

September 9, 2021

Ms. Catalina Lehner  
Staff Planner, Environmental Planning Commission  
City of Albuquerque Planning Department  
600 2nd St NW, Albuquerque, NM 87102

**Re: Summary of Modifications to Meet EPC Conditions of Approval  
Albuquerque Studios Expansion  
Amendment to the Mesa del Sol Level B Plan**

Dear Ms. Lehner,

This letter outlines the modifications that have been made to the Mesa del Sol Level B Amendment application to amend their site development plan (PR-2021-005684) to meet the conditions of approval outlined in the Notice of Decision issued on August 19, 2021.

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**CONDITIONS OF APPROVAL – SI-2021- 00975, August 19, 2021.**

**CONDITION 1**

The Environmental Planning Commission (EPC) delegates final sign-off authority to the Development Review Board (DRB) to ensure that all technical issues are resolved. The DRB is also responsible for ensuring that the EPC's Conditions of Approval are satisfied and that other applicable City requirements are met.

The applicant agrees to obtain final DRB sign-off to ensure all technical issues are resolved.

**CONDITION 2**

A letter shall accompany the submittal, specifying all revisions that have been made since the EPC hearing, including modifications to meet each of the EPC conditions. Unauthorized changes, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter was drafted as a direct response to Condition 2 and outlines the modifications that have been made to meet the EPC Conditions of Approval.

**CONDITION 3**

The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the amendments for filing at the Planning Department.

The applicant has met with the staff planner, Catalina Lehner, on August 26<sup>th</sup>, 2021 to ensure that all the measures outlined within this letter to address condition of approval are satisfactory prior to applying to DRB.

**CONDITION 4: Label for Revisions:**

**A. The revision date on all of the updated graphics and maps shall be listed as August 2021.**

**B. The language regarding modifications shall read as follows: “within a southern portion of the Employment Center, as shown”.**

The applicant has revised all revised sheets and the accompanying tables tracking changes have been updated to include a revision date of August 2021 as well as added language reading “within a southern portion of the Employment Center, as shown”.

**CONDITION 5: Acreage Totals:**

**The figure for Total Area shall be updated to reflect the reallocation of 36 acres from Linear Open Space to Employment Center.**

The applicant has revised Table 1-1 Development Program to reallocate the 36 acres from Linear Open Space to Employment Center. The original acreage of Linear Open Space decreased from 173 to 137 acres and the acreage allocated to the Employment Center increased from 626 to 662 acres. The subtotal for the development area therefore increased to 2,789 acres from the original 2753. The total area of 3151 remains the same as the 36 acres reallocation was already included in this number.

**Table 1-1 Development Program**

DISTRICT	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units
Employment Center	626	5,050,350	533
Highway Commercial	411	3,775,000	
Urban Center	92	1,500,000	828
Community Center	88	700,000	819
Village Center	44	200,000	660
Residential Villages (net of linear open space)	1,492	10,554	10,444
<b>TOTAL DEVELOPED AREA</b>	<b>2,753</b>	<b>11,235,904</b>	<b>13,284</b>
Steep Slopes (>10%)	185		
Linear Open Space	173		
Major Urban Park	40		
<b>TOTAL AREA</b>	<b>3,151</b>		

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Linear Open Space	137		
Major Urban Park	40		
<b>TOTAL AREA</b>	<b>3,151</b>		

**CONDITION 6: Level B Plan Maps (Table 1):**

- A. Figure 2-3: Reference shall be changed to p. 42 and the proposed change map “pending” shall be provided.**
- B. Figure 3-1: The grid of local roads (orange) shall continue to be shown in the background.**

The applicant has updated Figure 2-3 to reflect updates to the proposed phasing. In addition, Figure 3-1 has also been revised to include the grid of local roads that exist outside of the subject site.

**CONDITION 7: Technical Appendix Maps (Table 2):**

- A. Figure 2-B1: Language shall be clarified to refer to the portion of Eastman Crossing between Watson Dr. and Connector 32/Hawking Dr. The reference to Crick Crossing shall be removed since no changes are shown.**
- B. Figure 3F-4: A small map shall be added to clearly indicate the location of the revised cross-section along Mesa del Sol Blvd.**
- C. Figure 5A-2: The same figure shall be used for the existing and proposed maps.**

***D. Figure 5A-5: The differences between the existing and proposed maps shall be shown and clarified.***

Figure 2-B1 language in the table that tracks the proposed Level B amendments was clarified to refer to the portion of Eastman Crossing between Watson Dr. and Connector 32/Hawking Dr.

A key map that clearly indicates the location of the revised cross-section along Mesa del Sol Blvd was added to Figure 3F-4.

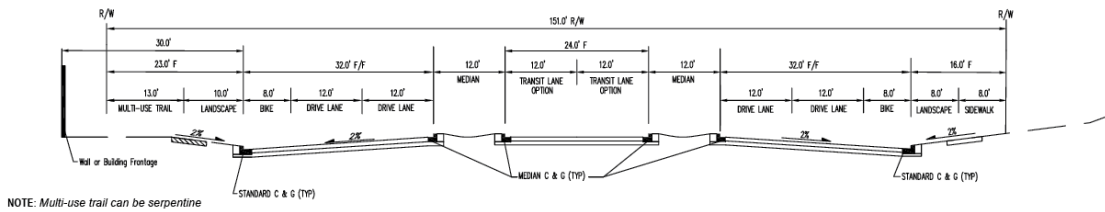
The table that accompanied the Level B Amendment which tracked the proposed Level B amendments was updated so that the same figure was used as the base for Figure 5A-2.

Figure 5A-5 was revised to removed the internal roadways/drainage ways to the Albuquerque Studio property as well as show the existing Schott Solar Facility that has been developed since the last iteration of this map.

***CONDITION 8: Mesa del Sol Blvd. Cross-Section***

- A. Figure 3F-5, Mesa del Sol Blvd. Couplet 3 to the Level B Plan boundary, shall be updated to clarify it and incorporate conditions.***
- B. A narrative explanation shall be added to p. 24 of the Technical Appendices to address the changed roadway section going to the Level B Plan boundary.***
- C. The revised cross-section shall be labeled (see Figure 3F-4).***
- D. The location of any walls relative to the cross-section shall be specified.***

The applicant revised the Mesa Del Sol Blvd cross-section to incorporate conditions and the following narrative explanation was added to address the roadway section changes “August 2021 plan amendments revised the southern portion of the Employment Center to accommodate the Albuquerque Studios expansion. As the nature of film studios requires stringent security and access measures, site access will only be granted through secured gates. No access gates will be located along the southeastern portion of the site along Mesa del Sol Boulevard, so the previously planned frontage road was removed.” The cross-section has been labeled and the location of any wall or building frontage is indicated as 30 ft from the back of curb.

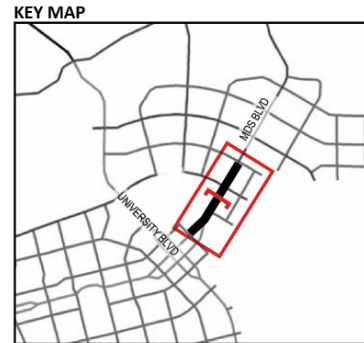


NOTE: Multi-use trail can be serpentine

**MESA DEL SOL BLVD. (Figure 3F-4)**  
 Mesa del Sol Blvd. Couplet 3 to the Level B Plan boundary

• MEDIANS TO DRAIN INSIDE FOR WATER HARVESTING PURPOSE; SLOPES TO BE DETERMINED DURING DESIGN PROCESS.

NOTE: The August 2021 plan amendments revised the southern portion of the Employment Center to accommodate the Albuquerque Studios expansion. As the nature of film studios requires stringent security and access measures, site access will only be granted through secured gates. No access gates will be located along the southeastern portion of the site along Mesa del Sol Boulevard, so the previously planned frontage road was removed.



**CONDITION 9: Traffic Impact Study (TIS):**

**A narrative explanation shall be added to p. 25 of the Technical Appendix to describe the 2021 TIS, its purpose, and its conclusion(s).**

The applicant added the following narrative to page 25 of the Technical Appendix to describe the 2021 TIS, its purpose and its conclusion:

*“The purpose of the 2021 Albuquerque Studios Master Plan (TIS):*

*The purpose of the TIS is to provide an assessment and justification for the vacation of Eastman Avenue and Hawking Drive in support of the Albuquerque Studios Site Expansion. Additionally, it was to analyze the traffic impacts for the Albuquerque Studios Expansion for an implementation year of 2026 and future horizon year, considering the potential for periphery uses north and south of Albuquerque Studios. The purpose of this TIS was not to conduct an update to the Mesa del Sol Level B Master Plan TIS.*

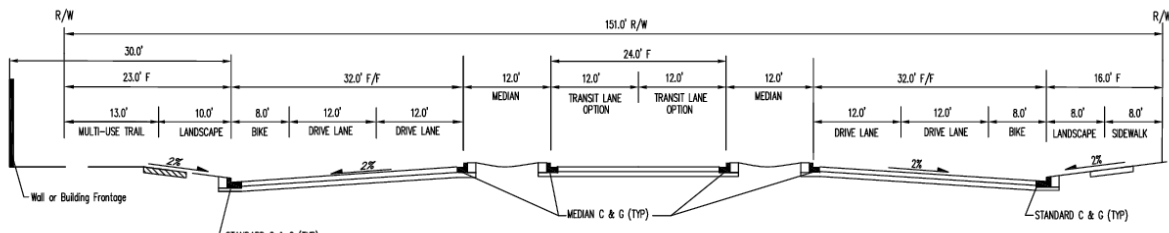
*The conclusion from the 2021 Albuquerque Studios Master Plan (TIS):*

*The Master Plan Albuquerque Studios Expansion results in a decrease of 575 (Thousand Square Feet) of development from the Level B Master Plan.  
 The TIS confirmed that the proposed Albuquerque Studios Site traffic are less than the traffic forecasted in the Level B Master Plan TIS.  
 A decrease of -739 Trips from the Level B Master Plan during the AM Peak Hour.  
 A decrease of -202 Trips from the Level B Master Plan during the PM Peak Hour.  
 For the Implementation Year Conditions: 1/2 street improvements provide the required capacity and Level of Service (LOS) for the site development and background traffic in the study area.  
 For the Horizon Year Conditions: The LOS was found to be acceptable at all locations with implementation of recommended improvements.”*

**CONDITION 10: Conditions from the Parks and Recreation Department**

- A. Regarding the modified Mesa del Sol Blvd. cross section, the distance between the future wall and curb shall be at least 30 feet.
- B. The landscaping buffer on the cross-section shall be at least 10 feet wide.
- C. The width of the multi-use trail shall be 13 feet (instead of 15 feet) in order to accommodate additional landscaping, including street trees.
- D. A note shall be added to the cross-section to indicate that the multi-use trail can be serpentine.

The Mesa del Sol Blvd cross-section has been revised to indicate the distance between any future wall or building frontage and the back of curb will be at least 30 ft. The landscape buffer has been revised from the previous proposed 8 ft to a width of 10 ft. The width of the multi-use trail has been revised from 15 ft to 13 ft. The multi-use trail may serpentine within the 30 ft from any wall or building frontage to the back of curb.



NOTE: Multi-use trail can be serpentine

**CONDITION 11: Conditions from PNM:**

**E. Page 86, Section 5.3:**

Transmission systems' visual impact will be minimized by running the overhead power lines at mid-block locations perpendicular to streets and at the edges of the open space corridors, and by minimizing the extent to which power lines run alongside streets, as determined by the electric utility to be feasible and as allowed by industry and regulatory technical and safety standards.

Distribution systems will be underground for electric, gas and telecommunications facilities. Their location underground will be determined by the zone they occupy. Coordination with the electric utility early in the subdivision/platting processes to identify, locate, and secure necessary easements is imperative to provide safe and reliable electric service, avoid delays, and keep development projects on schedule.

**F. Page 89, Section 5.3.1, Transmission System and Distribution System:**

**Transmission System.**

A 115 kV transmission line will be brought into the Mesa del Sol development for the first substation. The requirements of PNM include:

- i. The design and construction of a 115 kV transmission line from the existing 115 kV line located in the Tijeras Arroyo to the first substation;
- ii. The design and construction of the first substation; and
- iii. ~~c) PNM is evaluating the construction timing of designing and constructing a new switching substation that will be constructed north of Mesa del Sol.~~

PNM is working on the design of the transmission line in the **updated** alignment shown in Figure 5-5, Transmission Line Routing. Aesthetics and cost have been taken into consideration in determining the route..... These splice boxes are approximately 10 feet wide by 20 feet long and will require space for vehicle access and soil storage during construction and maintenance. **If determined to be feasible by the electric utility, undergrounding of transmission lines and facilities must meet all industry and regulator technical and safety standards. All necessary easements for such facilities require early coordination with the electric utility prior to development of encumbered properties.**

The first Substation, shown in Figure 5-5, "Transmission Line Routing," will need to be on-line to support the employment center as it is built and occupied. Each substation is on a 200 foot by 200 foot lot. The location of the first substation has been considered for proximity to both the Employment center as well as the first Residential neighborhood. **PNM's dimensional standards for substations now require at least four acres with any side no less than 350-feet to meet current technical clearances and safety standards.**

**C. Distribution System**

The PNM distribution system is built and operated as an interconnected system. The distribution lines of adjacent substations are interconnected to accommodate transferring load between substations... A direct application of New Urbanism will be applied to the routing of the electrical distribution (via joint trench with gas and telecommunications) adjacent to streets and within alleys in the residential zone. Diagrams of this are shown in Figure 5-3, "Utility Corridor Street Sections." **All necessary easements for such facilities require early coordination with the electric utility prior to development of properties encumbered by easements.**

**D. Figure 5-5 and Figure 5C-1:**

- i. Legend: Consolidate the two symbols (purple dashed line and blue line) and their descriptions "Double Circuit Overhead Transmission Line" and "Single Circuit Overhead Transmission Line" into one symbol (blue line) described as "Overhead Transmission Line" and adjust line on map.***
- ii. Retain "SUBSTATION #2"***
- iii. Legend: Change description for green line to "Existing Transmission Lines."***
- iv. Retain transmission line corridor from SUBSTATION #2 to EMPLOYMENT CENTER SUBSTATION.***
- v. Show transmission lines coming into and out of SUBSTATION #1 as parallel and closer together.***
- vi. Show a new transmission corridor that connects/loops from the URBAN CENTER along the west/northwest Mesa del Sol boundary to NEW PNM SWITCH STATION.***

The applicant has revised the appropriate sections to address all the requested PNM revisions shown above. The applicant will continue to coordinate with PNM during platting and development to identify, locate, and secure necessary easements.

We have reviewed the modifications to the Site Development Plan with the staff planner, Catalina Lehner, to ensure that we have addressed all the conditions listed in the EPC Notice of Decision dated August 23, 2021. Please contact me if you have any questions or concerns and we look forward to further discussion at the Development Review Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Gleason". The signature is fluid and cursive, with a large, stylized "W" and "G".

Will Gleason, AICP  
Principal, Dekker/Perich/Sabatini

***Attachments: Revised Mesa del Sol Level B plan sheets  
Revised Mesa del Sol Technical Appendix sheets***



Table 1: Proposed Amendments to Mesa del Sol Level B Plan

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2.6-1	39	<p>Update Table 2.6-1 - Proposed Responsibilities for Parks and Open Space to adjust acreages of Linear Park Corridors.</p> <p>Revise subsection a) of Linear Park Corridors as follows:                      “a) Estimated Acreage: Approximately <del>165</del> 137 acres”</p>	<p><b>Table 2.6-1 Proposed Responsibilities for Parks and Open Space</b></p> <table border="1"> <thead> <tr> <th>Type</th> <th>Estimated Area</th> <th>Capital Costs</th> <th>O and M Costs</th> </tr> </thead> <tbody> <tr> <td>Major Public Open Space</td> <td>245 acres</td> <td>CoA</td> <td>CoA</td> </tr> <tr> <td>Linear Park Corridor</td> <td>179 acres</td> <td>Special District/ Developer</td> <td>CoA/Special District/POA</td> </tr> <tr> <td>Major Urban Parks</td> <td>40 acres</td> <td>CoA/Special District/ Developer</td> <td>CoA/Special District/POA</td> </tr> <tr> <td>Neighborhood Parks</td> <td>.5-5 acres each</td> <td>Special District/ Developer</td> <td>Special District/ CoA/POA</td> </tr> <tr> <td>School Parks</td> <td>5 + acres each</td> <td>APS/Special District/ Developer</td> <td>APS/CoA</td> </tr> <tr> <td>Urban Plazas/ Pocket Parks</td> <td>.5 acre (or less)</td> <td>Special District/ Developer</td> <td>Special District/POA</td> </tr> <tr> <td>Streetscapes and Medians</td> <td>NA</td> <td>Special District/ Developer</td> <td>CoA/Special District/POA</td> </tr> </tbody> </table>	Type	Estimated Area	Capital Costs	O and M Costs	Major Public Open Space	245 acres	CoA	CoA	Linear Park Corridor	179 acres	Special District/ Developer	CoA/Special District/POA	Major Urban Parks	40 acres	CoA/Special District/ Developer	CoA/Special District/POA	Neighborhood Parks	.5-5 acres each	Special District/ Developer	Special District/ CoA/POA	School Parks	5 + acres each	APS/Special District/ Developer	APS/CoA	Urban Plazas/ Pocket Parks	.5 acre (or less)	Special District/ Developer	Special District/POA	Streetscapes and Medians	NA	Special District/ Developer	CoA/Special District/POA	<p><b>Table 2.6-1 Proposed Responsibilities for Parks and Open Space</b></p> <table border="1"> <thead> <tr> <th>Type</th> <th>Estimated Area</th> <th>Capital Costs</th> <th>O and M Costs</th> </tr> </thead> <tbody> <tr> <td>Major Public Open Space</td> <td>245 acres</td> <td>CoA</td> <td>CoA</td> </tr> <tr> <td>Linear Park Corridor</td> <td>137 acres</td> <td>Special District/ Developer</td> <td>CoA/Special District/POA</td> </tr> <tr> <td>Major Urban Parks</td> <td>40 acres</td> <td>CoA/Special District/ Developer</td> <td>CoA/Special District/POA</td> </tr> <tr> <td>Neighborhood Parks</td> <td>.5-5 acres each</td> <td>Special District/ Developer</td> <td>Special District/ CoA/POA</td> </tr> <tr> <td>School Parks</td> <td>5 + acres each</td> <td>APS/Special District/ Developer</td> <td>APS/CoA</td> </tr> <tr> <td>Urban Plazas/ Pocket Parks</td> <td>.5 acre (or less)</td> <td>Special District/ Developer</td> <td>Special District/POA</td> </tr> <tr> <td>Streetscapes and Medians</td> <td>NA</td> <td>Special District/ Developer</td> <td>CoA/Special District/POA</td> </tr> </tbody> </table>	Type	Estimated Area	Capital Costs	O and M Costs	Major Public Open Space	245 acres	CoA	CoA	Linear Park Corridor	137 acres	Special District/ Developer	CoA/Special District/POA	Major Urban Parks	40 acres	CoA/Special District/ Developer	CoA/Special District/POA	Neighborhood Parks	.5-5 acres each	Special District/ Developer	Special District/ CoA/POA	School Parks	5 + acres each	APS/Special District/ Developer	APS/CoA	Urban Plazas/ Pocket Parks	.5 acre (or less)	Special District/ Developer	Special District/POA	Streetscapes and Medians	NA	Special District/ Developer	CoA/Special District/POA
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Linear Park Corridor	137 acres	Special District/ Developer	CoA/Special District/POA																																																																	
Major Urban Parks	40 acres	CoA/Special District/ Developer	CoA/Special District/POA																																																																	
Neighborhood Parks	.5-5 acres each	Special District/ Developer	Special District/ CoA/POA																																																																	
School Parks	5 + acres each	APS/Special District/ Developer	APS/CoA																																																																	
Urban Plazas/ Pocket Parks	.5 acre (or less)	Special District/ Developer	Special District/POA																																																																	
Streetscapes and Medians	NA	Special District/ Developer	CoA/Special District/POA																																																																	





