

CANDELARIA NATURE PRESERVE (CNP) – RIO GRANDE TREE NURSERY  
SITE PLAN – EPC FOR EXTRAORDINARY FACILITY  
PR-2020-004639, SI-2022-01097



## APPLICATION FORMS



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input checked="" type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: City of Albuquerque, Parks and Recreation Department, Open Space Division		Phone: 505-768-5363
Address: 1801 4th St NW		Email: csomerfeldt@cabq.gov
City: Albuquerque	State: New Mexico	Zip: 87102
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

### BRIEF DESCRIPTION OF REQUEST

Site Plan - EPC for Extraordinary Facility pursuant to 14-16-2-5(F)(3)(b) and 14-16-6-6(J).

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TRACT A-1-B	Block:	Unit:
Subdivision/Addition: CANDELARIA FARM AREA	MRGCD Map No.:	UPC Code: UPC: 101206049346010810
Zone Atlas Page(s): G-13-Z	Existing Zoning: NR-PO-B	Proposed Zoning: N/A
# of Existing Lots: N/A	# of Proposed Lots: N/A	Total Area of Site (acres): 6.93 Acres

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: Rio Grande Blvd NW	Between: Candelaria Rd NW	and: Cherokee Rd NW
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 06-06-2022
Printed Name: Cheryl Somerfeldt	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #





For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**G-13-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

## FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

### **INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and label

### **ARCHEOLOGICAL CERTIFICATE**

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

### **MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

***Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.***

### **MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

***Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.***

### **ACCELERATED EXPIRATION SITE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

### **ALTERNATIVE SIGNAGE PLAN**

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

### **ALTERNATIVE LANDSCAPE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan



**City of Albuquerque**  
 P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
 Victoria, Interim Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

**DATE:** June 7, 2022

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** 2020-004639  
**Agent:** Parks and Recreation, Open Space  
**Applicant:** City of Albuquerque  
**Legal Description:** See description in notification of decision  
**Zoning:** R-A to north, east, and south, R-T R-ML also to south  
**Acresage:** 1.67  
**Zone Atlas Page(s):** G-12-Z and F-12-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth Images, NMCRIS records

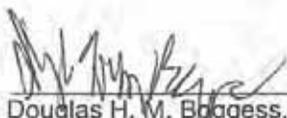
**SITE VISIT:** N/A

**RECOMMENDATIONS:**

This project is an amendment to an existing facility plan and will have no direct effect to any cultural resources. Previous surveys in the area have included NMCRIS 60989 and several small surveys near the visitors center.

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted...

**SUBMITTED BY:**

 6-7-2022  
 Douglas H. M. Boggess, MA, RPA Date  
 Senior Principal Investigator  
 Interim City Archaeologist  
 Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Planning, Development Services



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2019)

Candelaria Nature Preserve  
**Project Title:** Resource Management Plan Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: F-12-Z and G-12-Z DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: (see attached)  
City Address: 2901 Candelaria Rd NW

**Applicant:** City of Albuquerque Parks and Recreation Department Open Space Division Contact: Colleen Langan-McRoberts  
Address: 1801 North 4th St NW  
Phone#: 505.768.5363 cell: 619-573-5324 Fax#: \_\_\_\_\_ E-mail: cmcroberts@cabq.gov  
jlewis@cabq.gov  
csomerfeldt@cabq.gov

### Development Information

Build out/Implementation Year: N/A Current/Proposed Zoning: NR-PO-B

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: (X) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:

Habitat restoration, recreational activities, and educational outreach.

The maximum number of program participants allowed at one time is generally limited to 24 people, although exceptions may be made if there is sufficient staffing available to divide into small groups and ensure a quality educational experience. There should be a maximum of three events per week. School groups should be limited to 60 students per fieldtrip and have enough staff and adult supervision to manage the group well.

Days and Hours of Operation (if known): daylight hours only

### Facility

Building Size (sq. ft.): no new building

Number of Residential Units: none

Number of Commercial Units: none

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* Small groups of 24 individuals, larger student field trips ~60 person  
Organized group trips with limited number of vehicles

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name 2901 Candelaria Rd. NW

Adjacent Roadway(s) Posted Speed: Street Name Candelaria Rd. Posted Speed 25 MPH

Street Name Posted Speed \_\_\_\_\_

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

**Roadway Information (to be completed by City of Albuquerque staff)**

Comprehensive Plan Corridor Designation/Functional Classification: Local Urban  
Comprehensive Plan Center Designation: None  
Jurisdiction of roadway (NMDOT, City, County): City  
Adjacent Roadway(s) Traffic Volume: Low Volume-to-Capacity Ratio: low  
Adjacent Transit Service(s): \_\_\_\_\_ Nearest Transit Stop(s): Rio Grande Blvd.  
Current/Proposed Bicycle Infrastructure: Existing bike lanes

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No  Borderline [ ]

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:



10/23/2020

\_\_\_\_\_  
TRAFFIC ENGINEER

\_\_\_\_\_  
DATE

**Submittal**

The Scoping Form must be submitted as part of any building permit application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer. Call 924-3991 for information.

**Site Plan Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

- 1. Access -- location and width of driveways
- 2. Sidewalks
- 3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
- 4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
- 5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter)
- 6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
- 7. Distance from access point(s) to nearest adjacent driveways/intersections

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## JUSTIFICATION LETTER



June 08, 2022

City of Albuquerque  
Parks and Recreation Department, Open Space Division

Environmental Planning Commission (EPC)  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

This is a request to the Environmental Planning Commission (EPC) to review a Site Plan – EPC for an Extraordinary Facility for the Rio Grande Tree Nursery Tract at the Candelaria Nature Preserve (CNP), addressed 3301 Rio Grande Blvd NW.

### **Project Background**

The City of Albuquerque Open Space Division was the recipient of the purchase of the 167 acre CNP in 1977, and has since operated and maintained the entire area including the Rio Grande Nature Center State Park as a part of a network of open spaces that:

- Preserves and protects natural features and cultural resources,
- Creates a sense of place for residents and visitors,
- Provides educational and recreational opportunities, and;
- Contributes to a network of Rio Grande migratory bird refuges along the Rio Grande.

The CNP required a Resource Management Plan (RMP); and on January 21, 2021, the EPC voted to forward a recommendation of approval of the RMP (Project #2020-004639/RZ-2020-00036–Amendment to Facility Plan) to City Council. Subsequent to City Council approval, the Open Space Division with the assistance of the design consultant, MRWM, is developing the approximately 6.5 acre Rio Grande Tree Nursery Tract as intended. The CNP RMP identified the Rio Grande Tree Nursery Tract as a preferred location for public access to the preserve. Through this Site Plan – EPC, the Open Space Division requests to develop an education center with accessible connections, interpretive signage, and parking; along with horticultural and propagation uses.

Formerly, the property served as a tree nursery and green waste storage. The tree nursery will remain, but there will no longer be material storage on the property. The Duranes Lateral, a popular place for neighborhood residents to walk, runs along the west border of the property, and the Campbell Ditch traces the north boundary of the parcel.



## 6-6(J)(3) Review and Decision Criteria

*6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.*

The Site Plan is consistent with the ABC Comp Plan as it furthers the following policies:

*GOAL 4.1 Character: Enhance, protect, and preserve distinct communities.*

*POLICY 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.*

*Applicant Response:* The proposed Site Plan incorporates the natural setting and ecosystem functions throughout the design in order to provide opportunities for public interaction with natural resources through wildlife viewing and interactive signage.

*GOAL 4.2 Process: Engage communities to identify and plan for their distinct character and needs.*

*POLICY 4.2.2 Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.*

*Applicant Response:* In addition to monthly hikes on-site, the Open Space Division and MRWM held public meetings to review the project on February 3<sup>rd</sup>, March 30<sup>th</sup>, and May 4<sup>th</sup>, of 2022. Property owners and Neighborhood Associations received notice of the latter meeting as required by the IDO in preparation for this EPC hearing. MRWM created several conceptual designs and surveyed public comments; and the subject Site Plan reflects this community engagement.

