas from surrounding streets and park activities. Low walls are limited to a maximum height of 3 feet.
- Specific design of parking areas and access roads shall be in accordance with the City's Development Process Manual (DPM).

### E. SIDEWALKS, TRAILS, AND PEDESTRIAN CROSSING

The sidewalks and trails within the Regional Baseball Complex are intended to provide connectivity and create opportunities for active recreation. Pedestrian paths in heavy use areas shall be constructed of asphalt or concrete.

- All trails and sidewalks shall use Barrier Free Design to accommodate physically challenged individuals, and be designed to meet the standards recommended by the American Association of State Highway and Transportation Officials (AASHTO).
- Shared use paved trails shall be a minimum of 10' wide and may include an adjacent stabilized crusher fine option. Pedestrian-only paths shall be a minimum of 6' in width.



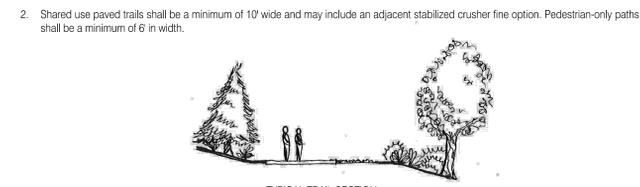
TYPICAL ENTRY DRIVE SECTION

- Bicycle parking shall be provided at a rate of 1 space per 20 provided vehicular parking spaces. Bicycle parking areas shall be dispersed throughout the site.
- Disabled parking and motorcycle parking shall be provided per Section 14-16-3-1 Off-Street Parking Regulations of the Zoning Code.

### F. LIGHTING

For safety and security, exterior lighting will be provided for all areas of the Complex that will be used at night. Those areas include parking areas, ballfields, play areas and associated picnic areas, and portions of the pedestrian/bicycle paths. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures.

- The following general guidelines should be considered in the design of the lighting system:
- All Park lighting shall be in conformance with the City of Albuquerque Zoning Code, Section 14-16-3-9, Area Lighting Regulations.
- Lighting shall also be compliant with the State of New Mexico Night Sky Protection Act.
- Placement of fixtures shall conform to state and local safety and illumination requirements. All exterior installations must be provided with ground-fault interruption circuits.



TYPICAL TRAIL SECTION

- Where paths cross roadways or parking areas, designated crosswalks shall be highlighted with contrasting paving materials and signage.
- Rest areas shall be provided at various locations along the paths. Shade structures or shade trees shall be provided, in addition to seating and trash receptacles.

### G. LIGHTING

For safety and security, exterior lighting will be provided for all areas of the Complex that will be used at night. Those areas include parking areas, ballfields, play areas and associated picnic areas, and portions of the pedestrian/bicycle paths. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures.

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- All Park lighting shall be in conformance with the City of Albuquerque Zoning Code, Section 14-16-3-9, Area Lighting Regulations.
- Lighting shall also be compliant with the State of New Mexico Night Sky Protection Act.
- Placement of fixtures shall conform to state and local safety and illumination requirements. All exterior installations must be provided with ground-fault interruption circuits.

Individual lighting fixtures shall blend with the architectural character of the building and other site fixtures. This excludes the sports lighting.

- A design objective of the site lighting system is to maximize public safety while not dramatically affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. Shielded source fixtures shall be used to meet this objective.
- All lighting shall be designed to be vandal resistant.
- Light Fixture Height Standards

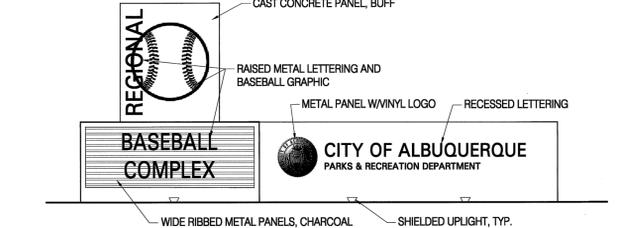
a. 80 foot maximum height for ball fields  
*Note: The Northwest Mesa Escarpment Plan was amended by resolution (R-15-222, Policy 13-4) to allow 80 foot tall light fixtures solely within the 61-acre sports complex site.*

- 20 foot maximum height for parking areas and roads
- 15 foot maximum height for pedestrian/bicycle paths
- Buildings shall be limited to building-mounted fixtures
- Illumination Standards (in horizontal footcandles - average)
  - Adult Baseball 70 infield / 50 outfield
  - Youth Baseball 50 infield / 30 outfield

### G. SIGNAGE

The signage standards were developed to regulate the size, location, type and quality of sign elements within the Complex. All signs shall be in accordance with the City of Albuquerque Zoning Code and the Westland Master Plan Design Guidelines.