Table 1: Proposed Amendments to Mesa del Sol Level B Plan

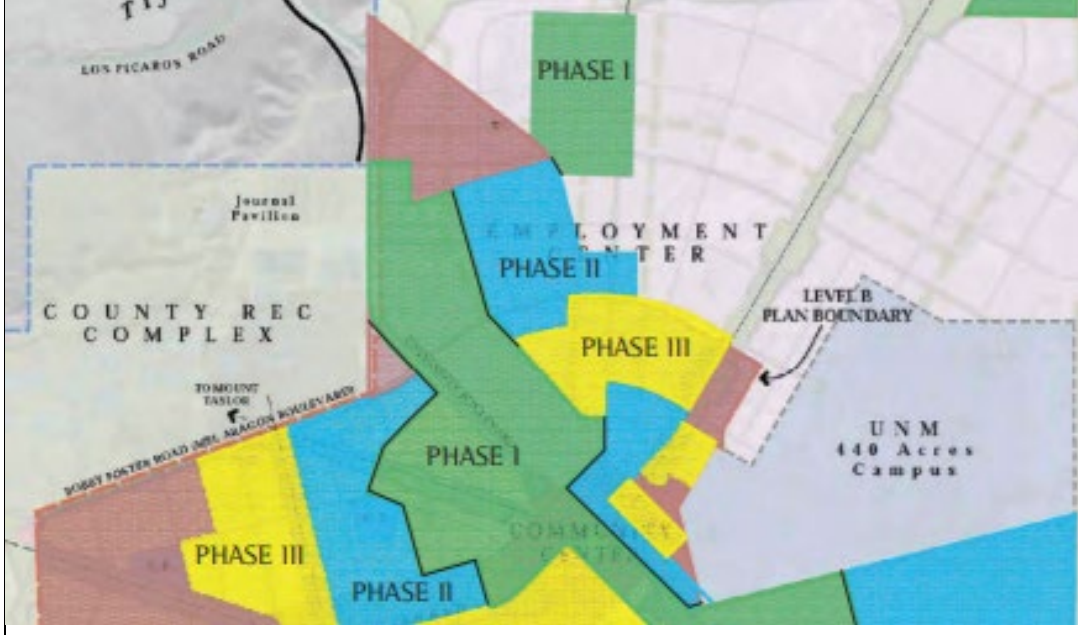
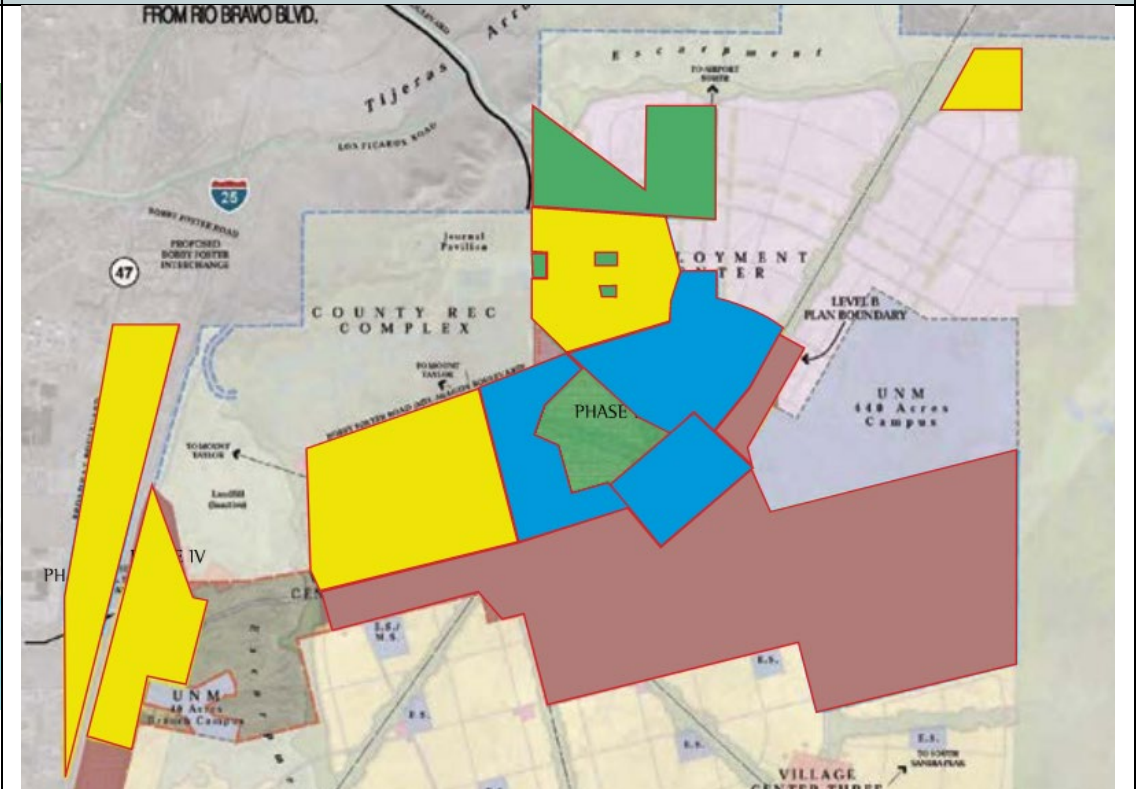
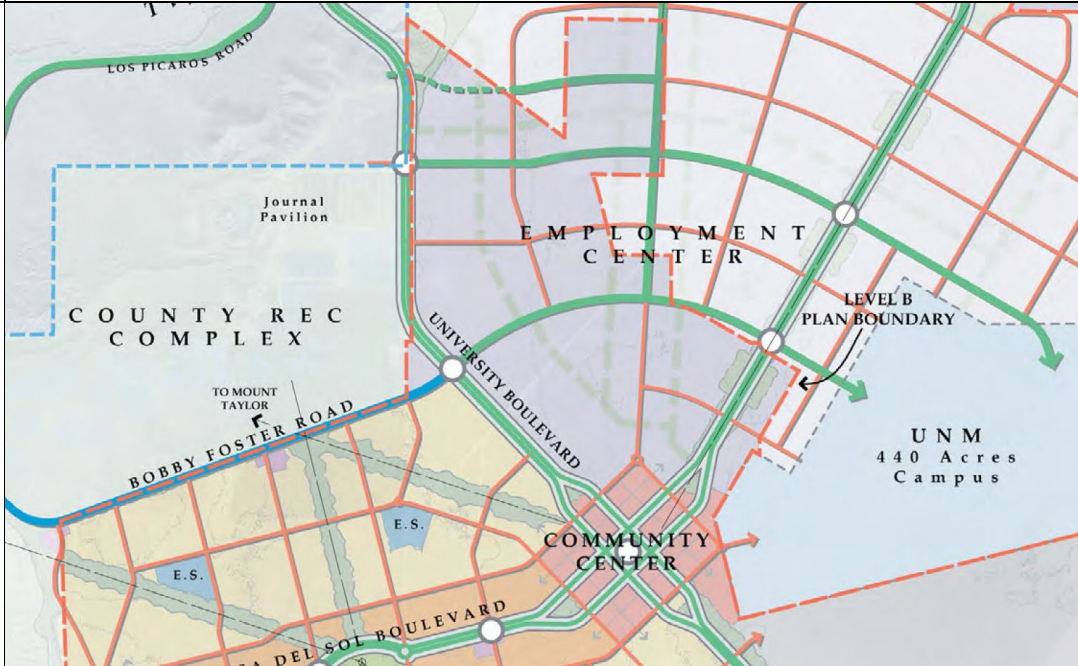
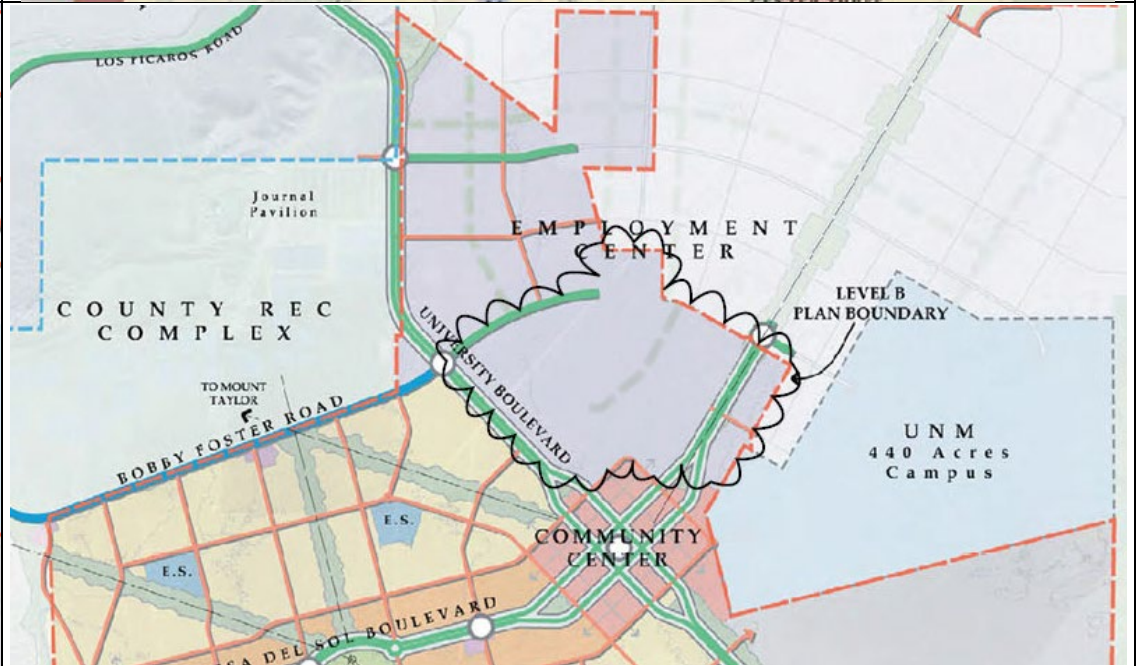
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
2-3	41	Update Level B Overall Phasing Plan. Level B boundary and range of dates for phasing. Modify associated language on p.32		
3-1	47	<p>Updated Auto and Transit Circulation Build-Out network by removing major roadways within project boundary.</p> <p>Added the following note “Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.”</p>		





Table 1: Proposed Amendments to Mesa del Sol Level B Plan

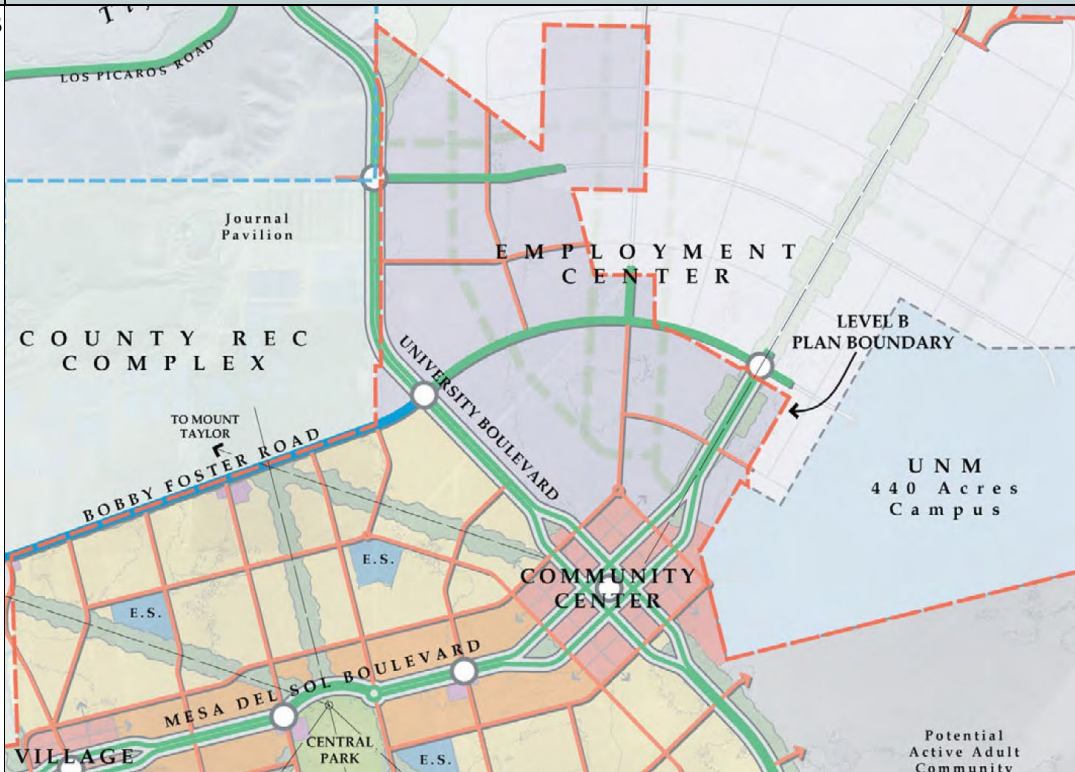
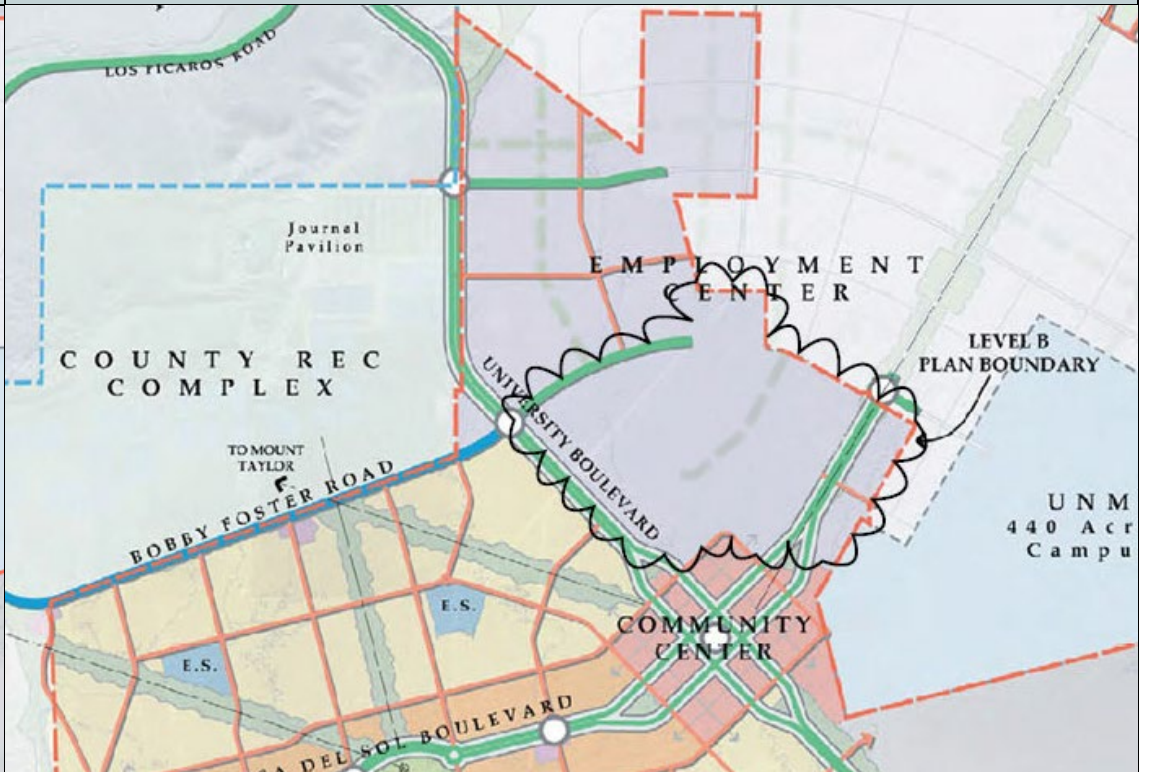
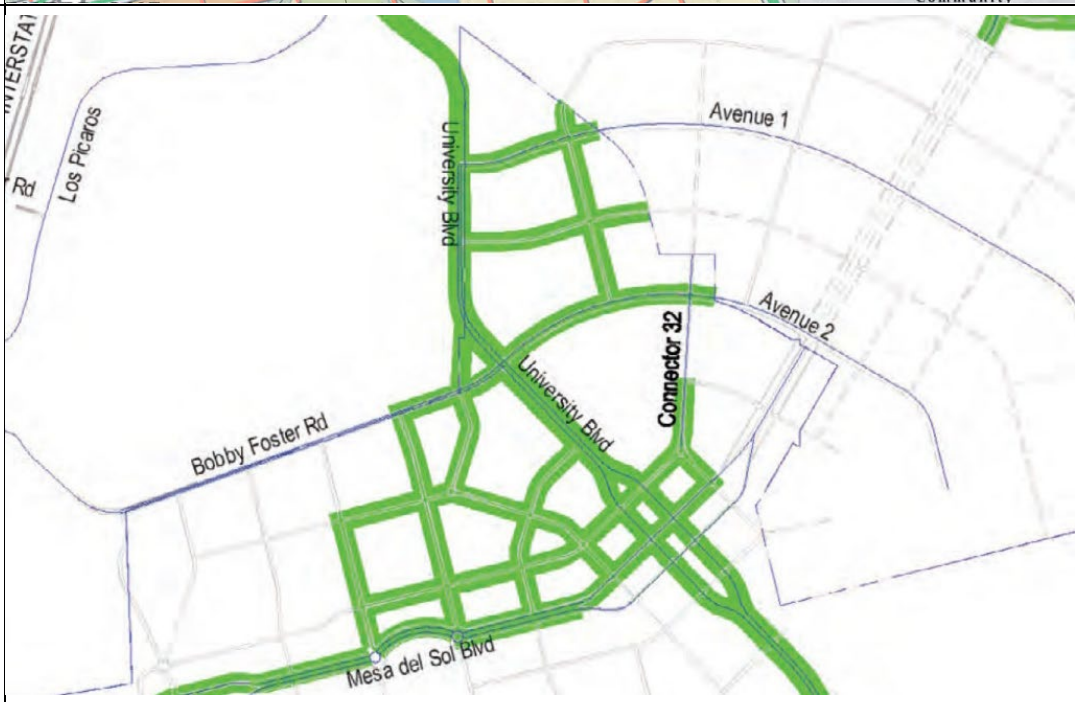