*GOAL 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.*

*POLICY 5.3.4 Conservation Development: Encourage conservation development to promote private open space and preserve natural landscape, agricultural lands, and other features of the natural environment to encourage development that is sensitive to the open, natural character of the area and the geological and cultural conditions.*

*Applicant Response:* The proposed Site Plan promotes preservation of the natural landscape and agricultural lands by protecting the property for access and education of natural systems in perpetuity rather than development for other uses of higher intensity. The tree nursery will continue operation thereby preserving its agricultural



historical significance. The Site Plan provides an Arboretum and tree field, which will potentially research climate ready and food-producing trees. The Site Plan also provides seed sourcing fields for meadow and restoration purposes.

*GOAL 10.1 Facilities & Access: Provide parks, Open Space and recreation facilities that meet the need of all residents and use natural resources responsibly.*

*POLICY 10.1. 1: Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space system within the built environment.*

*Applicant Response:* The proposed Site Plan allows for preservation of existing Open Space lands and conversion from farming to natural habitat in certain areas, therefore allowing for additional natural habitat within the existing built environment of the North Valley neighborhood.

*POLICY 10.1.2: Universal Design: Plan, design program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.*

*A) Design and maintain landscaping and park features appropriate to the location, function, public expectation, and intensity of use.*

*Applicant Response:* The proposed Site Plan includes recreation facilities for people of all age groups and physical abilities by providing accessible pathways to educational features. Proposed natural elements will benefit wildlife for the purposes of nature study and wildlife viewing, recreational activities, and educational outreach.

*POLICY 10.1.4: Water Conservation: Employ low-water use and reclamation strategies to conserve water.*

*B) Integrate irrigation, water conservation, drainage, and flood control functions within parks and Open Spaces with ecological preservation and recreational purpose.*

*Applicant Response:* Water efficiency will continue to be a priority in managing the Rio Grande Nursery Tract as a part of the entire CNP. It is critical to the success of the CNP to keep MRGCD ditches in good working condition and this Site Plan will provide access for proper maintenance.

*GOAL 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.*

*POLICY 10.3.2: Preservation: Identify and manage sensitive lands within the Open Space network to protect their ecological functions.*

*A) Manage public access to best protect natural resources.*



*B) Ensure that development within Open Space is compatible with its preservation purpose.*

*Applicant Response:* The proposed Site Plan identifies appropriate outdoor recreation activities for the CNP, as well as plans for reasonable public access consistent with the objective of preserving wildlife. The Rio Grande Tree Nursery Tract provides a space where the City's Parks and Recreation Department plants new tree species to evaluate their success rate for other parks, which preserves its historical usage. In addition, the Site Plan ensures the preservation of natural resources on the remainder of the property for the access, education, and enjoyment of the public.

*POLICY 10.3.3: Use: Provide low-impact recreational and educational opportunities consistent with the carrying capacity of the Open Space resources.*

*Applicant Response:* The proposed Site Plan will provide low impact recreational and educational opportunities within Major Public Opens Space. A pedestrian bridge over the Duranes Lateral wildlife viewing areas will provide an accessible connection to the CNP North Tract.

*GOAL 11.1 Traditional, Rural and Agricultural Heritage.*

*POLICY 11.1 Acequia Preservation: Support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development.*

*Applicant Response:* The Site Plan incorporates part of the historic acequia system and intends to preserve and maintain low-impact recreation activity surrounding the system as well as respecting the adjacent neighborhoods that rely on the system. The Site Plan also proposes interpretive guided educational programs that may include acequia systems and water monitoring.

*GOAL 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.*

*POLICY 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.*

*Applicant Response:* The Site Plan preserves and enhances the natural and cultural characteristics and features of the CNP cultural landscape, which has a long entrenched natural and human history surrounding the Rio Grande and its historic relationship to farming and acequia irrigation in the region.



*GOAL 12.1 Infrastructure Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.*

*POLICY 12.1.5 Irrigation System: Coordinate with MRGCD and other stakeholders to protect the irrigation system.*

*Applicant Response:* Please refer to POLICY 10.1.4 above.

*GOAL 12.3 Public Services Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.*

*POLICY 12.3.8 Education: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.*

*Applicant Response:* Guided programs will be led year-round by OSD staff, RGNCSP, community partners and trained volunteers. The flexible open space will accommodate small groups in various engagement opportunities. Hands-on activities will be offered that use scientific techniques to engage the public and assist with monitoring plants and wildlife at the property. Demonstrations and workshops to support research, restoration and operations of the Rio Grande Tree Nursery and CNP will be provided in an open-air education center. To accommodate small groups, the plans include areas with shade, seating, and interpretive signage. Pedestrian pathways connect gathering areas, horticultural use areas and site entries.

*GOAL 13.2 Water Supply & Quality Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.*

*POLICY 13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.*

*Applicant Response:* Please refer to POLICY 10.1.4 above.

*GOAL 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.*

*Applicant Response:* The Site Plan intends to protect, conserve, and enhance natural resources, habitat, and ecosystems by increasing habitat types on previously farmed lands, which will improve local and migratory wildlife and native plants interconnections.



*6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.*

*Applicant Response:* The subject site is part of the SU-1 for Nature Study Center & Nature Preserve in the Open Space / Recreation / Agricultural Category of which the Site Plan is consistent. The Open Space Division was unable to locate a previously approved Site Plan. Historical documents are attached to this application. (Posse Case Tracking PR-2020-004639)

*6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

*Applicant Response:* The subject site is within an Area of Consistency designated by the ABC Comprehensive Plan. The subject site is zoned NR-PO-B and IN the Rio Grande Boulevard Character Protection Overlay Zone – CPO-11 designated by the Integrated Development Ordinance (IDO). The subject site is governed by the Candelaria Nature Preserve (CNP) Resource Management Plan (RMP). The Site Plan complies with the ABC Comp Plan, IDO, DPM, and governing RMP.

*6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.*

*Applicant Response:* Additional traffic is not expected above existing usage. The proposed parking lot is for approximately thirty automobiles including paved accessible spaces.

*6-6(J)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.*

*Applicant Response:* The Site Plan application mitigates adverse impacts. There will be no-idle parking for school buses. The Site Plan will provide screened and secured operations yard for equipment & materials, perimeter berms with vegetative screening, and time-locked vehicle and pedestrian gates.

*6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.*

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*Applicant Response:* The subject property is not within the approved Candelaria Nature Preserve (CNP) Resource Management Plan (RMP), and the Site Plan meets any relevant standards within the CNP RMP.

*6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.*

*Applicant Response:* The subject project is not located in the Railroad and Spur Small Area.

The City of Albuquerque Parks and Recreation Department Open Space Division respectfully requests approval for this thoughtfully developed Site Plan for the subject Candelaria Nature Preserve (CNP) Rio Grande Tree Nursery Tract.

Sincerely,  
City of Albuquerque  
Parks and Recreation Department  
Open Space Division

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PRE-APPLICATION TEAM MEETING (PRT) # 22-141

**From:** [Planning PRT](#)  
**To:** [Sommerfeldt, Cheryl](#)  
**Cc:** [Langan-McRoberts, Colleen](#); [Keffer, Tricia M.](#)  
**Subject:** RE: PRT request  
**Date:** Tuesday, May 10, 2022 4:03:58 PM  
**Attachments:** [image003.png](#)

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Cheryl,

Your application has been received. We have had an influx of request therefore your application will be submitted on Wednesday, May 25, 2022 after 12:00 PM.

At this time there are no in person consultations taking place, the team will review your application on the date noted and provide note/comments in regards to your request.

Once the team has finalized the application they will then email the completed packet.

Your PRT Request # 22-141

Thank you,



**Planning Pre-Application Review Team PRT**  
**Office email** [planningprt@cabq.gov](mailto:planningprt@cabq.gov)

---

**From:** Sommerfeldt, Cheryl <csommerfeldt@cabq.gov>  
**Sent:** Wednesday, May 4, 2022 4:00 PM  
**To:** Planning PRT <PlanningPRT@cabq.gov>  
**Cc:** Langan-McRoberts, Colleen <cmcroberts@cabq.gov>; Keffer, Tricia M. <tkeffer@cabq.gov>  
**Subject:** PRT request

Hello,

The Open Space Division of the Parks and Recreation Department submits the attached documents to schedule a PRT for an EPC application for a 'Site Plan-EPC for an Extraordinary Facility'. The Open Space Division is currently proceeding with the public involvement process and developing the Site Plan in order to submit the EPC application on June 9, 2022 for the July 21, 2022 EPC hearing.