- Landscaping and signage shall not interfere with clear sight requirements. All signs, walls, trees and shrubs between 3 and 8 feet tall (as measured from the gutter pan) shall not be acceptable in this area.
- Signs shall not overhang into the public right-of-way or extend above any building roof line.
- Free-standing signs shall not require external bracing, angle-iron supports, guy wires or similar devices.
- No signage is allowed that uses moving parts, makes audible noises, or has blinking or flashing lights.
- Off-premise signs, signs with reader boards, and electronic signs are prohibited.
- Complex Entry Sign
  - One (1) freestanding monument-type sign is allowed at each of the vehicular entry points along Arroyo Vista Boulevard and 118th Street. Freestanding signs shall have a maximum height of 10 feet and a maximum length of 30 feet. The sign face shall be a maximum of 50 square feet.



- Building Sign
  - Buildings are allowed one facade-mounted sign whose area shall not exceed 8 percent of the area of the facade to which it is applied. The sign may be bas-relief or lit with accent lighting. Building mounted signage shall not be oriented to face residential areas, unless such residential areas are more than 150 feet from the building.

### H. SCREENING / WALLS AND FENCES

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

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

- Perimeter fencing to enclose the improved park areas is allowed. Fencing shall be no greater than 6 foot in height. Acceptable fencing materials include tubular steel, welded wire, and chain link.
- Fencing around the ballfields shall be no greater than 10 foot in height, with the exception of the batters eye (20' max. height) and backstop (36' max. height). Acceptable fencing materials include chain link, nylon netting, and pro-panel or vinyl panel system.
- Fencing around electrical enclosures shall be no greater than 8 foot in height. Acceptable fencing materials include masonry, tubular steel, and chain link.
- All outdoor refuse containers shall meet City specifications and be screened within a minimum 6 foot high masonry enclosure, or height as required by City Solid Waste.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- Barbed wire or concertina wire shall not be allowed in the Regional Baseball Complex.
- Block walls shall be treated with a graffiti resistant material.

### I. LANDSCAPE

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

The landscape design for Regional Baseball Complex proposes a plant palette that provides function, interest, color, etc. throughout the year. Plantings at the perimeter, within parking areas, and other non-recreational areas will consist primarily of low water use varieties. The landscape concept for the entire complex will be to demonstrate the aesthetic qualities of native or naturalized plant materials. Requirements of the Water Conservation Ordinance, the Pollen Ordinance, and other applicable ordinances shall be followed. In addition, requirements of the City's Street Tree Ordinance shall be followed along Arroyo Vista Boulevard and 118th Street.

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

- buffer/screen - plant materials will be used to buffer certain facilities from noise and winds, and screen views to/from objectionable elements;
- shade/climate control - shade trees will be used extensively around the perimeter of the recreation areas and along pedestrian trails and sidewalks to provide a welcome retreat for players and spectators;
- define uses or activities - trees and shrubs will be used to define specific areas of the park;
- highlight specific features - trees and shrubs will be used to frame elements, provide foreground and background interest, etc.
- sensory stimulation - fragrant and flowering trees and shrubs are used to stimulate the senses of sight, smell, and touch; and
- education - areas of the complex will be planted in native landscape materials appropriate to our high desert environment demonstrating water efficiency and will serve as an educational tool to teach people about the native landscape.

#### 1. Common Areas

The primary focus of the Regional Baseball Complex will be for recreational/programmed and organized sport purposes. The layout of these facilities creates numerous gathering areas for users and spectators. The landscape design for these areas will focus on providing shade, visual interest and year-round color, and create a sense of space.

#### 2. Ball Fields

Options for the playing surface for the ballfields within the complex include synthetic turf and irrigated natural turf.

- Synthetic Turf - Synthetic turf offers many benefits to a sports complex, including increased playability (no "rest" required), significant savings in water use; reduced maintenance expenses (labor and materials), and eliminates the use of pesticides, herbicides, and fertilizers. At the Regional Sports Complex, the synthetic turf will be selected based on versatility, longevity, maintenance criteria, cost, and warranty.
- Irrigated Natural Turf - Turf species will be carefully selected in accordance with the specific use requirements of the area, and in coordination with Park Management. The planting bed will require amendment to create a rich, healthy growing medium for the turf. The intense, year-round use of the fields will require the use of a hardy species of turf that can withstand heavy traffic.