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
3-2	48	<p>Updated Auto and Transit Circulation Build-Out (Level B area-specific) by removing major roadways within project boundary.</p> <p>Added the following note “Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.”</p>		
3-3	51	<p>Update Roadway Phasing to remove the roadways needed by 2015 to remove roadways on subject site.</p> <p>Added the following note “Revised August 2021 - modifications to roadways within a southern portion of the Employment Center, as shown.”</p>		





Table 1: Proposed Amendments to Mesa del Sol Level B Plan

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
3-4	52	<p>Update Roadway Phasing: Roadways needed by 2025 to remove roadways on subject site.</p> <p>Added the following note “Revised August 2021 - modifications to roadways within a southern portion of the Employment Center, as shown.”</p>		
3-5	57	<p>Update Transit System by reconfiguring major roadways and drainage corridors within project boundary.</p> <p>Added the following note “Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.”</p>		





Table 1: Proposed Amendments to Mesa del Sol Level B Plan

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
3-6	59	<p>Update Pedestrian and Bicycle Circulation to remove roadways, bike lanes and linear park / drainage corridors within the project boundary.</p> <p>Added the following note "Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown."</p>		
4-4	74	<p>Updated Overall Stormwater Plan with revised approach for project area including remove/re-route DRIP system and ID pond location(s).</p> <p>Added the following note "Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown."</p>		





Table 1: Proposed Amendments to Mesa del Sol Level B Plan

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5-1	81	<p>Updated Trunk Water System Infrastructure Plan to accommodate re-routes in and around project area and reconcile pipe sizes.</p> <p>Added the following note "Revised August 2021 - modifications to roadways, linear parks/drainage and infrastructure corridors within a southern portion of the Employment Center, as shown."</p>	<p>This map shows the existing water infrastructure in the project area. It features a network of pipes with various diameters: 10", 20", 36", and 24". Key locations include the Employment Center, County Rec Complex, Journal Pavilion, and Community Center. A dashed line indicates the Level B Plan Boundary. Other features include Bobby Foster Road (Mel Aragon Boulevard), Los Pícaros Road, and the UNM 440 Acres Campus. A 2 Million Gallon Ground Storage Reservoir Station is also shown.</p>	<p>This map shows the proposed changes to the water infrastructure. The pipe network is updated with diameters of 12", 18", 24", and 10". The layout of the infrastructure is modified to better serve the Employment Center and surrounding areas. The Level B Plan Boundary and other geographical features remain consistent with the existing exhibit.</p>
5-2	85	<p>Update Trunk Sanitary Sewer Master Plan to accommodate re-routes in and around project area</p> <p>Added the following note "Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown."</p>	<p>This map shows the existing sanitary sewer infrastructure. It includes units labeled Un-1 and Un-2, and various areas labeled A-1 through A-7. The infrastructure is shown as a network of lines connecting these units and areas. The Level B Plan Boundary and other site features are also depicted.</p>	<p>This map shows the proposed changes to the sanitary sewer infrastructure. The layout is updated to reflect the August 2021 revisions, showing the new routing and connections for units Un-1 and areas A-1 through A-7. The Level B Plan Boundary and other site features are consistent with the existing exhibit.</p>





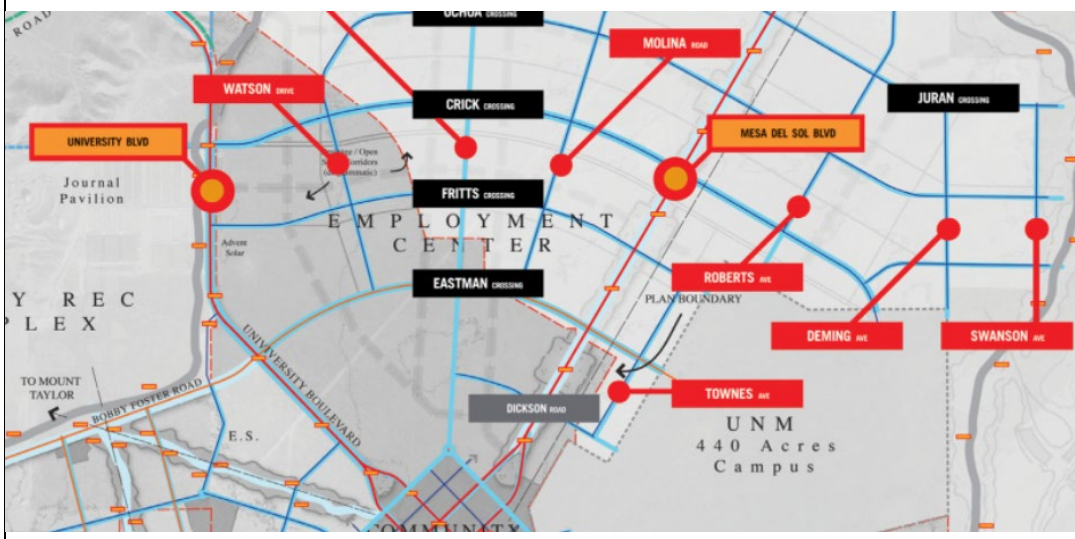
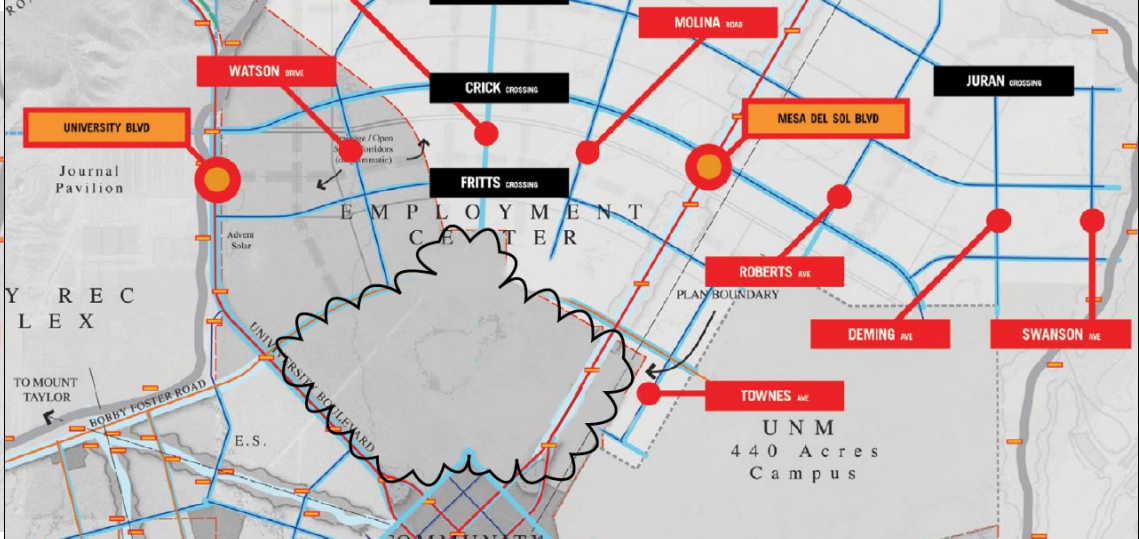
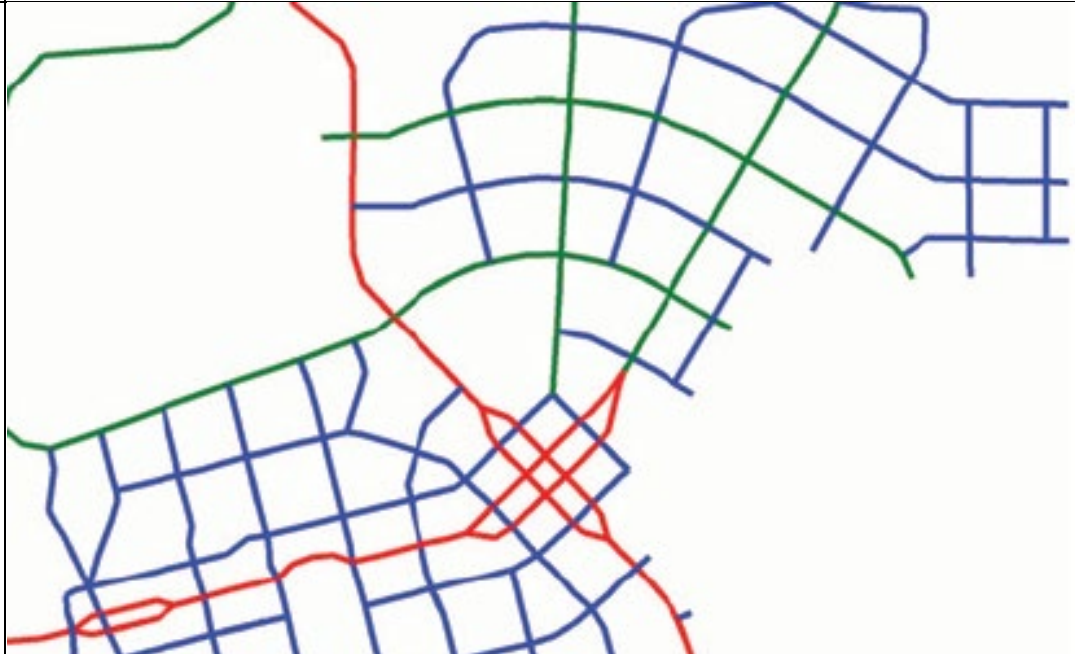
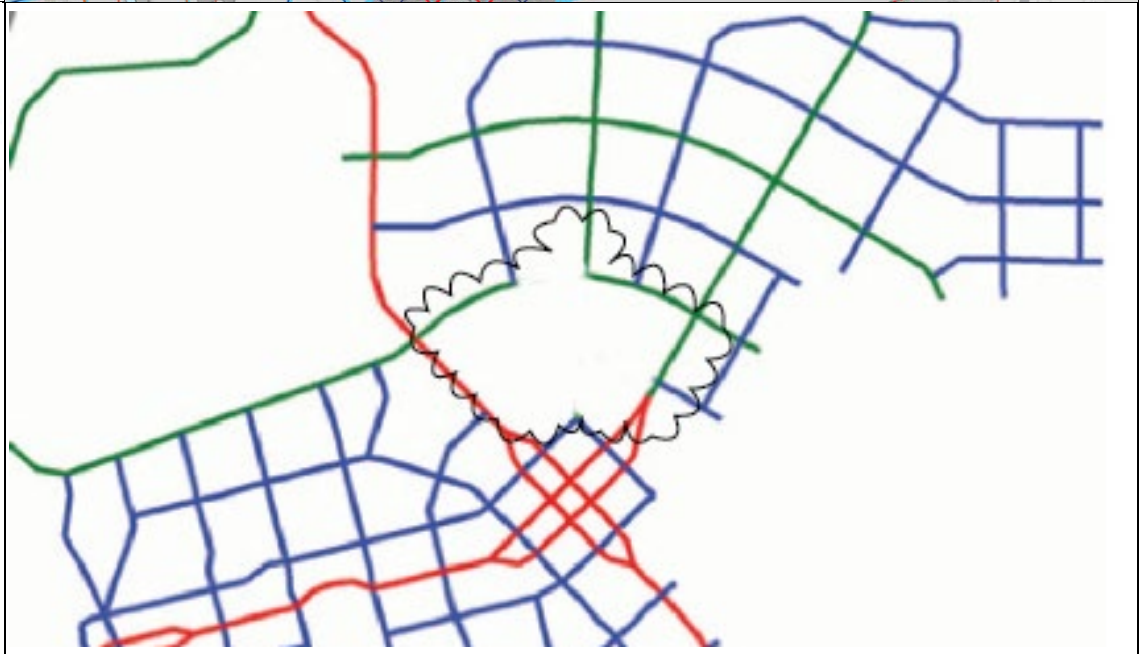
Table 1: Proposed Amendments to Mesa del Sol Level B Plan

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5-5	91	<p>Updated the Transmission Line Routing to show relocated Substation #1 and transmission line through project area.</p> <p>Added the following note "Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown."</p>		
5-6	92	<p>Update Gas Line Routing to show relocated Regulatory Station #2 and 10" VHP distribution line.</p> <p>Added the following note "Revised August 2021 - modifications to utility corridors within a southern portion of the Employment Center, as shown."</p>		





Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
2B-1	17	<p>Update Employment Center Street Naming to remove Eastman, Crick and Dickerson.</p> <p>Added the following note “Revised August 2021 - modifications to roadways to remove the portion of Eastman Crossing between Watson Dr. and Connector 32/Hawking Dr within a southern portion of the Employment Center, as shown.”</p>		
3F-4	88	<p>Update Functional Classification Buildout to show removed/realigned roads within southern area of Employment Center.</p> <p>Added the following note “Revised August 2021 - modifications to roadways within a southern portion of the Employment Center, as shown.”</p>		





**Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices**

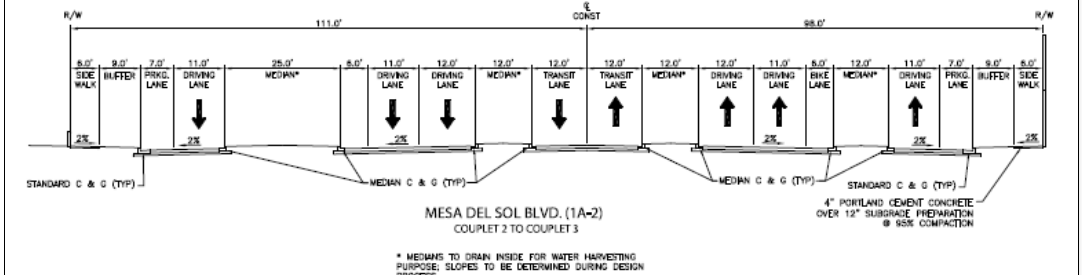
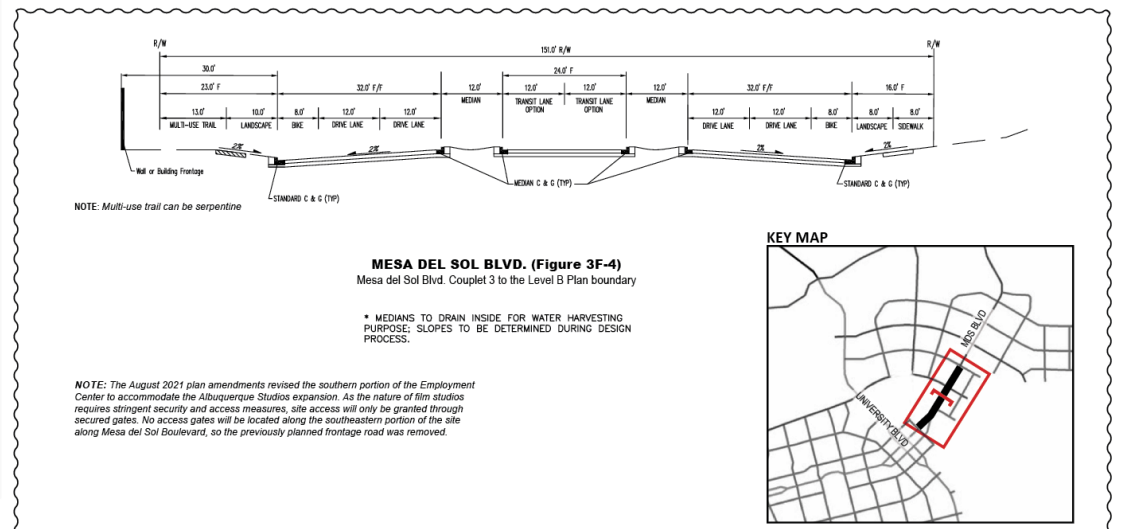
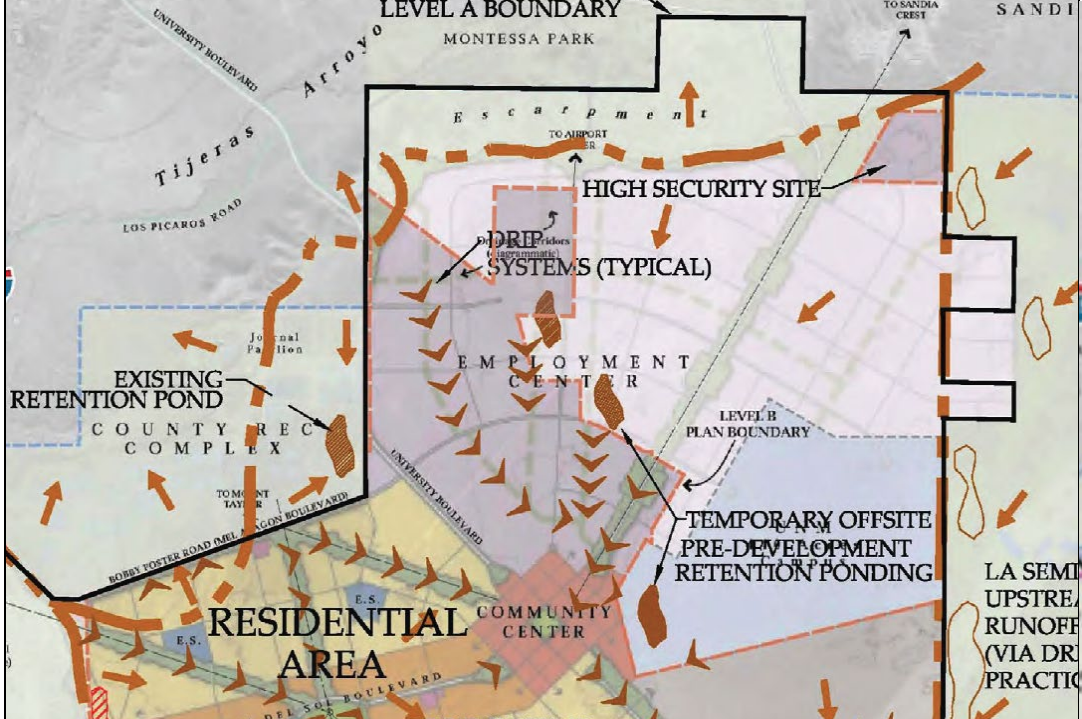
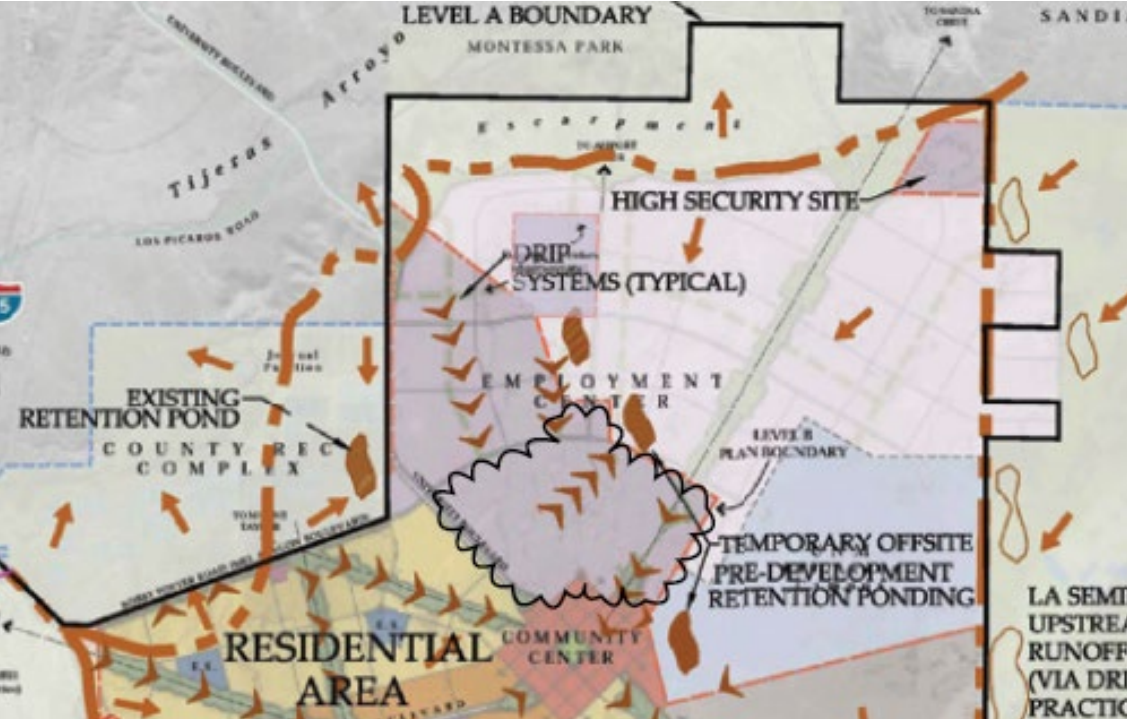
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
3F-4	88	<p>Update Mesa del Sol Cross-section to remove frontage roads within southern area of the Employment Center, indicate the location of the perimeter wall, include a key map as well as</p> <p>Added the following note <b>“Revised August 2021 - modifications to Mesa del Sol Boulevard corridors within a southern portion of the Employment Center, as shown.”</b></p>	 <p>MESA DEL SOL BLVD. (1A-2) COUPLLET 2 TO COUPLLET 3</p> <p>* MEDIANS TO DRAIN INSIDE FOR WATER HARVESTING PURPOSE. SLOPES TO BE DETERMINED DURING DESIGN PROCESS.</p>	 <p>MESA DEL SOL BLVD. (Figure 3F-4) Mesa del Sol Blvd. Couplet 3 to the Level B Plan boundary</p> <p>* MEDIANS TO DRAIN INSIDE FOR WATER HARVESTING PURPOSE. SLOPES TO BE DETERMINED DURING DESIGN PROCESS.</p> <p>NOTE: The August 2021 plan amendments revised the southern portion of the Employment Center to accommodate the Albuquerque Studios expansion. As the nature of film studios requires stringent security and access measures, site access will only be granted through secured gates. No access gates will be located along the southeastern portion of the site along Mesa del Sol Boulevard, so the previously planned frontage road was removed.</p>
4A-1	95	<p>Update Overall Stormwater Plan with revised approach for project area including removing/re-routing DRIP system and ID pond location(s)</p> <p>Added the following note <b>“Revised August 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center.”</b></p>	 <p>LEVEL A BOUNDARY MONTESSA PARK</p> <p>LEVEL B PLAN BOUNDARY</p> <p>HIGH SECURITY SITE</p> <p>DRIP SYSTEMS (TYPICAL)</p> <p>EXISTING RETENTION POND COUNTY REC COMPLEX</p> <p>TEMPORARY OFFSITE PRE-DEVELOPMENT RETENTION PONDING</p> <p>RESIDENTIAL AREA</p> <p>COMMUNITY CENTER</p> <p>LA SEMI UPSTREAM RUNOFF (VIA DRIP PRACTIC)</p>	 <p>LEVEL A BOUNDARY MONTESSA PARK</p> <p>LEVEL B PLAN BOUNDARY</p> <p>HIGH SECURITY SITE</p> <p>DRIP SYSTEMS (TYPICAL)</p> <p>EXISTING RETENTION POND COUNTY REC COMPLEX</p> <p>TEMPORARY OFFSITE PRE-DEVELOPMENT RETENTION PONDING</p> <p>RESIDENTIAL AREA</p> <p>COMMUNITY CENTER</p> <p>LA SEMI UPSTREAM RUNOFF (VIA DRIP PRACTIC)</p>





Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
4A-10	111	<p>Updated Mesa Top/commercial Drainage Plan with revised approach for project area including adding/removing basin boundaries, flow arrows, and open space areas.</p> <p>Added the following note <i>“Revised August 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center.”</i></p>		





Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices

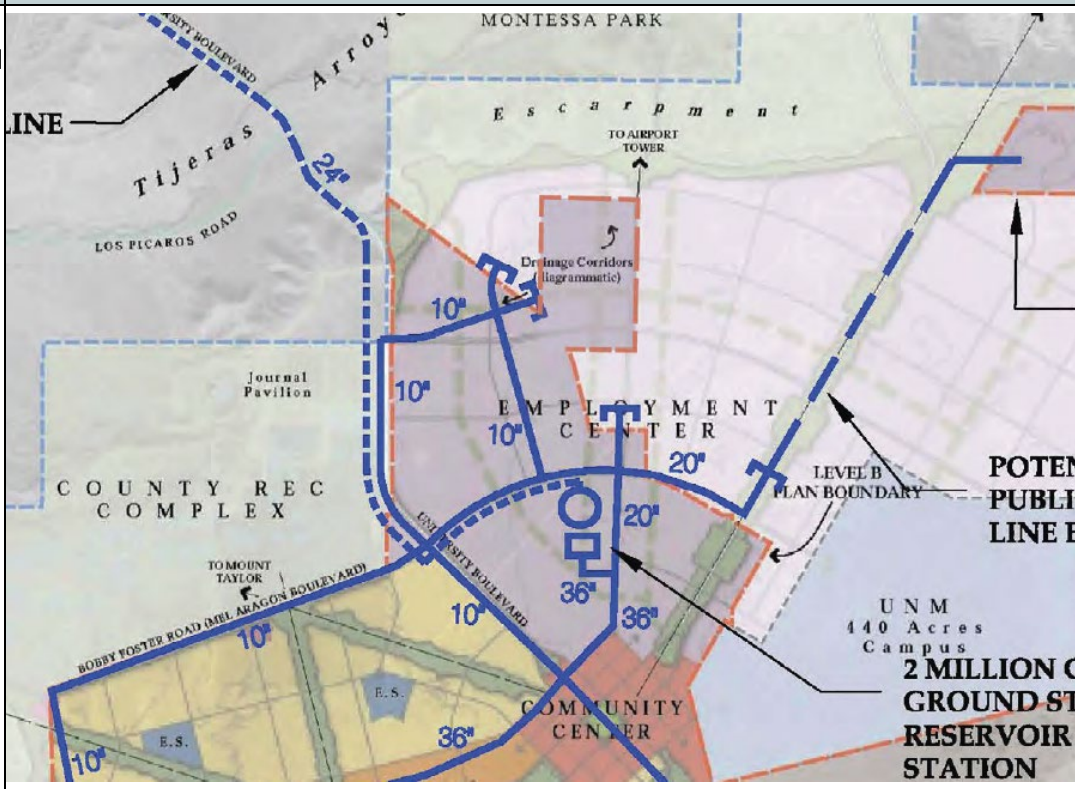


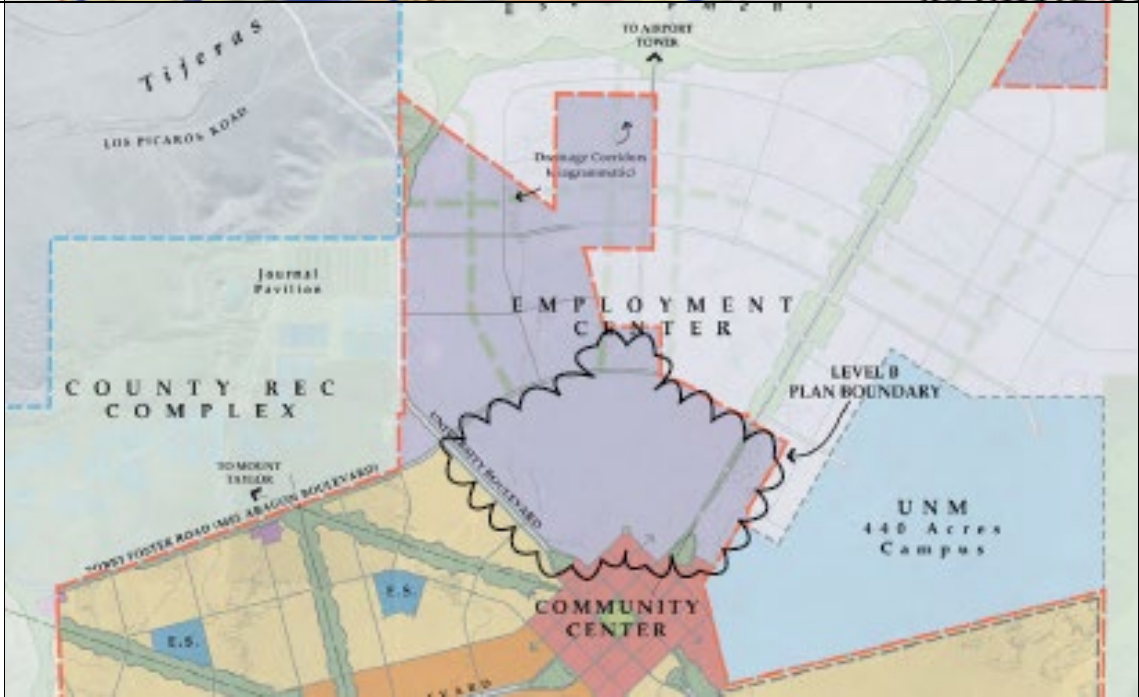
Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5A-1	125	<p>Updated Trunk Water System Infrastructure Plan to accommodate re-routes in and around project area and reconcile pipe sizes</p> <p>Added the following note "Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center, as shown."</p>		
5A-2	127	<p>Updated Mesa Del Sol Take Down Area Land Use exhibit to remove /realign roadways and linear park / drainage corridors.</p> <p>Added the following note "Revised August 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center."</p>		





Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices


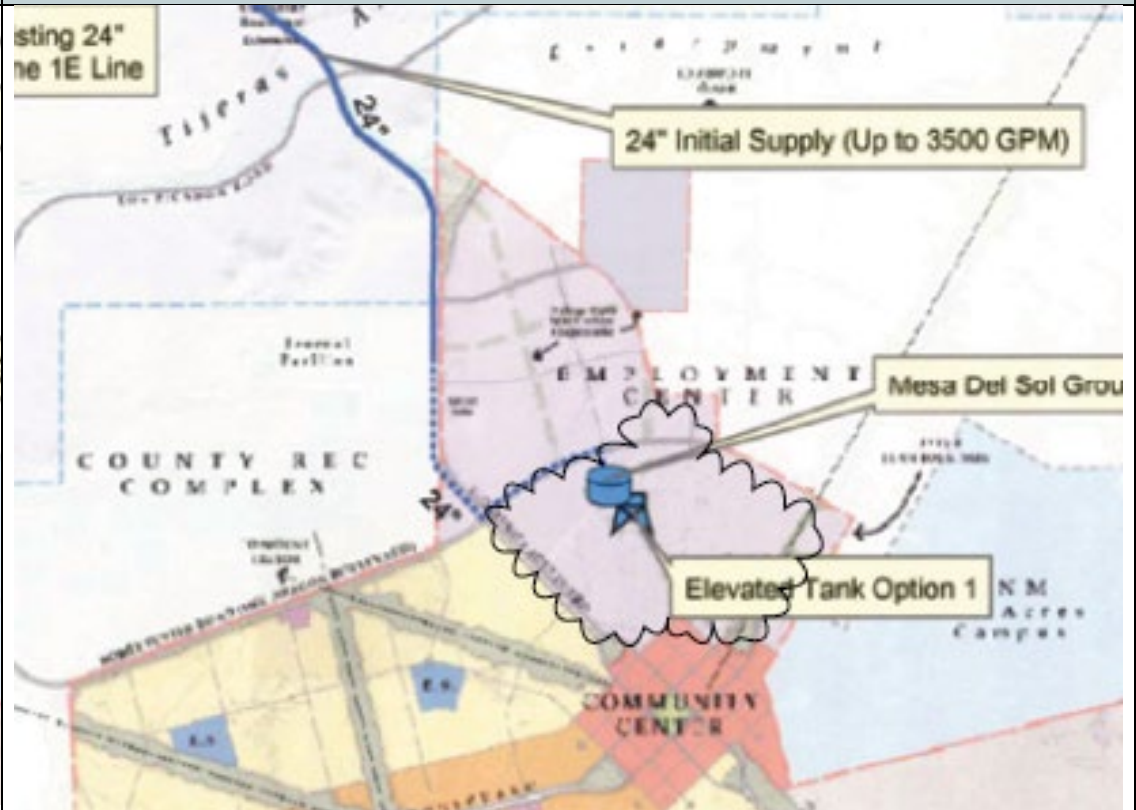
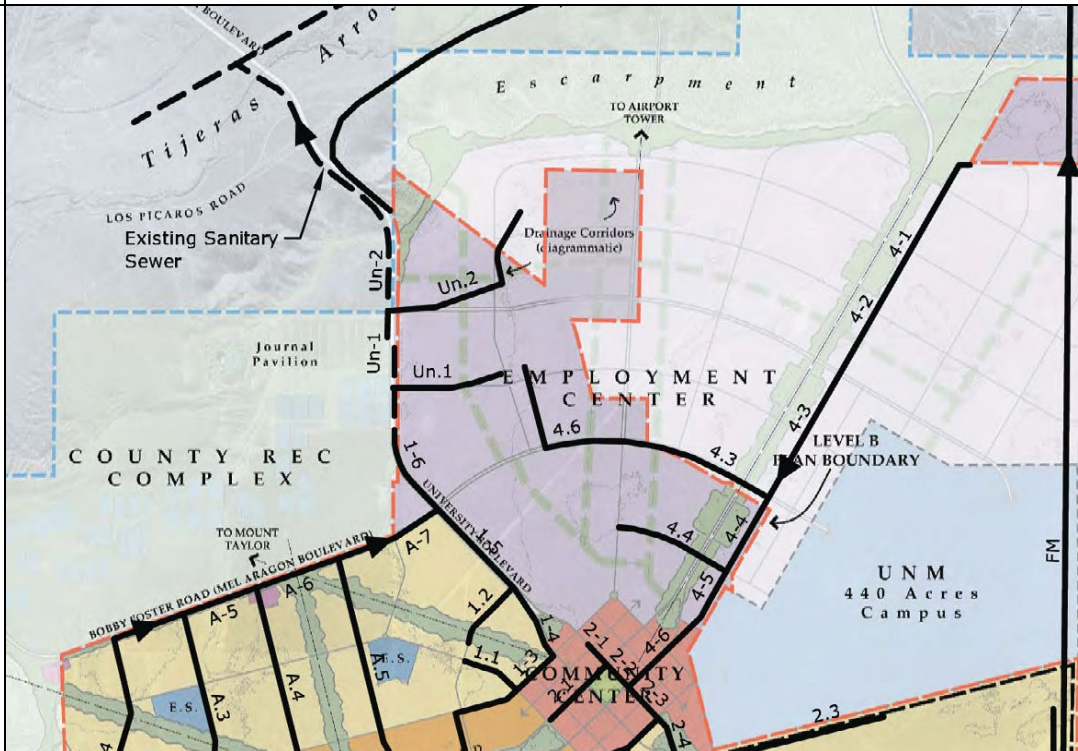