Thank you!



**CHER L SOMERFELDT**

senior planner

o 5 5 6 5363

e [csomerfeldt@cabq.gov](mailto:csomerfeldt@cabq.gov)

**cab .gov par sand recreation**

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## PUBLIC INVOLVEMENT

From: [Carmona, Dalaina L.](#)  
 To: [Sommerfeldt, Cheryl](#)  
 Subject: 2901 CANDELARIA RD NW Public Notice Inquiry Sheet Submission  
 Date: Thursday, April 21, 2022 10:58:35 AM  
 Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image007.png](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Alvarado Gardens NA	Diana	Hunt	president@alvaradoneighborhood.com	2820 Candelaria Road NW	Albuquerque	NM	87107		5053635913
Alvarado Gardens NA	Jill	Schneider	jillson66@comcast.net	2610 Veranda Road NW	Albuquerque	NM	87107	5052505840	
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
Rio Grande Boulevard NA	Eleanor	Walther	eawalth@comcast.net	2212 Camino De Los Artesanos NW	Albuquerque	NM	87107	5053854570	5053421820
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABO-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABO-Official_public_notice_form-2019.pdf). The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>



**Dalaina L. Carmona**

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
 Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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From: [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) <[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)> **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
 Sent: Thursday, April 21, 2022 9:51 AM  
 To: [Sommerfeldt, Cheryl](mailto:Sommerfeldt, Cheryl) <[csommerfeldt@cabq.gov](mailto:csommerfeldt@cabq.gov)>  
 Cc: Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
 Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:  
 Environmental Planning Commission  
 If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:  
 Contact Name  
 Cheryl Sommerfeldt  
 Telephone Number  
 505-768-5363  
 Email Address  
[csommerfeldt@cabq.gov](mailto:csommerfeldt@cabq.gov)  
 Company Name

City of Albuquerque  
Company Address  
1801 4th St NW

City  
Albuquerque

State  
NM

ZIP  
87102

Legal description of the subject site for this project:

TRACT A-1-B REVISED PLAT OF TRACTS A-1 A-2 B-1 & B-2 CANDELARIA FARM AREA BEING LANDS OF CREDIT CORP & ALL FAITHS RECEIVING HONIE INC) CONT 30.1782AC

Physical address of subject site:

2901 CANDELARIA RD NW

Subject site cross streets:

SW of Rio Grande Blvd NW and Cherokee Rd NW

Other subject site identifiers:

This site is located on the following zone atlas page:

G-13-Z

Captcha

x

From: [Somerfeldt, Cheryl](mailto:Somerfeldt.Cheryl@aradoneighborhood.com)  
To: [president\\_al\\_aradoneighborhood.com](mailto:president_al_aradoneighborhood.com) [Peggy Norton](mailto:Peggy.Norton@ne_me_mba_aol.com) [ne\\_me\\_mba\\_aol.com](mailto:ne_me_mba_aol.com) [ELEAN R WALT ER](mailto:ELEAN.R.WALT.ER@ne_me_mba_aol.com)  
[illson](mailto:illson@comcast.net) [comcast.net](mailto:comcast.net)  
c: [Langan McRoberts, Colleen](mailto:Langan.McRoberts@colleen.effer.com) [effer, Tricia M. Simon, Da id](mailto:effer.Tricia.M@simon.da.id)  
Subject: Neighborhood Association Public Notice for the Rio Grande Tree Nursery Tract TNT EPC Site Plan public hearing  
Date: Thursday, April 21, 2022 5:19:00 PM  
Attachments: [Rio Grande Tree Nursery Public Meeting Flier.pdf](#)  
[image001.png](#)  
[ID\\_oneAtlasPage\\_13\\_outline\\_042122\\_01\\_01\\_pg](#)

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### ***Public Notice Electronic Mail***

In accordance with the procedures in the City of Albuquerque's (COA) Integrated Development Ordinance (IDO) subsection 14-16-6-4(K) Public Notice, we are notifying you as a Neighborhood Association Representative of an application for an Environmental Planning Commission (EPC) public hearing to review a **Site Plan** for an **Extraordinary Facility** at the **Rio Grande Tree Nursery Tract** also known as the **TNT** (legal description: TRACT A-1-B REVISED PLAT OF TRACTS A-1 A-2 B-1 & B-2 CANDELARIA FARM AREA BEING LANDS OF CREDIT CORP & ALL FAITHS RECEIVING HONIE INC) at the Candelaria Nature Preserve (CNP), addressed 2901 CANDELARIA RD NW.

The EPC public hearing for this request is anticipated to be on **July 21, 2022** at 8:40am. Due to the COVID-19 health emergency, this meeting will likely be a public Zoom video conference. Instructions to join the meeting will be located on the EPC Agenda, which is posted one week prior to the hearing date here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>. In accordance with IDO subsection 14-16-6-4(C), a Neighborhood Association must respond within 15 days of this notice if a separate neighborhood meeting is requested, and then must schedule the meeting within 30 days unless an earlier date is agreed upon. The Parks and Recreation Department Open Space Division, the property owner and applicant, is offering all interested parties a pre-planned earlier meeting date in advance of the EPC public hearing by hosting a **virtual public meeting** on **May 4<sup>th</sup>, 2022** (see attached flier).

For more information about the CNP and the CNP Resource Management Plan, please visit: <https://www.cabq.gov/candelaria-nature-preserve>. For more information about this project including information about proposed buildings, landscape areas, access, and circulation, please view the Tree Nursery Tract presentation from Meeting 2: [https://www.cabq.gov/parksandrecreation/documents/tnt\\_public-meeting-2-presentation-2-3-22.pdf](https://www.cabq.gov/parksandrecreation/documents/tnt_public-meeting-2-presentation-2-3-22.pdf).

The *application* for the EPC Site Plan is expected to be submitted on June 9, 2022, and will then become public record. Anyone may ask to review the application materials by contacting the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call 505-924-3857 (choose Option 1) and speaking with the EPC case planner regarding the EPC application, staff analysis, or report for this project.

In accordance with IDO subsection 6-4(L), a City-sponsored facilitated meeting may be requested to resolve conflicts. For more information, please review the City's Legal

Department's Alternative Dispute Resolution (ADR) mediator's webpage:  
<https://www.cabq.gov/legal/adr/alternative-dispute-resolution>

At any time, you may contact myself with the Parks and Recreation Department or Colleen McRoberts, Open Space Superintendent, at [cmcroberts@cabq.gov](mailto:cmcroberts@cabq.gov) with any specific questions or concerns about the property or project.

Sincerely,



**CHER L SOMERFELDT**

senior planner

o 5 5 6 5363

e csomerfeldt cabq gov

cab .gov par sand recreation

# CITY OF ALBUQUERQUE

Parks and Recreation Department

Open Space Division



April 21, 2022

Dear Property Owner,

In accordance with the procedures in the City of Albuquerque's (COA) Integrated Development Ordinance (IDO) subsection 14-16-6-4(K) Public Notice, we are notifying you as a nearby Property of the **Rio Grande Tree Nursery Tract** also known as the **TNT** (legal description: TRACT A-1-B REVISED PLAT OF TRACTS A-1 A-2 B-1 & B-2 CANDELARIA FARM AREA BEING LANDS OF CREDIT CORP & ALL FAITHS RECEIVING HONIE INC) at the Candelaria Nature Preserve (CNP), addressed 2901 CANDELARIA RD NW, of an application for an Environmental Planning Commission (EPC) public hearing to review a **Site Plan** for an **Extraordinary Facility**.

The EPC public hearing for this request is anticipated to be on **July 21, 2022** at 8:40am. Due to the COVID-19 health emergency, this meeting will likely be a public Zoom video conference. Instructions to join the meeting will be located on the EPC Agenda, which is posted one week prior to the hearing date here: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

In advance of the EPC public hearing above, the Open Space Division of the City of Albuquerque Parks and Recreation Department (the property owner and applicant) is hosting a **virtual public meeting** on **May 4<sup>th</sup>, 2022** that all are invited to attend to discuss the project. Information about this meeting is attached and can be found at <https://www.cabq.gov/candelaria-nature-preserve>.