#### 3. Parking Areas

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

#### 4. Landscape Buffers

Landscape buffers help to frame the boundaries of the site and serve as an identifying feature. Where space allows, earthen berming or depressions may be incorporated to provide additional buffering in an interesting and playful manner. Due to the significant grading required for the site, treatment of the expansive slopes will need to be addressed in an aesthetically pleasing manner, while being sensitive to project cost. These slopes shall be stabilized using a combination of revegetative seeding, plant material, and mulch.

#### 5. Irrigation

A fully automated irrigation system with centralized computer control shall be used at the Regional Baseball Complex. Satellite controllers shall be linked to the main controller by radio which will be tied to the Park Management computer monitoring system. Mainline piping shall be provided according to standard City specifications. Gate valves will be located at strategic points along the mainline piping system to allow for isolation of sections for maintenance reasons. Sprinklers for any large turf areas shall be state-of-the-art for maximum efficiency in water distribution. All irrigation components shall be readily available for maintenance and/or replacement. The irrigation system for all cool season turf grass shall be designed to apply 2/3-inch of water in a 7 hour window. All irrigation design shall meet the requirements imposed by the Parks and Recreation Department, Park Management Division.

#### 6. Plant Palette

The plant palette provided below is a guide to landscape development, and may be adjusted given specific site considerations, maintenance and water use. The Albuquerque Bernalillo County Water Utility Authority Xeriscaping Plant List shall be used as a guide for any plant substitutions.

Trees	
Acer tataricum 'Pattern Perfect'	Pattern Perfect Maple
Chilopsis linearis 'Bubba'	Desert Willow
Fraxinus americana 'Autumn Purple'	Autumn Purple
Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash
Fraxinus velutina 'Modesto'	Modesto Ash
Pinus edulis	Alghan Pine
Pinus nigra	Austrian Pine
Pinus strobus	Southwestern White Pine
Pistachia chinensis	Chinese Pistache
Platanus wrightii	Arizona Sycamore
Pyrus calleryana	Flowering Pear
Robinia ambigua 'Purple Robe'	Purple Robe Locust
Sophora japonica	Japanese Pagoda
Tilia cordata	Little-Leaf Linden
Ulmus procumbens	Emerald Sunshine Elm
Vitex agnus-castus	Chastie Tree

Shrubs/Groundcovers	
Achillea 'Moonshine'	Moonshine Yarrow
Artemisia filifolia	Sand Sage
Baccharis salicifolia	Desert Broom
Caryopteris clandonensis	Blue Mist
Chamaebatia millefolium	Fernbush
Chrysothamnus nauseosus	Chamisa
Cytisus scoparius 'Lena's Broom'	Lena's Broom
Dasylium wheeleri	Desert Sotol
Ericameria laricina 'Aguirre'	Turpentine Bush
Eucyrtium alatum 'Compacta'	Burning Bush
Fallugia paradoxa	Apache Plume
Hesperaloe parviflora	Red Yucca
Juniperus sabinia 'Buffalo'	Buffalo Juniper (Female)
Lagerstroemia indica	Crape Myrtle
Lavandula angustifolia	English Lavender
Raphiolepis indica	India Hawthorn
Pinus mugo mughus	Mugo Pine
Potentilla fruticosa	Apache Plume
Rhus trilobata 'Autumn Amber'	Creeping Three-Leaf Sumac
Rhus trilobata	Three-Leaf Sumac
Rosmarinus officinalis	Rosemary
Salvia greggii	Cherry Sage
Sphaeralcea incana	Scarlet Globemallow

Ornamental Grasses	
Calamagrostis 'Karl Foerster'	Feather Reed Grass
Miscanthus sinensis 'Gracillimus'	Maiden Hair Grass
Muhlenbergia capillaris 'Regal Mist'	Muhly Grass
Nassella tenuissima	Threadgrass
Nolina microcarpa	Beargrass

### J. GRADING AND SURFACE DISTURBANCE

The intent of the project is to provide for grading that meets the overall intent of the NWMPE and the Westland Master Plan. Within the NWMPE Impact Area, the intent is to generally lower the existing topography so that the building heights can be minimized in order to create a more unobstructed view of the Petroglyph National Monument as viewed from the east and to create better view corridors from the project towards the Rio Grande Bosque and the Sandia Mountains. As related to grading activities, an overall goal for the project is to engage in adequate dust control measures during surface disturbance.

control measures during surface disturbance.