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5A-5	135	<p>Updated Location Options for Elevated Storage Tanks and Water Supply to remove /realign roadways and linear park / drainage corridors and added Tract D site.</p> <p>Added the following note <i>“Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center.”</i></p>	 <p>This map shows the existing water supply infrastructure. A 24-inch initial supply line (up to 3500 GPM) runs from the top left towards the Employment Center. An elevated tank option is marked with a blue circle and labeled 'Elevated Tank Option 1'. The map includes labels for 'COUNTY REC COMPLEX', 'EMPLOYMENT CENTER', 'COMMUNITY CENTER', and 'UNM 440 Acres Campus'. A 'LEVEL B PLAN BOUNDARY' is also indicated.</p>	 <p>This map shows the proposed changes to the water supply infrastructure. The 24-inch initial supply line and 'Elevated Tank Option 1' are shown with updated configurations. A cloud-like boundary highlights the modifications in the southern area of the Employment Center. Other labels like 'COUNTY REC COMPLEX', 'EMPLOYMENT CENTER', and 'COMMUNITY CENTER' are present.</p>
5B-1	149	<p>Updated Trunk Sanitary Sewer Master Plan to accommodate re-routes in and around project area. Realign roadways and linear park / drainage corridors around the project area.</p> <p>Added the following note <i>“Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center.”</i></p>	 <p>This map shows the existing trunk sanitary sewer master plan. It features an 'Existing Sanitary Sewer' line and 'Drainage Corridors (Diagrammatic)'. The map includes labels for 'COUNTY REC COMPLEX', 'EMPLOYMENT CENTER', 'COMMUNITY CENTER', and 'UNM 440 Acres Campus'. A 'LEVEL B PLAN BOUNDARY' is also shown.</p>	 <p>This map shows the proposed changes to the trunk sanitary sewer master plan. It illustrates the re-routed sewer lines and drainage corridors. A cloud-like boundary highlights the modifications in the southern area of the Employment Center. Other labels like 'COUNTY REC COMPLEX', 'EMPLOYMENT CENTER', and 'COMMUNITY CENTER' are present.</p>





Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices



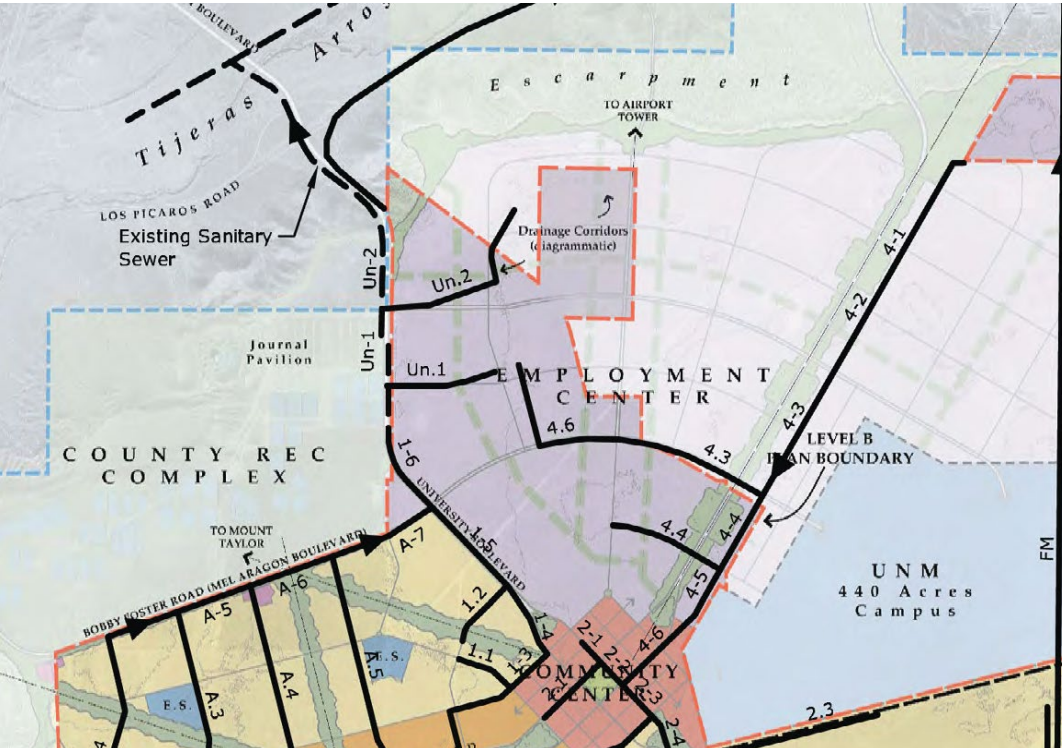

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5B-3	153	<p>Updated Trunk Sanitary Sewer Master Plan to accommodate re-routes in and around project area. Realign roadways and linear park / drainage corridors around the project area.</p> <p>Added the following note <i>“Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center.”</i></p>	 <p>This map shows the existing utility infrastructure in the Employment Center area. It includes the County Rec Complex to the west, the UNM 440 Acres Campus to the east, and the Community Center to the south. Key features include the Existing Sanitary Sewer line, Journal Pavilion, and various drainage corridors (labeled Un-1, Un-2, Un-3) and roadways (A-1 through A-7). The Level B Plan Boundary is also indicated.</p>	 <p>This map shows the proposed changes to the utility infrastructure in the Employment Center area. It includes the County Rec Complex to the west, the UNM 440 Acres Campus to the east, and the Community Center to the south. Key features include the Existing Sanitary Sewer line, Journal Pavilion, and various drainage corridors (labeled Un-1, Un-2, Un-3) and roadways (A-1 through A-7). The Level B Plan Boundary is also indicated. The proposed changes are highlighted with a thick black line and a scalloped border.</p>
5B-4	154	<p>Updated Trunk Sanitary Sewer Master Plan to accommodate re-routes in and around project area. Realign roadways and linear park / drainage corridors around the project area.</p> <p>Added the following note <i>“Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center.”</i></p>	 <p>This map shows the existing utility infrastructure in the Employment Center area. It includes the County Rec Complex to the west, the UNM 440 Acres Campus to the east, and the Community Center to the south. Key features include the Existing Sanitary Sewer line, Journal Pavilion, and various drainage corridors (labeled Un-1, Un-2, Un-3) and roadways (A-1 through A-7). The Level B Plan Boundary is also indicated.</p>	 <p>This map shows the proposed changes to the utility infrastructure in the Employment Center area. It includes the County Rec Complex to the west, the UNM 440 Acres Campus to the east, and the Community Center to the south. Key features include the Existing Sanitary Sewer line, Journal Pavilion, and various drainage corridors (labeled Un-1, Un-2, Un-3) and roadways (A-1 through A-7). The Level B Plan Boundary is also indicated. The proposed changes are highlighted with a thick black line and a scalloped border.</p>



Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices





Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5B-5	171	<p>Updated Trunk Sanitary Sewer Master Plan to accommodate re-routes in and around project area. Realign roadways and linear park / drainage corridors around the project area.</p> <p>Added the following note <i>“Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center.”</i></p>	 <p>The 'Existing Exhibit' map shows the Employment Center area with various utility lines and roadways. Key features include 'Un.1' and 'Un.2' units, 'EMPLOYMENT CENTER', 'LEVEL B IRON BOUNDARY', 'UNM 440 Acres Campus', and 'COUNTY REC COMPLEX'. A 'Wastewater Treatment Plant' is also indicated. The map shows a network of roads and utility corridors.</p>	 <p>The 'Proposed Change' map shows the same area as the 'Existing Exhibit' but with updated utility infrastructure. A new 'Existing Sanitary Sewer' line is shown, and the 'Wastewater Treatment Plant' is highlighted with a red box. The map shows re-routed sewer lines and roadways, reflecting the proposed changes to the Trunk Sanitary Sewer Master Plan.</p>





Table 2: Proposed Amendments to Mesa del Sol Level B Plan Technical Appendices

Figure	Page #	Proposed Change	Existing Exhibit	Proposed Change
5C-1	173	<p>Update Transmission Line Routing to accommodate re-routes around project area.</p> <p>Added the following note “Revised August 2021 - modifications to utility corridors within southern area of Employment Center. Updated Transmission Line Routing to show relocated Substation #1 and transmission line through project area.”</p>		





# COMMUNITY MASTER PLAN

LEVEL B PLAN: AS APPROVED BY DEVELOPMENT REVIEW BOARD FEBRUARY 2008

AMENDED AUGUST 2021

Submitted by:  
Forest City Covington New Mexico, LLC  
Albuquerque

Prepared by:  
Calthorpe Associates  
  
In collaboration with:  
Community Design + Architecture  
Dekker/Perich/Sabatini  
Bohannan Huston  
URS Corporation  
M-E Engineers  
Vaughn Wedeen Creative  
Thomas Leatherwood Associates  
Earthwrights Designs  
Denish + Kline Associates

Mesa del Sol

# Meeting the Planned Communities Criteria

## Introduction

This Level B Plan is the principal plan regulating development proposed by Forest City Covington NM, LLC (FCC) for a 3,151-acre area comprising the initial phases of Mesa del Sol, a new community on Albuquerque’s south-east mesa, south of the Sunport. This document refines land planning for the Level B area in a manner consistent with and supportive of the goals and policies of the Mesa del Sol Level A Plan, the Planned Communities Criteria, the Albuquerque/Bernalillo County Comprehensive Plan and the Planned Growth Strategy.



### 1.1 Overview

Mesa del Sol is a community designed for Albuquerque’s southeast mesa, on an approximately 12,900-acre plateau bounded generally on the north by the Tijeras Arroyo, on the east by Kirtland Air Force Base, on the south by the Isleta Pueblo, and on the west by Broadway Boulevard. Mesa del Sol includes approximately 630 acres leased to Bernalillo County for the development of a recreation area, as well as La Semilla, a one-mile wide strip adjacent to Kirtland Air Force Base on Mesa del Sol’s eastern boundary that has been leased to the Department of Energy for passive open space uses, environmental education, and renewable energy uses.

The approximately 9,000-acre development lease between the New Mexico State Land Office and Forest City Covington NM, LLC (FCC) a joint venture of Forest City Enterprises, Covington Capital and the University of New Mexico, vests FCC with the responsibility of planning and developing the Mesa del Sol community in accordance with the City of Albuquerque’s Planned Communities Criteria. On January 14, 2006, the Albuquerque City Council adopted the Level A Master Plan and Technical Appendices for Mesa del Sol and an associated Level A Development Agreement.

In the interests of economic development, the City of Albuquerque has expedited the approvals of several key employment projects at Mesa del Sol in advance of the Level B and Level C stages of the Planned Communities Criteria approvals process. These include site plan approvals and building permits for several key employers, including a research, development and manufacturing plant for Advent Solar, Inc. and a film studio campus to be known as Albuquerque Studios. FCC gratefully acknowledges the City’s assistance in expediting these approvals. These base economic projects demonstrate FCC’s commitment

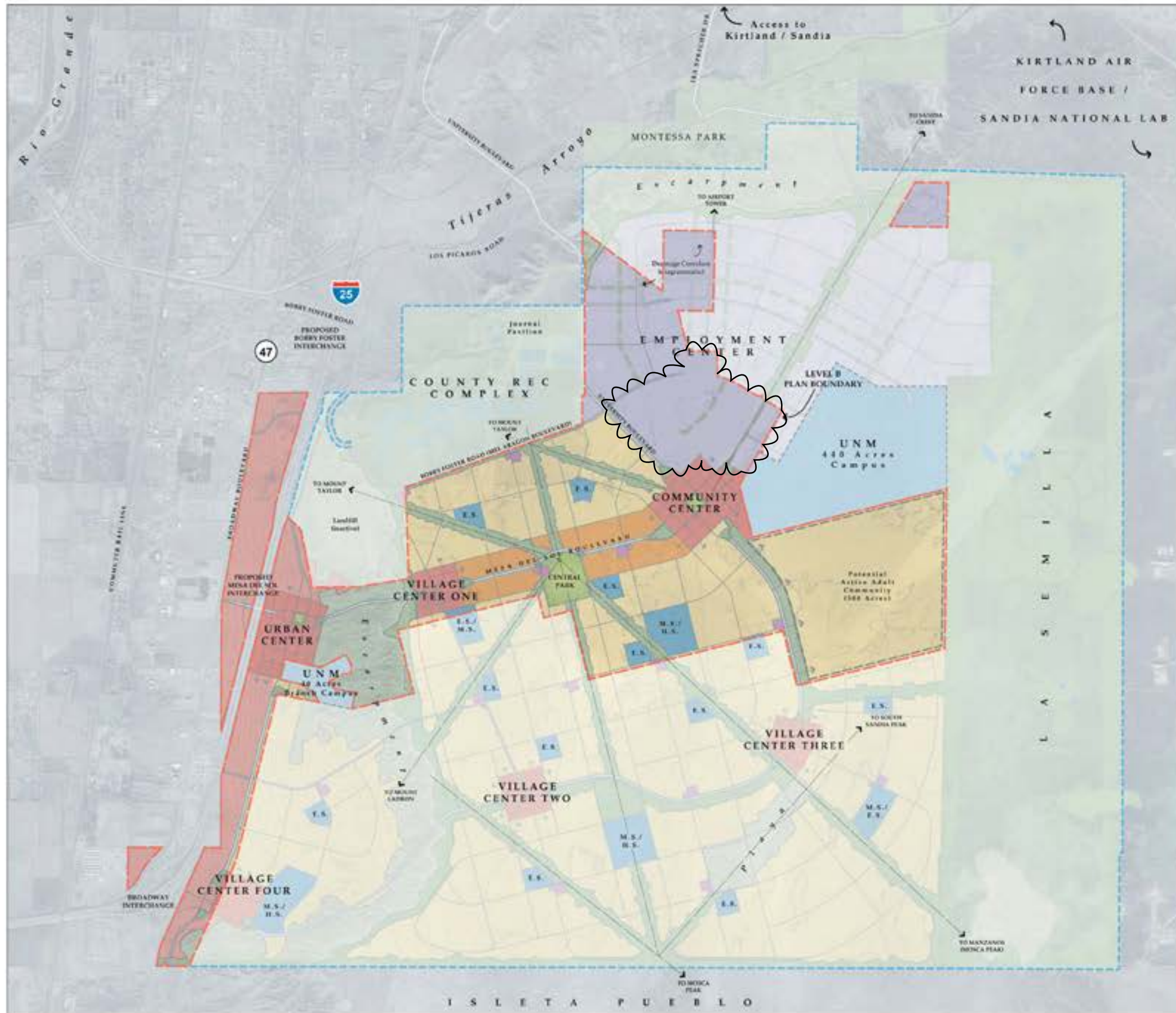
to creating jobs and balancing residential development with employment opportunities.

This Level B Plan covers a 3,151-acre area comprising the initial phases of Mesa del Sol. The Technical Appendices submitted with this plan are hereby incorporated in their entirety and made part of this Level B Master Plan. The Level B Master Plan area (Figure 1-1) includes the land held in fee by FCC and an additional 40 acre area on the northern escarpment that is planned for a secure employment area. Table 1-1 below summarizes the anticipated development program for this Level B Plan. The land use districts are described in Chapter Two.