You may contact the Parks and Recreation Department Open Space Division with any specific questions or concerns about the property or project via Colleen McRoberts, Open Space Superintendent, at [cmcroberts@cabq.gov](mailto:cmcroberts@cabq.gov). For more information about the CNP, and the CNP Resource Management Plan, please visit: <https://www.cabq.gov/candelaria-nature-preserve>. For more information about this project including information about proposed buildings, landscape areas, access, and circulation, please view the Tree Nursery Tract presentation from Meeting 2: [https://www.cabq.gov/parksandrecreation/documents/tnt\\_public-meeting-2-presentation-2-3-22.pdf](https://www.cabq.gov/parksandrecreation/documents/tnt_public-meeting-2-presentation-2-3-22.pdf).

The *application* for the EPC Site Plan is expected to be submitted on June 9, 2022, and will then become public record. Anyone may ask to review the application materials by contacting the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call 505-924-3857 (choose Option 1) and speaking with the EPC case planner regarding the EPC application, staff analysis, or report for this project.

In accordance with IDO subsection 6-4(L), a City-sponsored facilitated meeting to resolve conflicts may be requested. For more information, please review the City's Legal Department's Alternative Dispute Resolution (ADR) mediator's webpage: <https://www.cabq.gov/legal/adr/alternative-dispute-resolution>

Sincerely,  
City of Albuquerque  
Parks and Recreation Department  
Open Space Division

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque



### Legend

 Bernalillo County Parcels

### Notes

Buffer 245 ft  
ROW on north side acequia + street = 145 ft

656 0 328 656 Feet

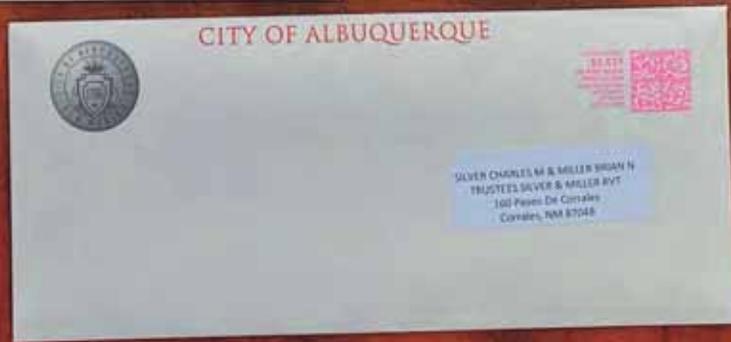
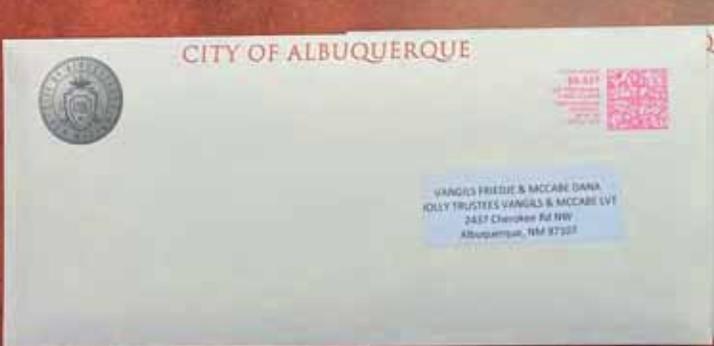
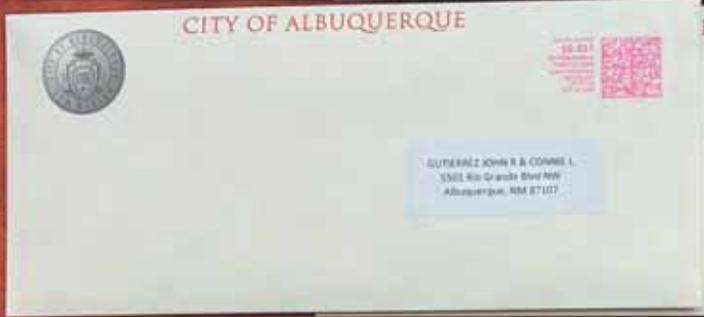
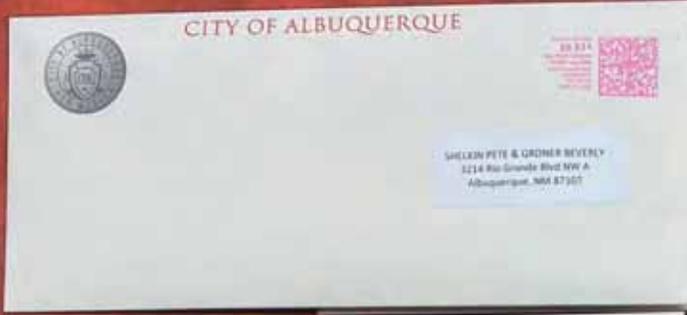
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
4/20/2022 © City of Albuquerque

1: 3,935

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Owner	Owner Address	Owner Address 2	SITUS Address	SITUS Address 2	Legal Description	Deeded Assessed Acreage	Calculated GIS Acres
SILVER CHARLES M & MILLER BRIAN N TRUSTEES SILVER & MILLER RVT	160 PASEO DE CORRALES	CORRALES NM 87048-9573	3227 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	ALVARADO GARDENS UNIT NO 3 TRACT 34 A	0.55	0.66337077
SANCHEZ ERNEST G & CYNTHIA A	3219 MANCHESTER CT	ALBUQUERQUE NM 87107-3016	3219 MANCHESTER CT NW	ALBUQUERQUE NM 87107	* 014 VALLEY HAVEN SUBDIVISION	0.56	0.5533664
EWING STEVEN C & CORI SIMMS VANGILS FRIEDJE & MCCABE DANA HOLLY TRUSTEES VANGILS & MCCABE LVT	3401 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3401 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	ELY PORTION LT 242 ALVARADO GARDENS UNIT NO.3 SWLY PORTION OF LOTS 239 & 240 ALVARADO GARDENS NO 3	0.502	0.52243814
ROMERO GERALD E & ELIZABETH	2324 HEADINGLY AVE NW	ALBUQUERQUE NM 87107-3073	2324 HEADINGLY AVE NW	ALBUQUERQUE NM 87107	* 016 VALLEY HAVEN SUBDIVISION	0.36	0.34545119
VALENCIA DONALD & YVONNE MAY	3228 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3228 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	MAP 34TR 119A1B	0.29	0.21446371
GUTIERREZ JOHN R & CONNIE L	5501 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3313 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	LOT 196 EXCEPT PORTION TO RIO GRANDE BLVD REPLAT OF ALVARADO GARDENS ADD N	0.35	0.41984403
VALENCIA PAUL HENRY	7008 HARTFORD PL NW	ALBUQUERQUE NM 87114	3224 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	TR B LAND DIVISION OF MRS PAUL TORRES REPL N50FT LT 1 BOULEVARD VIEW ADD &	0.367	0.36671625
WORDEN BRUCE K & PLOWITZ-WORDEN KATHRYN A	3213 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107-3031	3213 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	LT 33-D PLAT OF LOTS 33-D, 33-E & 33-F ALVARADO GARDENS ADDITION UNIT 3 CONT .3969 AC	0.3969	0.3969169
SHELKIN PETE & GRONER BEVERLY	3214 RIO GRANDE BLVD NW A	ALBUQUERQUE NM 87107-3032	3214 RIO GRANDE BLVD NW A	ALBUQUERQUE NM 87107	LT 2B1 PLAT OF LTS 2A1, 2B1 & 2B2 BOULEVARDVIEW SUBD CONT 14,171 SF OR 0.3253 AC	0.3253	0.32510542
KITTS JAMES C & MARILYN K	3221 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3221 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	* 034 ALVARADO GDNS NO 3 S1/2 OF LOT 34	1.21	1.17786551
CATBAGAN DEAN M	3400 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3400 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	* 001 VALLEY HAVEN SUBD	0.5	0.54794795
SMITH WILLIAM F & MASSARSKY TARA M	3215 MANCHESTER CT	ALBUQUERQUE NM 87107	3215 MANCHESTER CT NW	ALBUQUERQUE NM 87107	* 013 VALLEY HAVEN SUBD	0.65	0.73276929
LUCERO ROBERT V GALICKI ALAN MICHAEL & MCBRIDE MARTA CO-TRUSTEES GALICKI RVT	2325 HEADINGLY AVE NW	ALBUQUERQUE NM 87107-3012	2325 HEADINGLY AVE NW	ALBUQUERQUE NM 87107	* 002 VALLEY HAVEN SUBD	0.5	0.49277024
ARAGON ANTONETTE F	2029 SWIFT BLVD NW	HOUSTON TX 77030-1213	3403 CHEROKEE RD NW	ALBUQUERQUE NM 87107	LOT 240 EXC SW COR & ALL OF LOT 241 & POR OF 239 242 243 244 246 & 247 ALV	1.43	1.68540988
ROMERO TRANCITO E & DOROTHY L	3226 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107-3032	3226 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	TR A LAND DIVISION OF MRS PAUL TORRES REPL N50FT LT 1 BOULEVARD VIEW ADD &	0.175	0.17490815
CARRILLO GILBERT D & ELIZABETH B	3340 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3340 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	* 017 VALLEY HAVEN SUBDIVISION	0.39	0.50622977
CORDOVA ROBERT M	3225 1/2 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3225 5 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	ALVARADO GARDENS UNIT 3 TR 34 B2	0.26	0.18199799
CORDOVA ROBERT J	1109 EL ALHAMBRA CIR NW	LOS RANCHOS DE ALBUQUERQUE NM 87107-6337	3209 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	LT 33-F PLAT OF LOTS 33-D, 33-E & 33-F ALVARADO GARDENS ADDITION UNIT 3 CONT .3947 AC	0.3947	0.39474716
SMITH THERESA R & ANTHONY P & HELMICK TERI A & PARELLO ANTHONY P & ETAL	6191 DEERGRASS CIR NW	ALBUQUERQUE NM 87120-1245	3211 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	LT 33-E PLAT OF LOTS 33-D, 33-E & 33-F ALVARADO GARDENS ADDITION UNIT 3 CONT .4221 AC	0.4221	0.42211015
SANTIAGO ANDRES	3225 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107-3031	3225 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	TR 34B1 ALVARADO GDNS NO 3	0.46	0.38243925
	3216 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	3216 RIO GRANDE BLVD NW	ALBUQUERQUE NM 87107	LT 2A1 PLAT OF LTS 2A1, 2B1 & 2B2 BOULEVARDVIEW SUBD CONT 14,699 SF OR 0.3374 AC	0.3374	0.34587316