- Grading
  - Grading shall comply with the development criteria as defined in the NWMPE View Area and the Westland Master Plan.
  - The transition between new grades and the existing terrain shall be smooth and rounded. All graded slopes and disturbed areas shall be revegetated to prevent soil erosion.
  - Grading shall be accomplished in such a way to direct runoff around fields, away from buildings, and into drainage facilities.
  - Grading for access roads and parking areas should run with the existing contours, wherever feasible. Natural drainage patterns should be maintained to prevent soil erosion.
  - Graded slopes, in conjunction with landscape materials and walls, may be used to help screen parking areas.
  - Retaining walls may be used as a technique to minimize grading and stabilize slopes. Terracing of walls is encouraged for retaining walls, and shall be designed in accordance with the City Comprehensive Zoning Code, Section 14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.
  - Slope enhancements shall include local boulder stabilization and revegetation with a native flora mix including grasses, forbs, shrubs, and trees.

#### 2. Surface Disturbance

- The City shall obtain a fugitive dust control permit as required pursuant to Albuquerque/Bernalillo County Air Quality Control Board (AQCB) regulations and shall comply with these regulations.
- Reasonably available control measures (RACT), or any other effective control measure, shall be used during active operations and/or on inactive disturbed surface areas as necessary to prevent the release of fugitive dust.
- The developer shall comply with any applicable EPA regulations concerning surface disturbance that are applicable at the time of development of the individual tracts.

### K. SUSTAINABILITY

Sustainability is an important goal for the City of Albuquerque Parks and Recreation Department. The mission is to create an overall awareness and understanding of environmental issues. To that end, design of the Regional Baseball Complex will strive to fulfill the following strategies:

- Energy efficient techniques shall be utilized to reduce energy and water consumption, where possible.
- Provision for water harvesting techniques such as curb cuts for drainage to landscaped areas, permeable paving, bio-swales to slow and treat storm water runoff, and/or cisterns for the collection and reuse of storm water and gray water shall be utilized as practical in the design process.
- Material specific recycling containers shall be located throughout the complex, and recycling enclosures shall be provided adjacent to refuse enclosures for large recyclables.
- Buildings shall be oriented to take advantage of heat gain in the winter while coordinating with shading strategies to inhibit solar gain in the summer.
- Grasses and other ground vegetation should be near edges to help filter and slow runoff as it enters the site.
- Safe and convenient pedestrian connections to Arroyo Vista Boulevard, 118th Street, APS Community Stadium, and adjacent trail corridors shall be provided to facilitate multi-modal transportation.

### L. UTILITIES

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the Regional Baseball Complex:

- All new electric distribution lines within the park shall be placed underground. This excludes the existing overhead PNM transmission lines. Vehicular access shall be maintained 24 / 7 through the PNM easement to allow for maintenance and servicing of the existing power poles and overhead lines. Continued coordination with PNM shall occur during all phases of design and construction.
- Grounding shall be installed by the City on chain link fence within proximity of the transmission line to reduce the risk of nuisance shocks. Locations to be determined by PNM.
- Transformers, utility pads, backflow prevention enclosures, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

## M. OPERATIONS AND MANAGEMENT TO BE CONTROLLED AND ENFORCED BY THE CITY OF ALBUQUERQUE PARKS AND RECREATION DEPARTMENT

### A. PROGRAMMING

The Parks and Recreation Department's Recreation Division will manage the baseball complex with a focus on promoting economic development and tourism by providing quality, affordable facilities and programs. This is part of the current mission of the Parks and Recreation Department.

The primary programming emphasis will focus on bringing regional club sport baseball organizations into Albuquerque for tournament and league play. The region would be defined as New Mexico, West Texas, Southwest Colorado and Eastern Arizona. Priority of use would be granted for regional tournament play - promoting economic development and tourism. The Recreation Division would need assistance from the Albuquerque Convention and Visitors Bureau (ACVB) to promote, market, and book the baseball complex and associated hotels. Tournament play would primarily be scheduled for the weekends (Friday, Saturday, and Sunday).

The secondary programming emphasis will be the development of recreational sport through local baseball league play. Recreational sport would be managed by the Recreation Division's "Sports Office". This onsite office would be located in the Administration/Concessions Building of the baseball complex. Recreational sport would be programmed for play from the spring through the fall. League play would primarily be scheduled for weekday evenings.

Winter tournament and league play is not currently anticipated. The morning and early afternoon hours would be reserved for the routine maintenance and upkeep of the facility.

### B. PUBLIC ACCESS

Public access would be restricted to spectator status during tournament and league play - which is a recreational pursuit onto itself with athletic sport. It is not anticipated that the baseball complex would be available for unscheduled, open recreation. With the programming emphasis on athletic sport and economic development, the baseball complex will be designed to accommodate spectators.

### C. NEIGHBORHOOD IMPACT

The baseball complex would be operated on a seven (7) day per week schedule (6:00AM - 10:30 PM) with the complex closing at 12:00 midnight (as outlined in the current park use ordinance). League play would be programmed for an eight (8) month season - February through October. The winter months, November through January, would be considered the "off season" for league play. Tournament play might be possible in November depending on Albuquerque weather.