**Table 1-1 Development Program**

DISTRICT	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units
Employment Center	662	5,050,350	533
Highway Commercial	411	3,775,000	
Urban Center	92	1,500,000	828
Community Center	88	700,000	819
Village Center	44	200,000	660
Residential Villages (net of linear open space)	1,492	10,554	10,444
<b>TOTAL DEVELOPED AREA</b>	<b>2,789</b>	<b>11,235,904</b>	<b>13,284</b>
Steep Slopes (>10%)	185		
Linear Open Space	137		
Major Urban Park	40		
<b>TOTAL AREA</b>	<b>3,151</b>		





**LEVEL B PLAN AREA**  
Figure 1-1

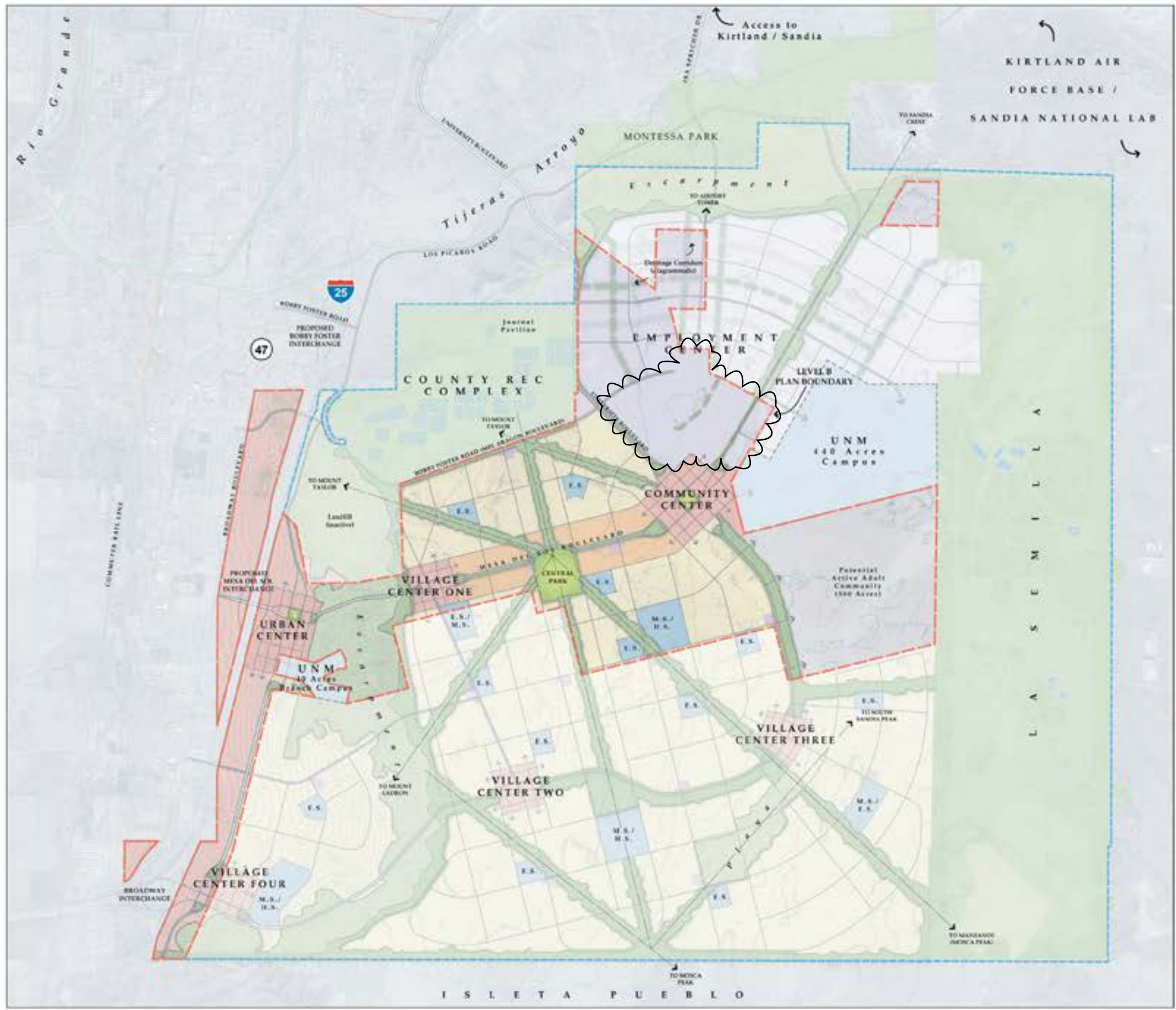
Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.

**Legend**

- Mixed Use Centers
- Neighborhood Centers (diagrammatic placement)
- Commercial
- Schools and UNM Land
- Office / R&D
- Corridor Residential
- Residential
- Large Parks
- Trunk Open Space Network
- Steep Slopes and Playas







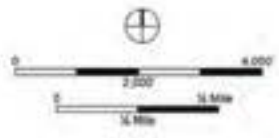
**MAJOR URBAN PARKS,  
LINEAR PARK CORRIDORS  
AND MAJOR PUBLIC  
OPEN SPACE**

Figure 2-2

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
 Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.

**Legend**

- Major Urban Parks
- Linear Park Corridors
- Proposed Major Public Open S



**Major Public Open Space**

The Albuquerque/Bernalillo County Comprehensive Plan (2002) proposes that the escarpment along Mesa del Sol become part of the larger regional open space network. In Figure 2-2, Regional Parks and Trunk Open Space, the escarpment is defined as areas with a slope of 10% or greater along the northern and western edges of the mesa top. Dedicating this area as Major Public Open Space will preserve natural areas and provide visual and aesthetic relief from future development. The roadway and trail connections across the escarpment needed to provide access to the mesa will be designed to minimize their visual and environmental impact on the open space while creating views of the natural environment. Public access to these areas will need to be controlled—enabling residents and visitors to appreciate the natural environment in a sustainable manner.

- a) Estimated Acreage: Approximately 185 acres
- b) Service Area: City
- c) Locations: Escarpment, La Semilla, Playa, perimeter areas
- d) Details: Trails and trailheads, interpretive signage, fencing/access control

**Linear Park Corridors**

These large linear park areas serve several purposes at Mesa del Sol. They receive stormwater and serve as recharge or infiltration zones. They serve as plant and wildlife corridors. They provide opportunities for off-road trails that increase pedestrian and bike connectivity between neighborhoods and parks. They may include small neighborhood parks and trailheads, providing recreation and community meeting opportunities for residents in a well-distributed manner. Finally, they serve as view corridors on the Mesa—visually linking Mesa del Sol with surrounding natural features and landmarks.

- a) Estimated Acreage: Approximately 137 acres
- b) Service Area: Mesa del Sol
- c) Details: Typically 200’-250’ in width, with trails, trailheads, infiltration areas, native plant and wildlife habitat, small neighborhood parks with play structures, seating, lighting, and off site parking. Minimum vegetative coverage shall be 33%, not including tree canopies.
- d) Maintenance: Corridors which function primarily as drainage facilities with ponding functions shall be maintained by the Property Owners Associations or by Special Districts. In Corridors where drainage is secondary, parks and recreational facilities shall be maintained by the City.

(See illustrative detail in Figure 4-5 on page 77.)

**Major Urban Park**

A large public park can serve the recreation and civic needs of an entire community and may include elements found in both neighborhood and community parks. The large centrally located park on Mesa del Sol Boulevard will serve as a site for active and passive recreation, provide a large comfortable site for large-scale civic events, and serve as a node for trails and open space corridors.

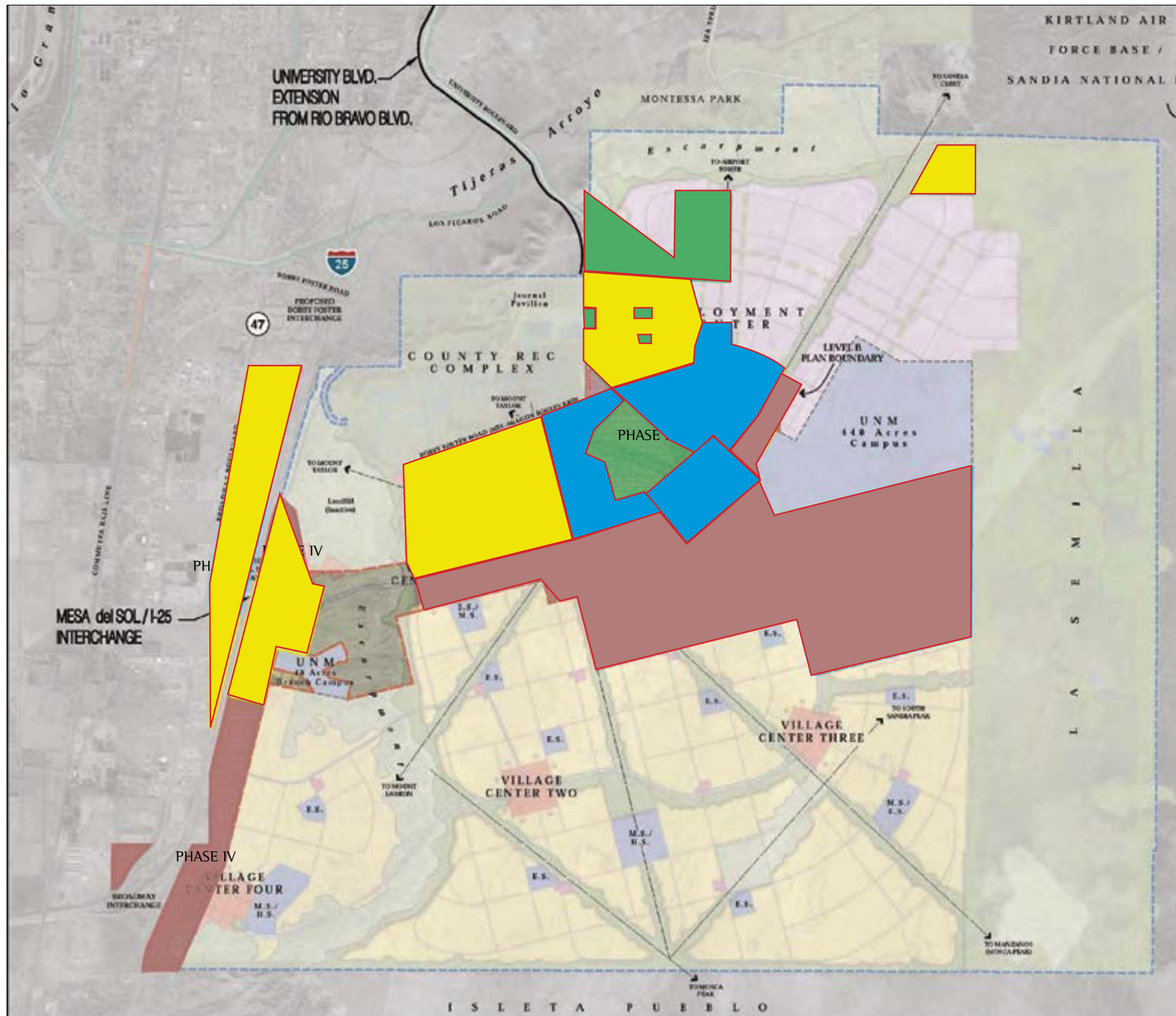
- a) Estimated Acreage: 40 acres
- b) Service Area: Mesa del Sol
- c) Details: multi-purpose fields, baseball/softball fields, playing courts, sidewalks, hardscape, tables, seating, fountains, art, play structures, performance space, landscaping, vendors, lighting, programmed events and on and off site parking. Minimum vegetative coverage shall be 60% of which 25% of tree canopies can be counted.

**Table 2.6-1 Proposed Responsibilities for Parks and Open Space**

Type	Estimated Area	Capital Costs	O and M Costs
Major Public Open Space	245 acres	CoA	CoA
Linear Park Corridor	137 acres	Special District/ Developer	CoA/Special District/POA
Major Urban Parks	40 acres	CoA/Special District/ Developer	CoA/Special District/POA
Neighborhood Parks	.5-5 acres each	Special District/ Developer	Special District/ CoA/POA
School Parks	5 + acres each	APS/Special District/ Developer	APS/CoA
Urban Plazas/ Pocket Parks	.5 acre (or less)	Special District/ Developer	Special District/POA
Streetscapes and Medians	NA	Special District/ Developer	CoA/Special District/POA







**LEVEL B  
OVERALL PHASING PLAN**

Figure 2-3

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

**Legend**

- Existing Development
- Phase 1 Development
- Phase 2 Development
- Phase 3 Development

**Key Dates:**

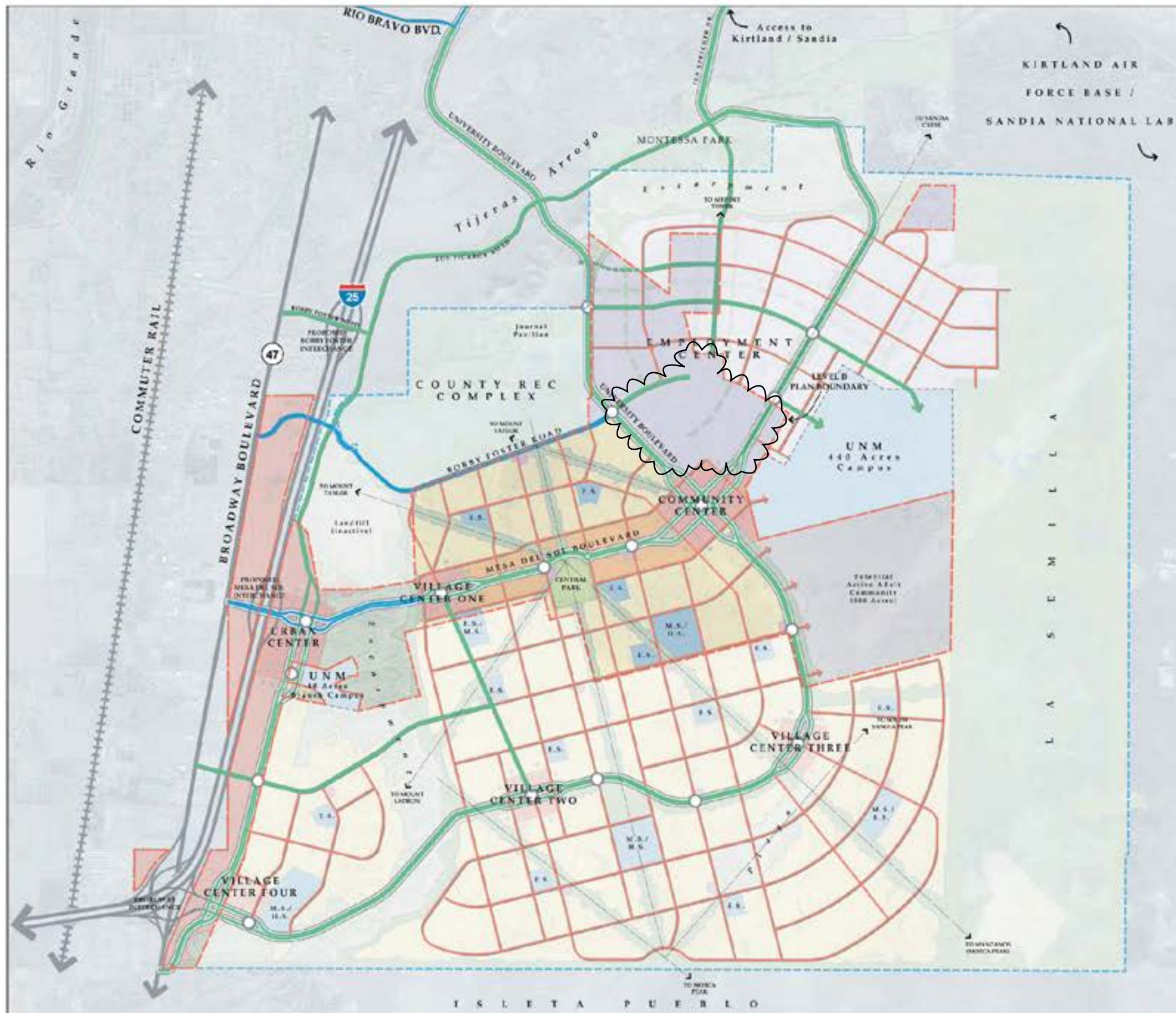
1. University Blvd. Extension from Rio Bravo Blvd. to Journal Pavilion - Complete September 2006.
2. Mesa del Sol / I-25 Interchange - Complete 2009 Q4.

**Notes:**

1. Phase lines are approximate and subject to change based on market conditions, etc.







## AUTO AND TRANSIT CIRCULATION BUILD-OUT NETWORK

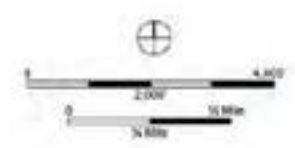
Figure 3-1

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
 Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.

### Legend

- Primary Transit Nodes
- Trunk Transit Routes
- Primary Roadways (Boulevards and Avenues)*
- 2 or 3 Lanes Each Direction
- 2 Lanes Each Direction
- Connector Roads (specific configurations to be assigned at a more detailed planning level)

**Note:**  
 These road configurations and lane totals preliminary. The final transportation study dictate actual laneage. Some roadways have phased construction.