# City of Albuquerque

## Open Space Division

### RIO GRANDE TREE NURSERY PUBLIC MEETING

**Project:** Rio Grande Tree Nursery

**Property Description/Address:** 3301 Rio Grande Blvd NW

**Meeting Date/Time:** Wednesday, May 4, 2022, 5:30-6:30 pm

**Meeting Location:** Zoom

**Applicant:** City of Albuquerque Open Space Division of the Parks and Recreation Department

**Neighborhood Associations/Interested Parties:** Alvarado Gardens Neighborhood Association, Trail Watch Volunteer, Friends of Candelaria Nature Preserve, Rio Grande Return, Rio Grande Nature Center State Park, Open Space Volunteer, OSAB, Open Space Alliance, Thomas Village

**MRWM Landscape Architects, design consultant: led meeting and recorded notes**

#### **Background Meeting/Summary:**

This meeting was held to review the site design for the Rio Grande Tree Nursery Open Space to be heard by the EPC following application to be submitted on June 8, 2022. A presentation by the Open Space Superintendent and landscape architectural design consultants reviewed the history and current status of the Rio Grande Tree Nursery and its relationship to the Candelaria Nature Preserve and the impetus for the current application. The public process with the adjacent neighbors leading to this meeting was also discussed and initial concerns shared.

#### **Outcome:**

The neighborhood residents expressed appreciation towards the City and design consultants for listening to their concerns throughout the design process and working with them to come up with a plan that worked for all of the nearest residents while still offering a beautiful and valuable public resource to the larger community.

#### **Meeting Specifics:**

##### **1. Introductions**

- a. Colleen Langan-McRoberts – Open Space Superintendent
- b. Greg Miller – Principal Landscape Architect at MRWM Landscape Architects
- c. Kristina Werenko – Associate Landscape Architect at MRWM Landscape Architects

## 2. Location & Context

- a. Rio Grande Tree Nursery is owned by the City of Albuquerque and operated by the Parks and Recreation Open Space Division. It is approximately 6.5 acres.
- b. The Duranes Lateral, a popular place for neighborhood residents to walk, runs along the west border of the property. The Campbell Ditch traces the north boundary of the parcel.
- c. The property has served as a nursery for the Parks and Rec Dept where new tree species were planted to see how they would do in parks. The other half was formerly used as a storage lot for green waste and shredded wood chips for playgrounds. The tree field remains, but there will no longer be dumping or material storage on the property.
- d. The property is located adjacent to the City of Albuquerque's Candelaria Nature Preserve (CNP). The CNP Resource Management Plan identified the Rio Grande Tree Nursery as a preferred location for public access to the preserve, including an accessible route to newly designed wildlife viewing platforms and a parking lot of approximately 30 spaces.

## 3. Proposed Program & Site Uses

### a. Public Uses

- i. Accessible connection to a pedestrian bridge over the Duranes Lateral to wildlife viewing areas and the Candelaria Nature Preserve North Tract.
- ii. Open-Air Education center for hands-on demonstrations and workshops to support research, restoration and operations of the Rio Grande Tree Nursery and Candelaria Nature Preserve. The flexible open space will accommodate small groups in various engagement opportunities.
- iii. To accommodate small groups, the plans include group gathering areas with shade, seating, and interpretive signage. Pedestrian pathways connect gathering areas, horticultural use areas and site entries.

### b. Horticultural & Propagation Uses

- i. Arboretum and tree field
- ii. Restoration seed planting source field
- iii. NM ecozone research plantings
- iv. Meadow for seed sourcing
- v. The exact horticultural uses will be determined at a later date, but some additional proposals currently under consideration include:
  1. Climate ready tree field
  2. Heritage orchard
  3. Cottonwood genotype research grove

### c. Circulation & Operational Uses

- i. Parking for approx. thirty automobiles including paved accessible spaces.
- ii. No-idle parking for two school buses
- iii. Screened and secured operations yard for equipment & materials
- iv. Perimeter berms with vegetative screening
- v. Time-locked vehicle and pedestrian gates
- vi. Public restroom

#### **4. Original Design Concepts**

- a. Leading up to today's meeting the City and design consultants went through a community design process including three public meetings, both on site and on Zoom, with the residents whose property directly abuts the Open Space. The community was presented with five original concepts and asked to complete a survey and provide comments on the designs. There was strong consensus on locating parking and circulation towards the middle of the property.
- b. The community feedback led to two new design concepts with parking and circulation centered on the property and clear direction in terms of desiring the parcel to remain fully fenced, be locked at night, include vegetative screening for the neighbors and limit the use of large machinery on the property. The two new concepts varied mostly in the location of the storage and operations yard and public restroom as well as formal vs. informal public spaces.
- c. Community feedback on the two design concepts focused on the location of the storage and operations yard and the restroom. The final design concept addresses this feedback and attempts to accommodate all resident's wishes by locating the operations yard and restroom towards the back middle of the property. The storage yard will be screened by a coyote fence at a minimum.

#### **5. Precedent Images (Look and Feel Images)**

- a. A Working Open Space – informal, volunteers present, flood irrigated
- b. Parking & Circulation – gravel/permeable/ treed/landscaped
- c. Shade, Fencing & Open-Air Education Center
  - i. The Open-Air Education Center is not a building. At the most, a solid roof shade structure will be included as well as flexible space for different projects and workshops.
- d. Public Restroom
  - i. It may be plumbed or a composting toilet. A plumbed toilet is very expensive. If that's the route that is decided on, a temporary restroom may be necessary until funding can be obtained for the plumbed building.
  - ii. Exterior of restroom building may be customized and styled to fit the context
- e. Community Meadow and GSI Features
  - i. Demonstration quality stormwater management that makes the site self-sufficient in terms of managing the storm water that falls on it. This is also another educational opportunity.