The primary impacts on the neighborhood would be traffic, lighting and noise similar to any large community park. It is anticipated that the neighborhood impacts will be similar to the Albuquerque Public Schools (APS) stadium complex. The Sports Office will closely coordinate tournament and league play at the Complex with the APS stadium schedule in order to minimize the impacts of noise and traffic. Hosting simultaneous events at both venues might have a severe negative impact on neighborhood noise and traffic and will be discouraged.

The Parks and Recreation Department/Recreation Services Division will develop and maintain an email list of interested neighbors and complex users. The list will be used to notify interested parties of various proposed changes or uses at the complex (e.g. proposed Special Events, changes in maintenance practices, changes to the lighting schedule, construction, and/or other significant issues affecting the complex). Recognized Neighborhood Associations will also be notified. Notification to interested parties and recognized Neighborhood Associations will be a minimum of fourteen (14) days prior to a proposed change or event.

### D. CONCESSIONS OPERATIONS

It is anticipated that a Request for Proposals would be developed for operation of the baseball complex concessions. This contract would be managed by the Parks and Recreation Department. Typical kitchen equipment includes: walk-in freezers, stoves, ovens, dishwashers, sinks and fryers. It is anticipated that the successful concessionaire will provide most of the kitchen equipment with the exception of sinks, fire suppression equipment and exhaust fans.

### E. OPERATIONS AND MANAGEMENT

The Parks and Recreation Department will manage the Regional Baseball Complex and have facility and program management staff located on site within the Administration/Concessions building. The Complex will be managed by the department's Recreation Division and maintained by the Park Management Division. The Recreation Division manages field preparation and use, while the Park Management Division manages park maintenance (parking lots, trees and irrigation).

- Field Preparation: Field preparations and cleaning will be conducted by a Recreation Division maintenance crew. The field preparation crew would be responsible for cleaning and maintenance of the fields and the Sports Office area.
- Spectator / Player Restrictions: Several restrictions will need to be placed upon spectators and players because of the synthetic turf. Security Restrictions include: no sunflower seeds, no chewing gum, no seeds with shells, and no food products. All of these items negatively impact the synthetic turf.
- Security: Security for the baseball complex will be addressed in project design and facility operations. Security cameras should be provided throughout the baseball complex with a central monitoring station located in the concessions building (the Sports Office). On site security (i.e. roving patrols) might be needed to adequately secure the fields at the completion of use.
- Lighting: The Parks and Recreation Department Recreation Division will control the usage of the lights at the complex. At no time will the lights be operated by other entities. The following standards apply:
  - At no time, will the light level from any of the park lights exceed 5 foot-candles at the park property line. The lights will be maintained and tested as necessary by the City Parks and Recreation Department.
  - Field lighting shall be turned off by 10:00 PM, regardless of season.
  - Field lighting may be operated seven days a week throughout the year.
  - Lighting for each field shall be operated separately. Lighting shall only be turned on for each field as necessary.
  - Parking lot lighting may be operated seven days a week throughout the year. Security lighting will remain on throughout the night. The balance of parking lot lights shall be programmed to turn on at dusk and turn off by 10:00 PM.
  - Park Maintenance: The Park Management Division will be responsible for general maintenance of the complex. Typical maintenance tasks include: landscape maintenance, landscaping, irrigation, parking lot cleaning, and trash removal.
  - Advertising and Promotion: Advertising and promotion of the regional baseball complex will be addressed during project planning. The Parks and Recreation Department does not have a policy or a budget line item to manage sponsorships and/or field advertising.
  - General Complex Operation Guidelines
    - Open daily from 6:00 AM to 10:30 PM. The entry gate shall remain open during these times.
    - All uses of the Regional Sports Complex are at the user's own risk.
    - Public announcing systems will be used for events as permitted through the City Environmental Health Department.
    - Vehicles are prohibited on the grass areas of the park except when specified and approved as part of an approved event.
    - All-Harlem vehicles (ATVs), motorcycles, and dirt bikes used for recreational purposes are prohibited.
    - Recreational vehicles and motor homes are prohibited except when specified and approved as part of an approved Special Event.
    - Barbecue grills and other food cooking or heating devices used in the Complex must be placed on asphalt, dirt, concrete, or other non-vegetated surfaces, except when specified and approved as part of an approved Special Event.
    - Camping (as defined by City of Albuquerque Code of Ordinances, chapter 5, article 8, section 5-8-3) is prohibited within the Regional Baseball Complex except when specified and approved as part of an approved Special Event.
    - The City of Albuquerque