# AUTO AND TRANSIT CIRCULATION LEVEL B PLAN AREA

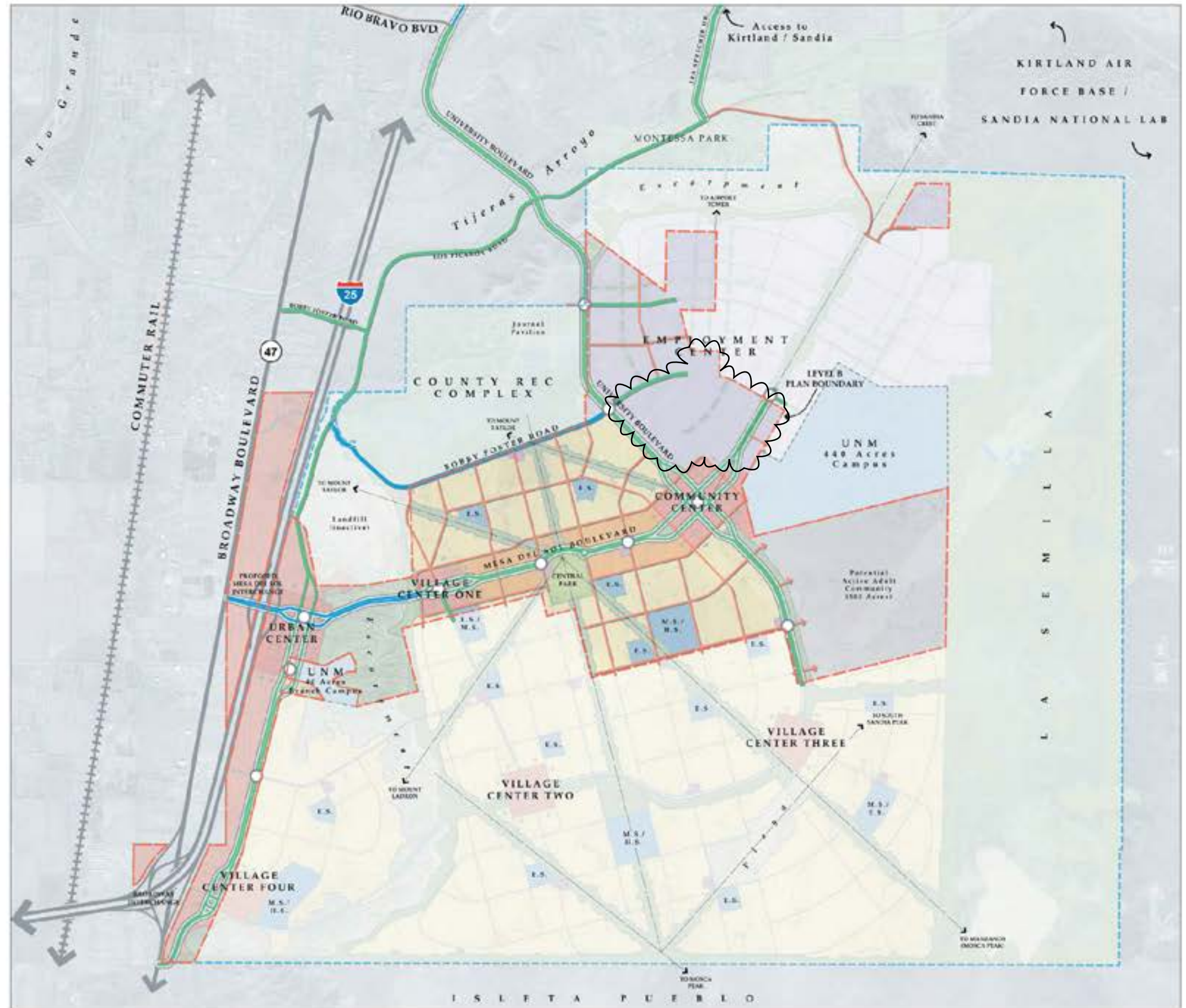
Figure 3-2

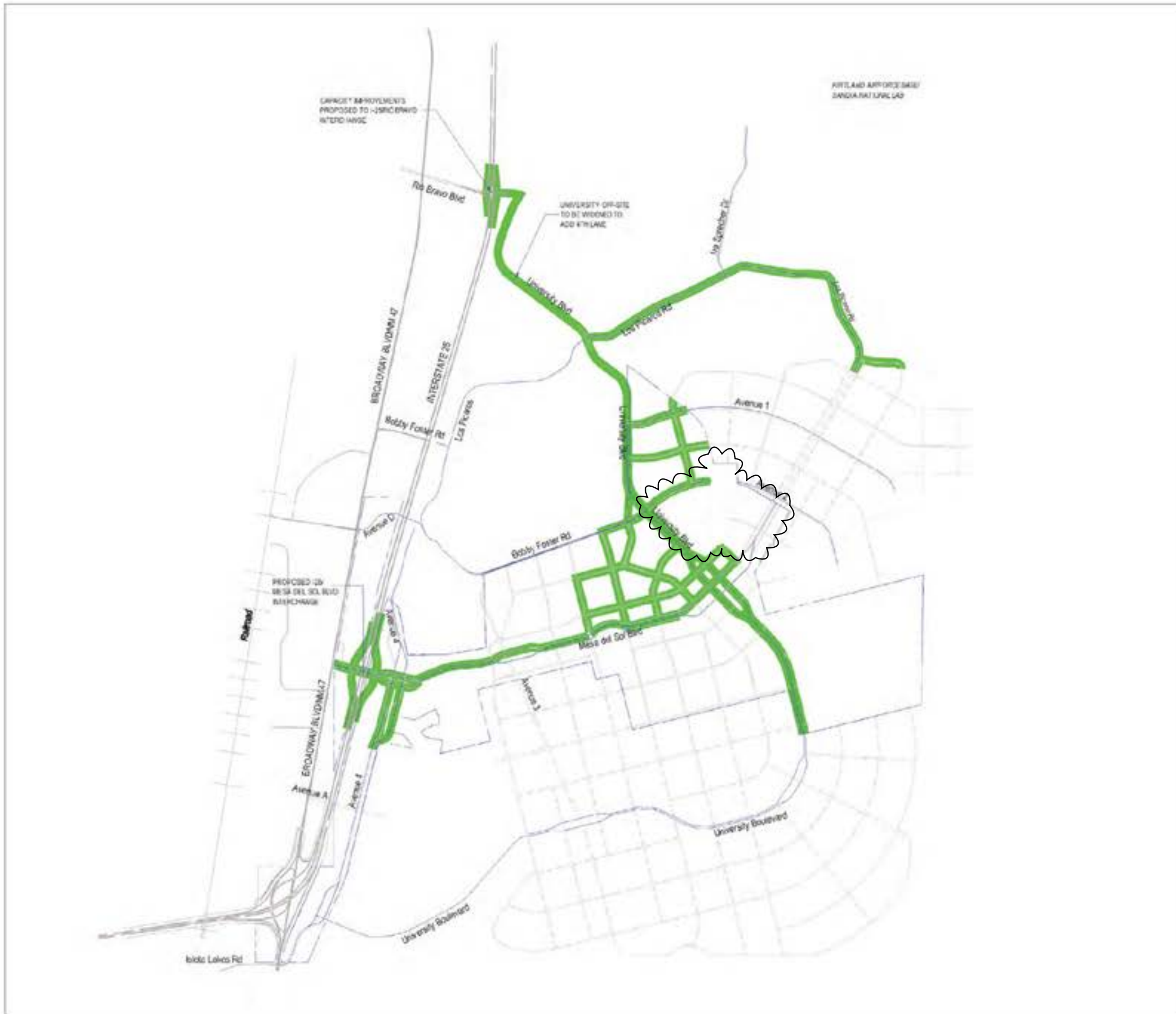
Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
 Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.

## Legend

- Primary Transit Nodes
- Trunk Transit Routes
- Primary Roadways (Boulevards and Avenues)*
- 2 or 3 Lanes Each Direction
- 2 Lanes Each Direction
- Connector Roads (specific configurations to be assigned at a more detailed planning level)

Note:  
 These road configurations and lane totals are preliminary. The final transportation study will dictate actual laneage. Some roadways may have phased construction.






**ROADWAY PHASING:  
ROADWAYS  
NEEDED BY 2015**

Figure 3-3

Revised August 2021 - modifications to roadways within a southern portion of the Employment Center, as shown.

**Legend**

 Roadways Needed by 2015





**ROADWAY PHASING:  
ROADWAYS  
NEEDED BY 2025**

Figure 3-4

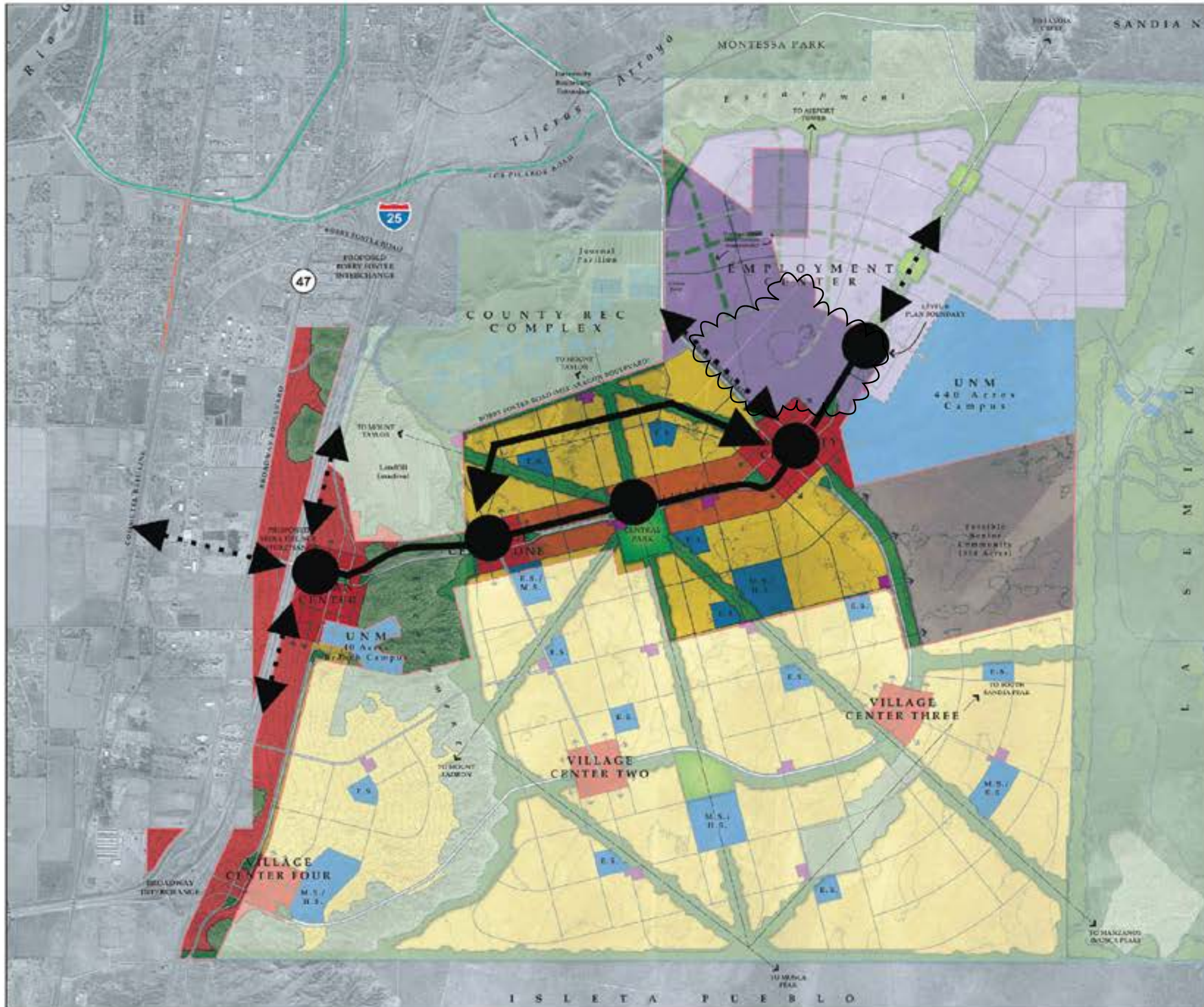
Revised August 2021 - modifications to roadways within a southern portion of the Employment Center, as shown.

**Legend**

- Roadways Needed by 2015
- Roadways Needed by 2025












**TRANSIT SYSTEM:  
COMBINATION LOCAL  
BUS CIRCULATION AND  
BRT/STREETCAR  
SCENARIO**

Figure 3-5

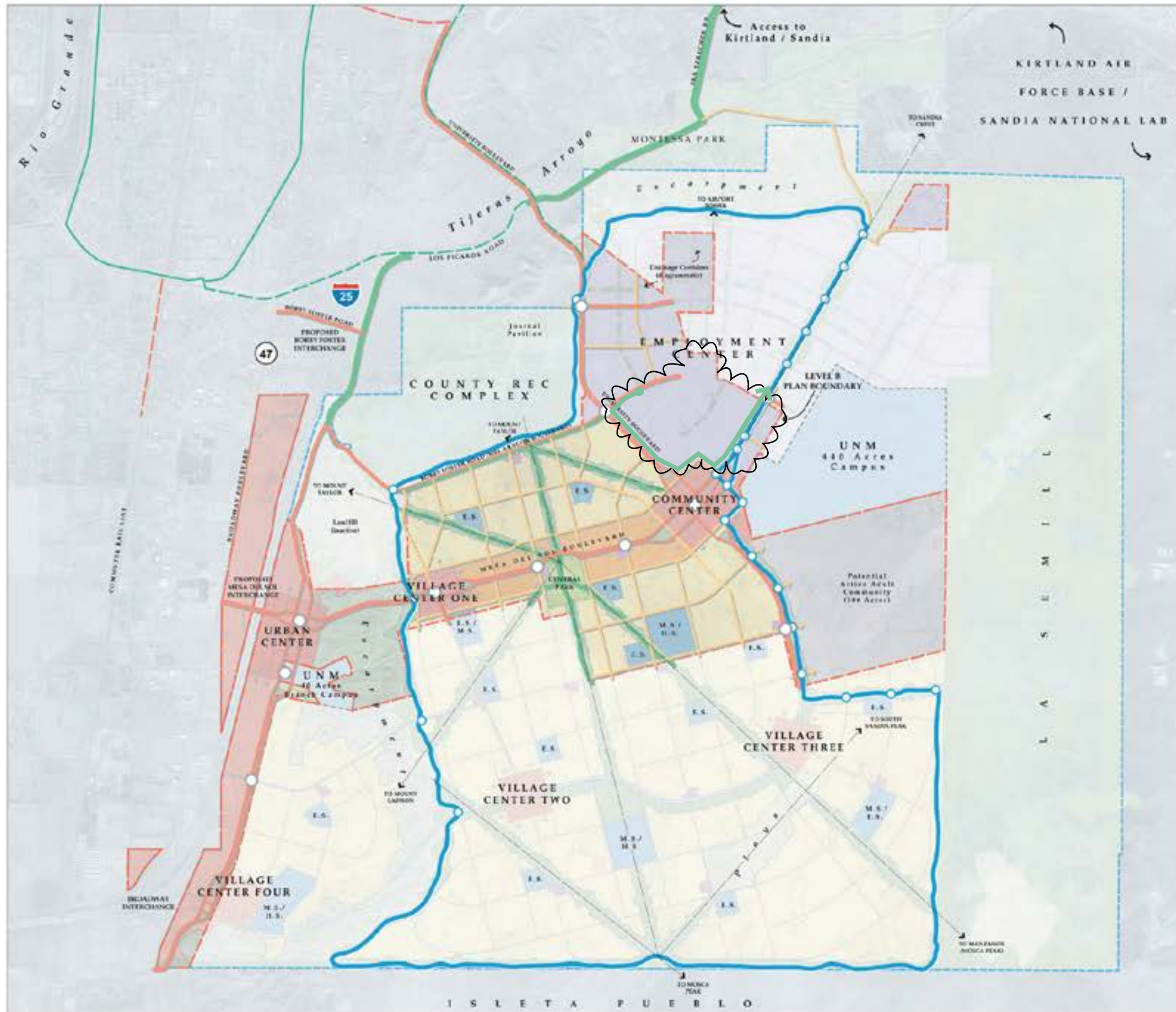
Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.

**Legend**

-  Proposed Bus Route
-  Proposed Fixed Guideway Route
-  Passenger Station/Transfer Center
-  Potential Regional Connection







**PEDESTRIAN AND BICYCLE CIRCULATION**  
 Figure 3-6

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
 Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.

**Legend**

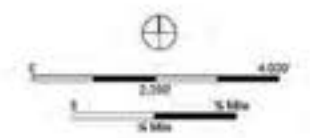
- Primary Transit Nodes
- Velocircuit Conceptual route the actual route will be determined at a more detailed planning
- Velocircuit Road Crossings
- Pedestrian / Bicycle Paths
- Bicycle Lanes
- Connector Roads Depending on traffic volumes, bicycle lanes or routing may be provided.

Sidewalks are not noted on this map; in general, most streets are assumed to have sidewalks and/or pedestrian/bicycle paths (see street sections).

**Bike Facilities – Site Context**

existing	planned
— Path	- - Path
	- - Lane

Source: Mid-Region Council of Government Long-Range Bikeway System map, 20





Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
 Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.