#### **6. Refined Concept Features**

- a. Entry plaza between the parking and the CNP where people can gather before heading over the lateral.
- b. Accessible path and bridge to the wildlife viewing platform at CNP.
- c. Time-locked vehicle and pedestrian gates.

- d. Public restroom tucked into corner of operations yard. It is accessible and near parking.
- e. Community meadow – light public use and seed sourcing
- f. Bus parking (2 spaces).
- g. Gravel parking lot 29 spaces plus 3 paved accessible spaces.
- h. Shade structures.
- i. Open-air education & research center.
- j. Buffer berms and ecozone research plantings.
- k. Proposed heritage orchard.
- l. Maintenance access to fields.
- m. Arboretum walking path.
- n. Proposed genotype cottonwood study field.
- o. Interpretive node.
- p. Arboretum and climate ready tree research field.
- q. Restoration seed source field
- r. Maintenance and operations yard screened by a coyote fence
- s. Interconnected looped, accessible paths that allow for a variety of exploration and walking distances.
- t. Lighting is not proposed at this time.
- u. There will be
  - NO OFF-SITE DUMPING
  - NO OFF-SITE GREEN WASTE STORAGE
  - NO OFF-SITE TRANSFER STATION OPERATIONS
  - NO STORAGE OF LARGE EQUIPMENT
  - NO IDLING BUSES
  - FREE PARKING

#### 7. Concept Sketch

- a. A birds-eye-view sketch aims to show that though the plan makes it seem like there are quite a few elements incorporated into the site, it will really have a light, minimal footprint and will remain largely open, natural-feeling, and informal.

#### 8. Next Steps

- a. Public comments will be collected via [Candelariafeedback@cabq.gov](mailto:Candelariafeedback@cabq.gov) until June 8<sup>th</sup>
- b. The City is aiming to present at the July 21, 2022 Environmental Planning Commission (EPC) meeting

#### 9. Questions/Comments from Meeting Participants

- a. Will the Pedestrian Pathways be within the Tree Nursery Tract only, or will any of them extend into the rest of the Preserve?
  - i. Only within the tree nursery tract.
- b. Will group gathering areas need to be reserved?
  - i. The Open Space will be open to the general public during normal operation hours.
  - ii. Events will require registration to limit the size.
- c. Will there be a charge to park?
  - i. No

- d. What will the fence along the Duranes Lateral be made of? How big is the gate that will be on the Lateral?
  - i. For now, the existing fence will be repaired and reinforced.
  - ii. A new fence would be a non-opaque metal fence.
  - iii. Gate will be wide enough to accommodate mobility devices.
- e. How will access be created for ADA compliance?
  - i. Accessibility is a primary design directive of this project.
  - ii. 3 paved accessible parking spaces
  - iii. Accessible paths
  - iv. Accessible bathroom
  - v. Accessible site furnishings
  - vi. Accessible gate openings
- f. Will there be drinking water?
  - i. Not at this time, but if a potable water source is located on the property, a drinking fountain and/or bottle-filling station will be considered.
- g. Will there be trash collection, dog poop collection?
  - i. There will be trash receptacles and dog waster stations with bags located throughout the Open Space. These will be emptied/re-stocked on a regular basis by Parks Management.
- h. Yes, the Duranes Lateral fence needs to be improved...I have seen where the chainlink fence has been pulled down/climbed over (possibly by vagrants).
- i. Also, leash policy needs to be posted if there is access from Duranes Lateral. A lot of people walk with loose dogs along the ditch.
- j. Will there be lighting?
  - i. There is not any plan to have lighting at this time. If in the future, a need for lighting arises, the issue will be reconsidered.
- k. Looks like the 100's of people who walked the ditch will get to see all the vehicles parked, the bathroom, the maintenance buildings. Seems those things should be moved to the Rio Grande side.
  - i. There will be new trees and other vegetation planted along the west boundary. The parking lot is mostly obscured by trees as well. The goal of the design is to improve the view from all directions.
- l. Perhaps some trees along the west side would address Ms. Wheeler's concern.
- m. Will the irrigation ditch along the west side still be utilized?
  - i. Yes – it needs to be repaired and reinforced first. It may also serve to flood irrigation additional fields.
- n. Will there be signage at Rio Grande Blvd and at the ditch?
  - i. Yes, there will be directional and wayfinding signage identifying the property, the access the CNP and the parking availability.
  - ii. There will also be regulatory, educational, and interpretive signs in the Open Space.

- o. What kind of events will be allowed, music, weddings, similar events?
  - i. The events will be small-scale educational and volunteer-oriented events that support the mission of the CNP. The Open Space is not intended as a venue for live music, weddings, etc.
- p. Please get involved: Friends of Candelaria Nature Preserve:  
friendsofcandelarianaturepres@gmail.com - Jeannie Allen, President - All are welcome.  
Field-work every Friday, 2 hrs. 9:00-11:00 AM. Monthly Zoom meetings.
- q. How soon will the parking be available?
  - i. Hard to say – first the plan needs to be approved by the EPC and funding needs to be obtained. Simple elements may be built later this year if process and funding are in place.
  - ii. Irrigation infrastructure will be one of the first things that needs to be done to support the other program elements
- r. Will OSA fund part of this?
  - i. Partner groups, volunteers, and residents are all vital to the implementation of a project like this.
- s. I am an early riser, so the beep beep beeps don't bother me, but I am aware of other neighbors that might want to sleep a bit more & follow neighborhood decibel maximum levels. Technically starting before 8 is not allowed?
  - i. It's possible that Parks Management crews may start before 8 am collecting trash and maintaining the grounds, but except during construction of the open space, large machinery will typically not be used.
- t. Are trees being planted now?
  - i. Open Space will not be planting trees until the irrigation infrastructure is in place. It's possible that the Forestry Division of Parks and Rec will plant some, but unlikely.
- u. Will there be any staff on site?
  - i. The City has funding for two new staff positions for CNP. They will be on site frequently.
- v. Can people who want to walk the ditches park here?
  - i. Yes, the Open Space will provide public access per the CNP Resource Management Plan to the preserve and by default the ditch bank trails.
  - ii. The hope is that this reduces parking on residential streets in the surrounding neighborhoods.
- w. Thank you for listening to our concerns and responding to them. This plan is beautiful. Good job.
- x. Thank you, Colleen, Greg, & Kristina
- y. Great well-designed plan. Thanks for taking so much feedback into consideration.
- z. Should be a great place to visit.
- aa. Will be an asset to the neighborhood.
- bb. Thanks, and good meeting!

MEETING ADJOURNED.

## Names of Attendees:

1. Colleen Langan-McRoberts, City of Albuquerque Open Space Superintendent
2. Greg Miller, MRWM Landscape Architects
3. Kristina Werenko, MRWM Landscape Architects
4. Dave Simon, City of Albuquerque Parks & Recreation Department Director
5. Cheryl Somerfeldt, City of Albuquerque Open Space Senior Planner
6. Cori Ewing, Neighbors
7. Karen Raff
8. Diana Hunt, AGNA President
9. Dave Embry, Trail Watch Volunteer
10. Tish Morris
11. Friedje Van Gils, Cherokee Rd resident
12. Dana McCabe, Cherokee Rd resident
13. Lucy Silva, Alvarado Neighborhood
14. Sharon Miles
15. Jeannie Allen, President, Friends of Candelaria Nature Preserve
16. Cameron Weber, Rio Grande Return
17. Megan Baldrige, Campbell Rd resident
18. Doug Cheney, Trail Watch Volunteer
19. Linnea Hendrickson
20. Heather MacCurdy, Rio Grande Nature Center State Park
21. Anne Karlstrom, ditch walker
22. Susan Richards, Open Space Volunteer
23. Anne Michels, Veranda Rd resident
24. Bob Hymer, Veranda St resident
25. Taylor Bui, OSAB
26. Steve Glass, Open Space Alliance
27. Cai Buck, Thomas Village resident
28. Judi Stallings
29. James Lewis
30. David Wallwork
31. Liz Carillo
32. Denise Wheeler
33. Kim Zahm
34. Carolyn Siegel
35. Jonathan Siegel

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

\_\_\_\_\_  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_

CANDELARIA NATURE PRESERVE (CNP) – RIO GRANDE TREE NURSERY  
SITE PLAN – EPC FOR EXTRAORDINARY FACILITY  
PR-2020-004639, SI-2022-01097



## SITE PLAN

# SITE PLAN CHECKLIST

Project #: PR-2020-004639 Application #: SI-2022-01097

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

***I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.***

*Cheryl Sommers* Parks & Recreation Department  
Applicant or Agent Signature / Date 06-08-2022

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

*The electronic format must be organized in the above manner.*

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

## SHEET #1 - SITE PLAN

### A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'

# SITE PLAN CHECKLIST

- X 3. Bar scale
- X 4. North arrow
- X 5. Legend
- X 6. Scaled vicinity map
- X 7. Property lines (clearly identify)
- N/A 8. Existing and proposed easements (identify each)
- N/A 9. Phases of development, if applicable

## B. Proposed Development

### 1. Structural

- X A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- X B. Square footage of each structure
- X C. Proposed use of each structure
- X D. Signs (freestanding) and other improvements
- X E. Walls, fences, and screening: indicate height, length, color and materials
- X F. Dimensions of all principal site elements or typical dimensions
- N/A G. Loading facilities
- N/A H. Site lighting (indicate height & fixture type)
- N/A I. Indicate structures within 20 feet of site
- N/A J. Elevation drawing of refuse container and enclosure, if applicable.
- X K. Existing zoning/land use of all abutting properties

### 2. Parking, Loading and Internal Circulation

- X A. Parking layout with spaces numbered per aisle and totaled.
  - X 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - N/A 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - N/A 3. On street parking spaces
- X B. Bicycle parking & facilities
  - X 1. Bicycle racks – location and detail
  - N/A 2. Other bicycle facilities, if applicable
- X C. Vehicular Circulation (Refer to DPM and IDO)
  - X 1. Ingress and egress locations, including width and curve radii dimensions
  - X 2. Drive aisle locations, including width and curve radii dimensions
  - X 3. End aisle locations, including width and curve radii dimensions
  - N/A 4. Location & orientation of refuse enclosure, with dimensions
  - N/A 5. Loading, service area, and refuse service locations and dimensions
- X D. Pedestrian Circulation
  - X 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

## SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.
  
- N/A E. Off-Street Loading
  - 1. Location and dimensions of all off-street loading areas
  
- N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
  - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
  - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
  - 3. Striping and Sign details for one-way drive through facilities

### 3. Streets and Circulation

- N/A A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
  - 5. Sidewalk widths and locations, existing and proposed
  - 6. Location of street lights
  - 7. Show and dimension clear sight triangle at each site access point
  - 8. Show location of all existing driveways fronting and near the subject site.
  
- N/A B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities
  - 2. Pedestrian trails and linkages
  - 3. Transit facilities, including routes, bus bays and shelters existing or required

### 4. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- N/A 5 Existing and proposed easements
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
  - C. Ponding areas either for drainage or landscaping/recreational use

## SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

### SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

#### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

#### B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# SITE PLAN *CHECKLIST*

## SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

### B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

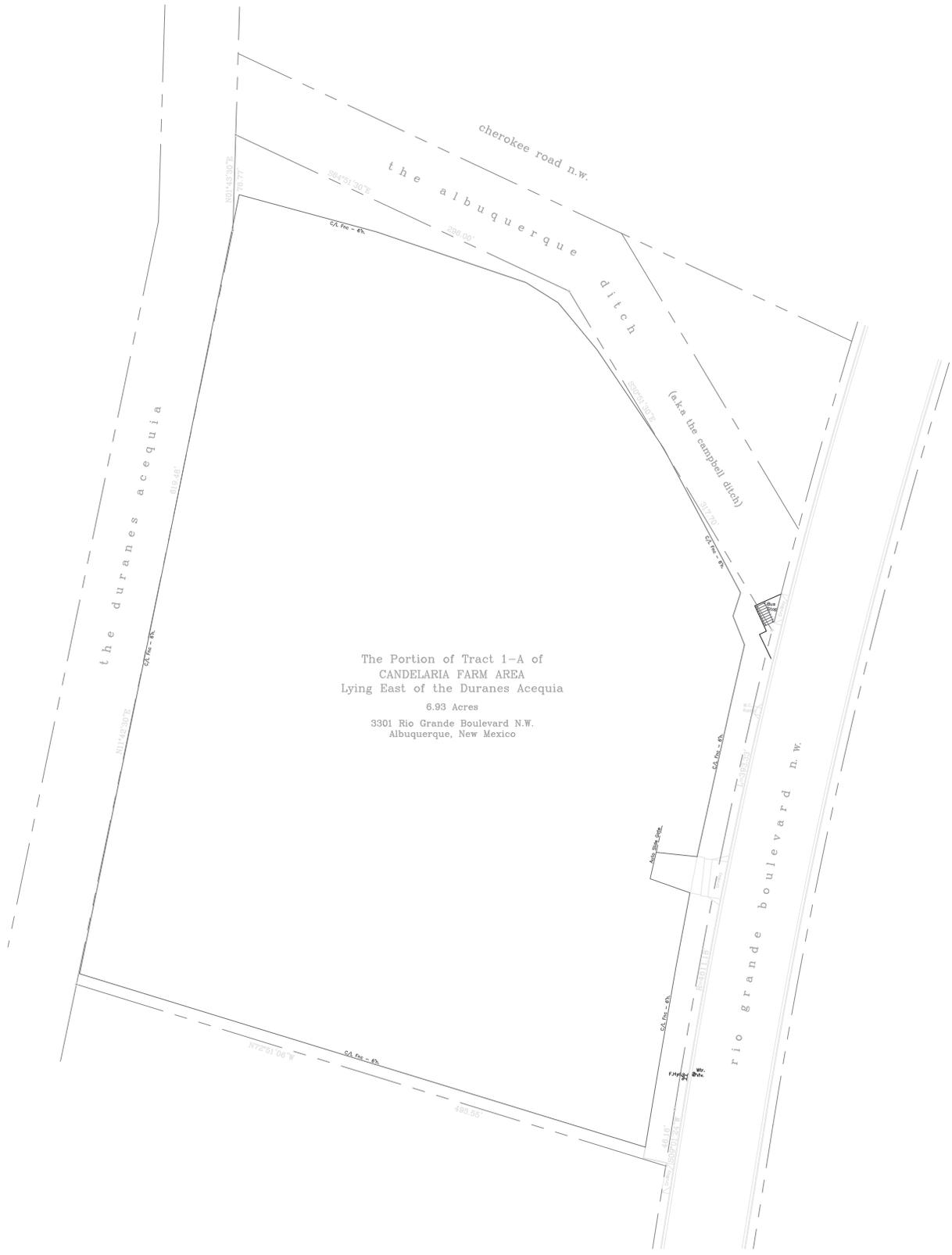




CANDELARIA NATURE PRESERVE (CNP) – RIO GRANDE TREE NURSERY  
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## PRELIMINARY SURVEY



The Portion of Tract 1-A of  
CANDELARIA FARM AREA  
Lying East of the Duranes Acequia  
6.93 Acres  
3301 Rio Grande Boulevard N.W.  
Albuquerque, New Mexico

the duranes acequia

cherokee road n.w.

the albuquerque ditch

(a.k.a the campbell ditch)

rio grande boulevard n.w.

N04°45'00"W  
75.77'

S82°51'00"W  
296.00'

S89°00'

S80°00'00"W

S71°30'

S2°45'00"E  
22.44'

S01°42'00"W

S19°48'

S47°45'00"E

N72°51'36"W  
400.55'

S47°45'00"E

S45°00'00"E

S47°45'00"E

CANDELARIA NATURE PRESERVE (CNP) – RIO GRANDE TREE NURSERY  
SITE PLAN – EPC FOR EXTRAORDINARY FACILITY  
PR-2020-004639, SI-2022-01097



## SENSITIVE LANDS ANALYSIS



City of Albuquerque – Planning Department  
600 2<sup>nd</sup> Street NW, Suite 300  
Albuquerque, NM 87102

June 7, 2022

**Re: Sensitive Lands Analysis for Candelaria Nature Preserve, Rio Grande Tree Nursery Open Space Development**

Dear City of Albuquerque Planning Department,

This letter and the attached graphic are to be considered with the EPC application for site design for the Candelaria Nature Preserve Rio Grande Tree Nursery Open Space development. The sensitive lands features that were identified on the Rio Grande Tree Nursery parcel from the list below are illustrated on the attached graphics.

Features	Present	Notes
Floodplains and flood hazard areas	X	Flood Zone: X Protected by Levee. See attached graphic.
Steep Slopes		None
Unstable Soils		None
Wetlands		None
Arroyos		None
Irrigation Facilities (acequias)		There are acequias bordering the property on two sides, but they are outside the property line.
Escarpment		None
Rock Outcroppings		None
Large Stands of Mature Trees	X	See attached graphic.
Archaeological Site		Survey will be complete within xx days.

The large stands of Siberian elms will remain, but that are not considered sensitive as they are an invasive species.

The large stands of Rio Grande cottonwood trees will remain and will be protected during construction. The following notes will be included on future construction documents to ensure their protection:

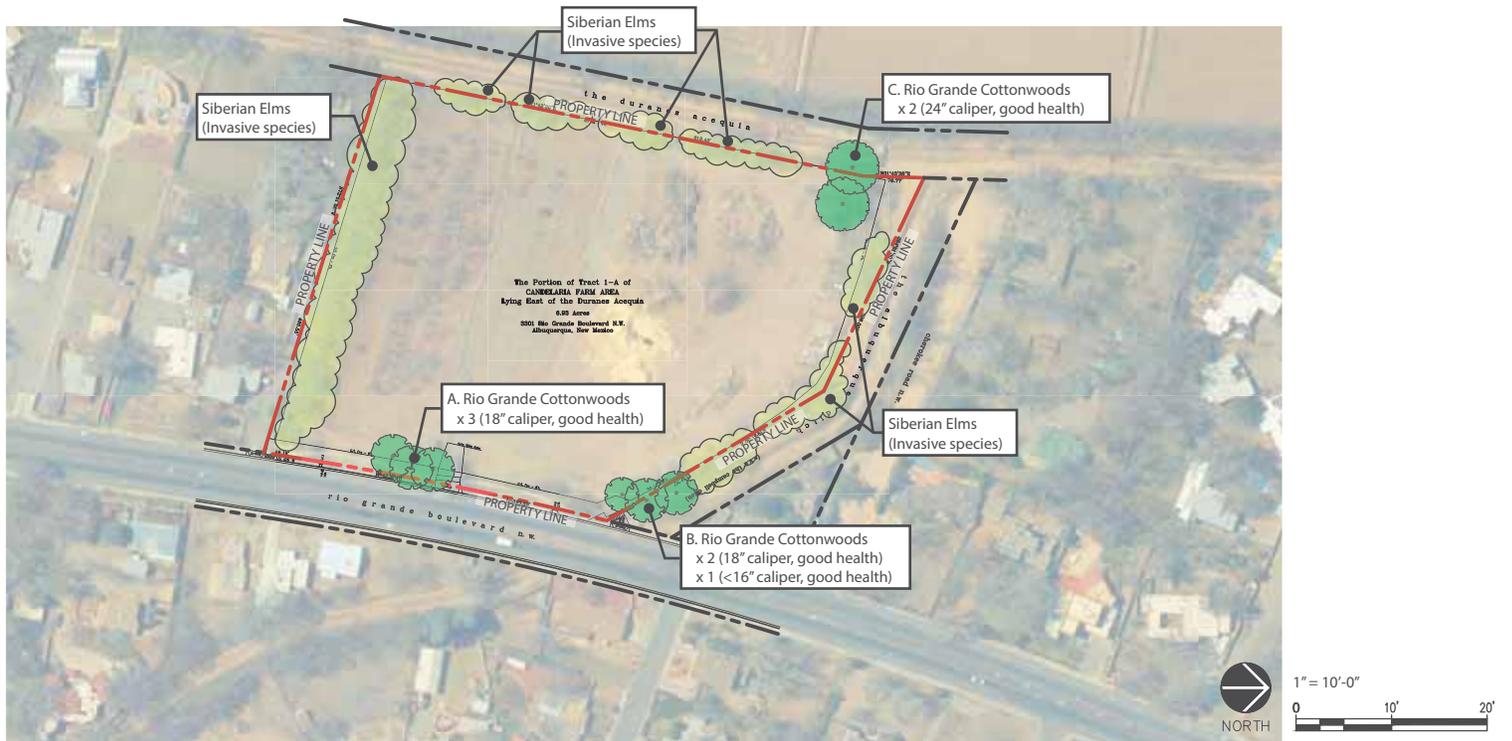
1. Contractor shall establish a root protection zone around each existing tree to remain. The root protection zone shall be an area defined by a radius extending outward from the trunk of the tree a distance of one linear foot for each inch diameter of the tree. The tree diameter shall be measured at breast height (4.5 feet above finish grade). Example: a 10 inch diameter tree will have a 10 foot radius root protection zone.
2. Contractor shall not store or drive equipment, vehicles or materials within the root protection zone.
3. Contractor shall protect existing roots from damage when working within the root protection zone. The contractor shall limit demolition or other construction activities within the root protection zone to the minimum disturbance required to complete construction.

4. Contractor shall not allow concrete trucks to clean chutes or dump excess concrete or any other cementitious products in any portion of the site. Contractor shall clean the waste of other cementitious materials from the surface and they shall not be turned under during final grading.
5. Contractor shall not trench within the dripline of existing trees. At locations where it is necessary to install lines or wire within the dripline of existing trees, the utility shall be installed by hand trenching or boring under tree roots.

Sincerely,

Kristina Werenko, ASLA, PLA  
kwerenko@mrwmla.com

## TREE ASSESSMENT



## SENSITIVE LANDS ANALYSIS

City of Albuquerque, Open Space Division  
Candelaria Nature Preserve - Rio Grande Tree Nursery



## TREE ASSESSMENT



Cluster A: Rio Grande Cottonwoods  
(*Populus deltoides wislizenii*)



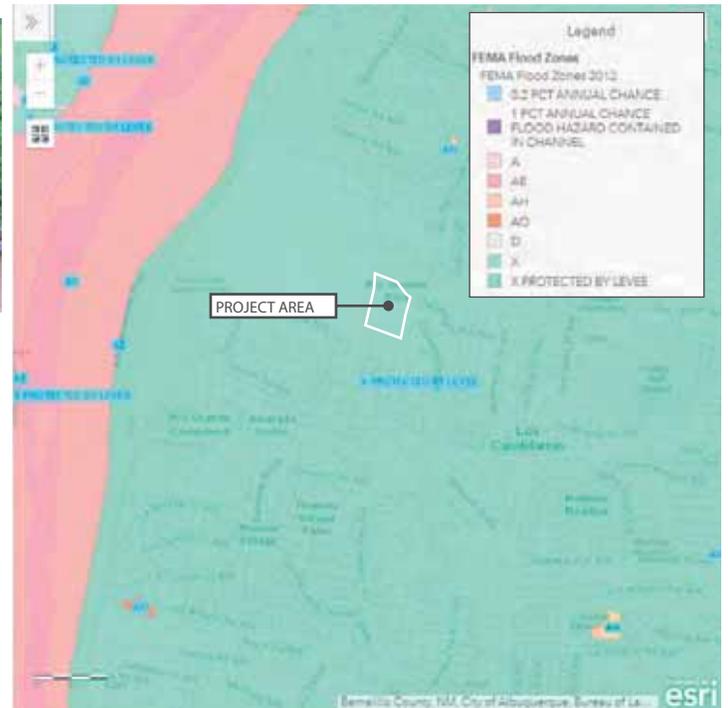
Cluster B: Rio Grande Cottonwoods  
(*Populus deltoides wislizenii*)



Cluster C: Rio Grande Cottonwoods  
(*Populus deltoides wislizenii*)



## FLOOD ZONE



## SENSITIVE LANDS ANALYSIS

City of Albuquerque, Open Space Division  
Candelaria Nature Preserve - Rio Grande Tree Nursery