## OVERALL STORMWATER PLAN

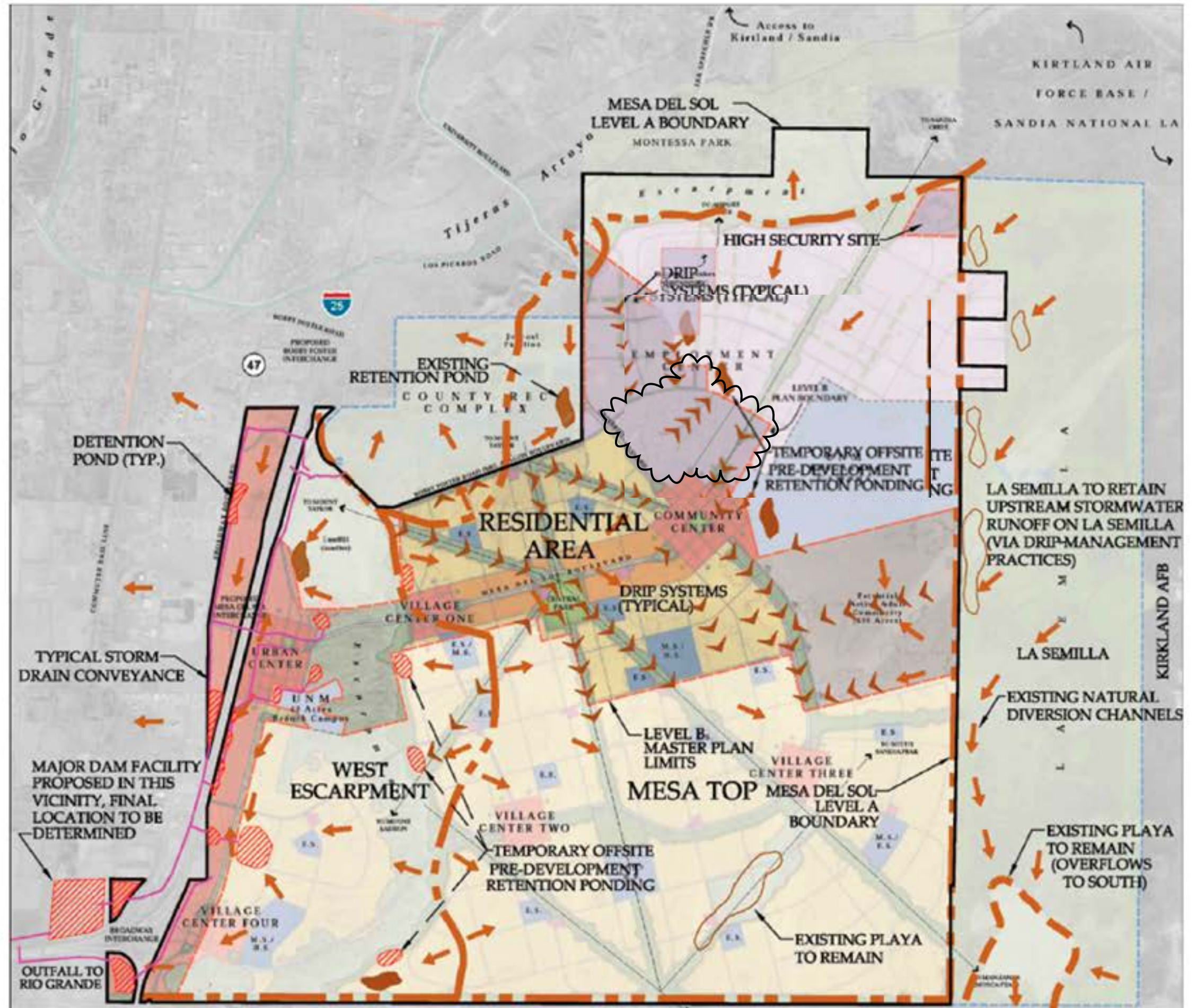
Figure 4-4



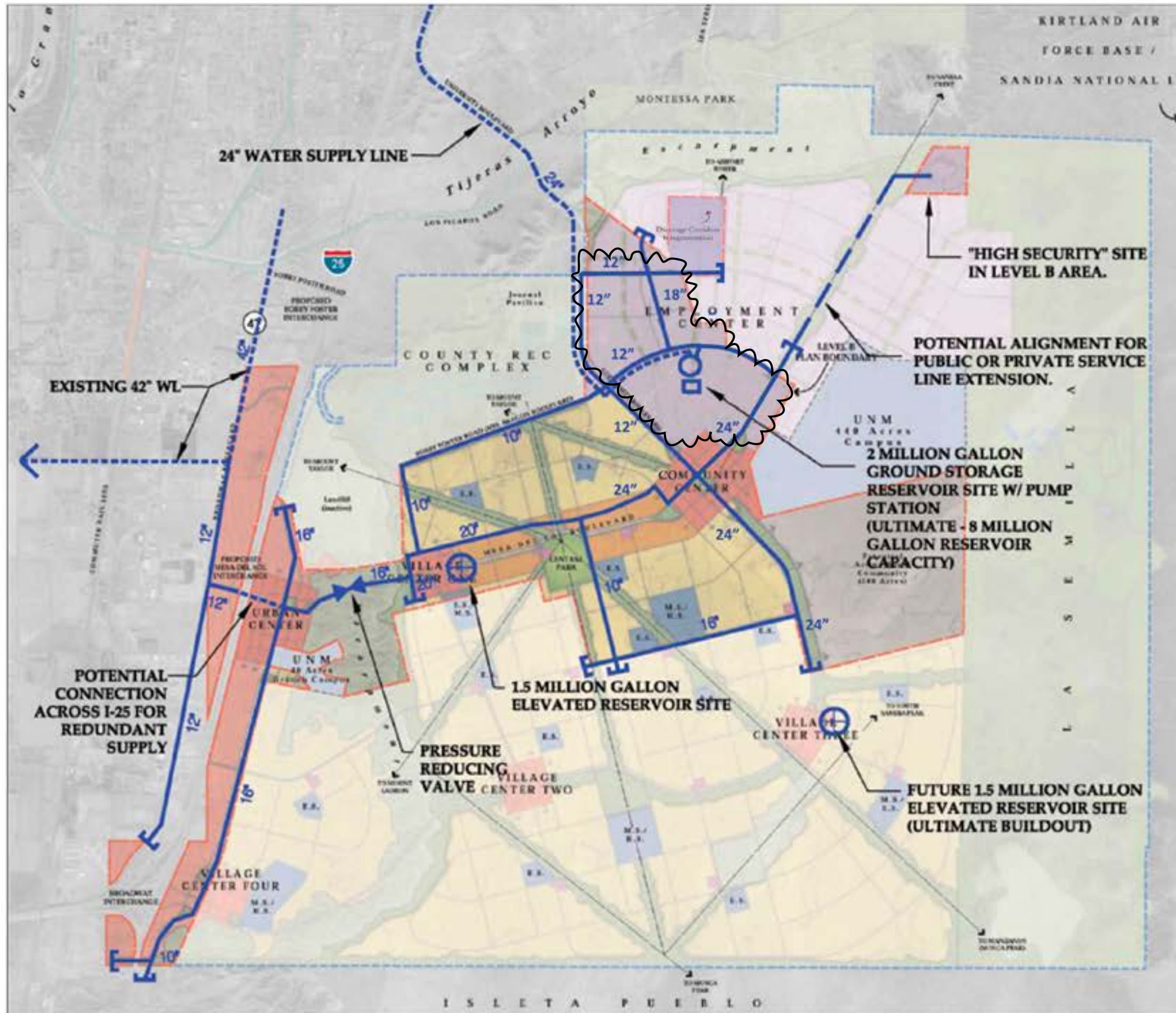
Notes:  
 Shown facilities are illustrative only.

- Mesa Top Area:**
- Drainage management concept plan uses distributed retention/infiltration ponds (DRIPs) to collect all flows generated on the mesa top in the residential lands.
  - Non-residential lands (i.e. employment center, UNM, public sites) may utilize shared onsite drip systems.

- West Escarpment:**
- The drainage management concepts consist of collection runoff in detention ponds and discharging storm water to a large storm water detention basin as proposed by the AMAFCA study entitled "Southwest valley drainage management plan," dated Jan. 1988. The detention pond discharges to the Rio Grande.







**PREFERRED WATER SYSTEM: TRUNK INFRASTRUCTURE PLAN**

Figure 5-1

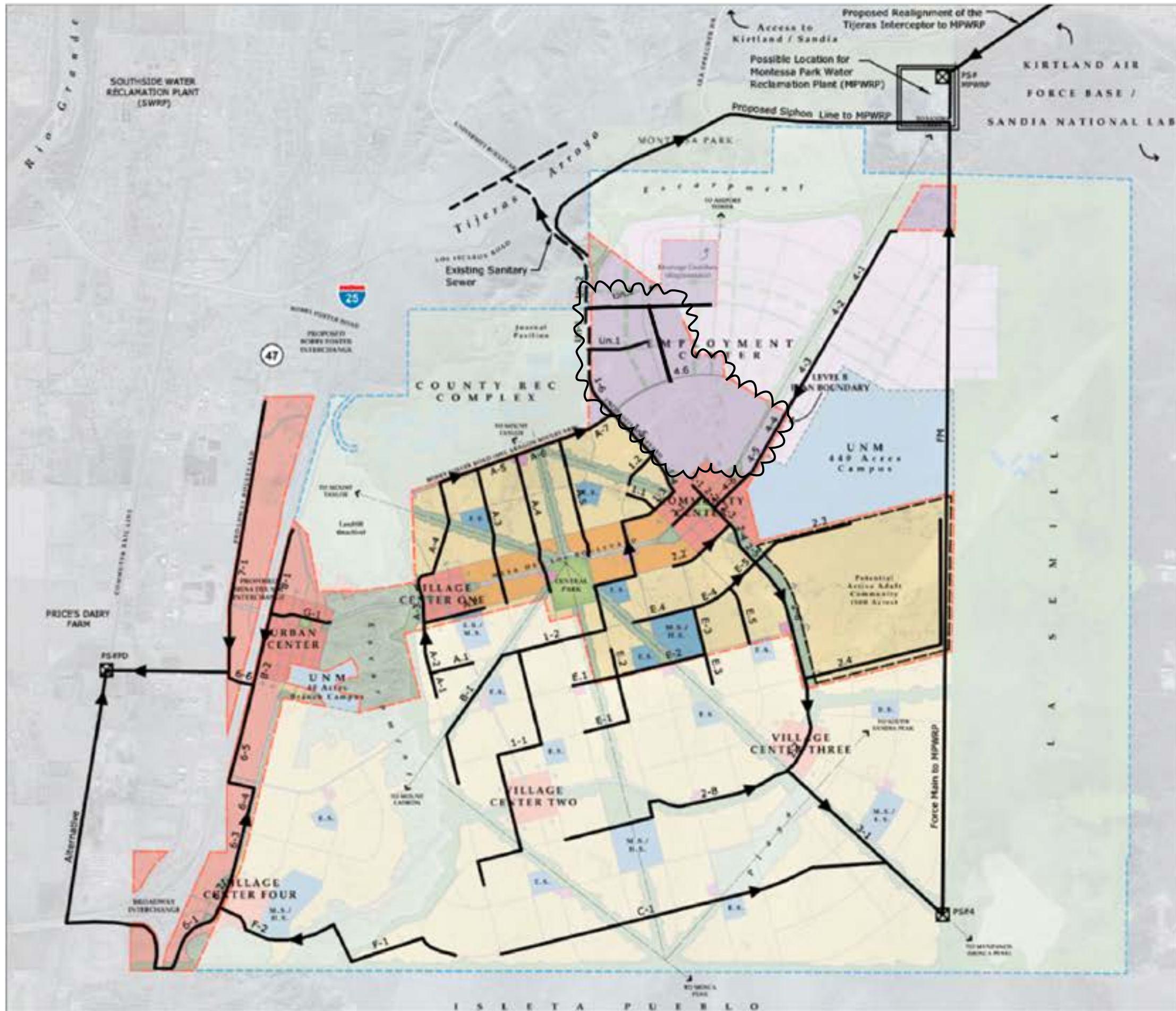
Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
 Revised August 2021 - modifications to roadways, linear parks/drainage and infrastructure corridors within a southern portion of the Employment Center, as shown.

**Notes**

1. The water infrastructure and line sizing shown on this plan is illustrative and subject to change with further planning with the water utility authority.
2. Water wells and associated well collector system are anticipated prior to full development of Level B area.







**SANITARY SEWER  
MASTER PLAN  
INCLUDING  
LEVEL A AREA**

Figure 5-2

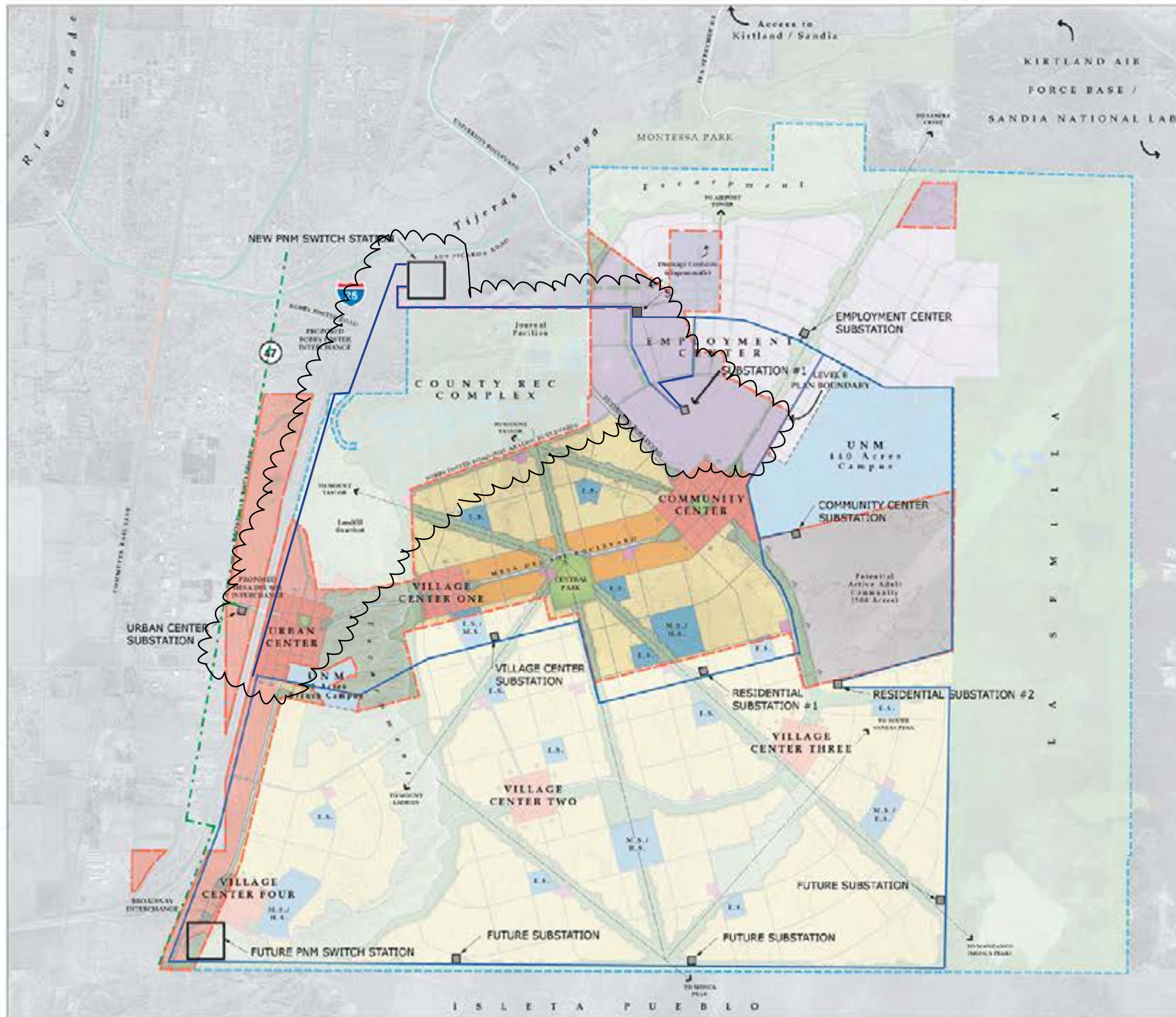
Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
 Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.

**Legend**

- A-1** Sewer Line (Trunk Line) and Identifier
- A.1** Sewer Line (Level B Collector) and Identifier
- FM** Force Main
- PS#** Pump Station and Identifier







## TRANSMISSION LINE ROUTING

Figure 5-5

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
 Revised August 2021 - modifications to utility corridors within a southern portion of the Employment Center, as shown.

- LAND USES**
- Mixed Use Centers
  - Neighborhood Centers (diagrammatic placement)
  - Commercial
  - School and UNM Land
  - Office / R&D
  - Corridor Residential
  - Residential
  - Large Parks
  - Trunk Open Space Network
  - Steep Slopes and Playas

- Overhead Transmission Line
- Existing Transmission Line





### 5.2.3 Phasing of Sanitary Sewer System Construction

Gravity mains sized for ultimate development will be extended when service is required in a particular area. The proposed permanent pump station facility will not be available until after 2025, therefore at least two temporary pump stations are proposed for development of the Level B area. Pump stations and associated force mains are also subject to construction phasing.

### 5.2.4 Expanded Discussion – Montessa Park Water Reclamation Plant (MPWRP)

As discussed in the Level A Report, the WUA is considering future satellite treatment plants at strategic locations to relieve demand at the existing Southside Water Reclamation Plant (SWRP). The Level A Plan proposed a new treatment plant in the southeast portion of Mesa del Sol. Subsequent consultation with the WUA led to the relocation of this plant north of Mesa del Sol in the Tijeras Arroyo in the area of the old Montessa Park. Advantages of this location are:

- A major portion of the City's sewage flows in the Tijeras Interceptor, which is located in the Tijeras Arroyo (average flow of 26.6 MGD per the Facilities Plan). The Tijeras Interceptor would be routed to the new MPWRP in the Tijeras Arroyo. This would provide significant relief to the existing SWRP on 2nd Street.
- The MPWRP would benefit from economy of scale in both initial construction and operation and maintenance.
- The reuse water generated at the MPWRP would be approximately 240 feet higher than the similar facilities at the SWRP, a significant energy cost advantage in the future pumping of reuse water to facilities at Mesa del Sol and other appropriate facilities in other parts of the City.
- It is perceived to have fewer siting issues regarding land use and current and future neighbors.
- It is a preferred location for surface injection of a possible future ASR system. A major zone of depression in the aquifer has been documented just north of this proposed MPWRP site.

The proposed location has not been finalized and will be the subject of substantial study. The Montessa Park site is highly desirable for the following reasons:

- Location outside the proposed Tijeras Canyon 500-year floodplain.
- Relative ease of rerouting of the existing gravity Tijeras Interceptor to the MPWRP site.
- Diversion of flow from the University Boulevard outfall sewer via a potential gravity siphon line.

The WUA is considering the MPWRP to be a full treatment facility, including solids treatment. The WUA may pursue innovative technology grants and possible a cooperative approach involving Sandia National Labs, specifically involving solids treatment.

## 5.3 Dry Utility Master Plan

### Project Overview

This Level B Dry Utility Plan is a master plan strategy for developing the dry utilities to support the Mesa del Sol community. This plan expands on the concepts developed in the Mesa del Sol Community Master Plan – Level A. While the names of utility providers are mentioned, no specific companies have been selected. Mesa del Sol reserves the right to use best business practices to select the utility provider. The utility provider reserves the right to determine all technical needs but not those impacting land use and planning issues.

### *Application of New Urbanist Concepts*

New Urbanist concepts will be applied to the planning, layout and development of the dry utility system within Mesa del Sol. This system will mix new strategies for locating utilities within the transit corridors to reinforce access and construction for walkable neighborhoods and urban town centers. Mesa del Sol will utilize a hierarchy of locations for the differing types of needed installation. Technical needs and aesthetics will determine the best location for each type of system.

Key concepts of New Urbanism applied to dry utilities at Mesa del Sol will include the following:

- Within the employment center, a 10 foot public easement behind the road right-of-way will be granted for routing of utility systems. (See Figure 5-3, "Utility Corridor Street Sections" for installation locations.)
- Planning and development of systems within residential and urban centers will locate utilities within private alleys and adjacent to streets to allow building foundations to encroach to a "zero lot line." (See Figures 5-3, "Utility Corridor Street Sections" and 5-4, "Typical Alley Installation" for installation locations.)
- Transmission systems' visual impact will be minimized by running the overhead power lines at mid-block locations perpendicular to streets and at the edges of the open space corridors, and by minimizing the extent to which power lines run alongside streets, as determined by the electric utility to be feasible and as allowed by industry and regulatory technical and safety standards.
- Distribution systems will be underground for electric, gas and telecommunications facilities. Their location underground will be determined by the zone they occupy. Coordination with the electric utility early in the subdivision/platting processes to identify, locate, and secure necessary easements is imperative to provide safe and reliable electric service, avoid delays, and keep development projects on schedule.



### 5.3.1 Electric Supply

#### *Existing System*

Within the Level B development area the first planned buildings are already under construction in the employment center. These buildings include Advent Solar and Culver Studios. During the construction of these buildings, University Boulevard is being extended south, beyond the University Boulevard Extension project previously described. To support the development of these new buildings and industries, electric facilities have been extended as well.

PNM, as the electric utility in the Albuquerque area, has several possible transmission lines in proximity to the site. In the Tijeras Arroyo, PNM has an overhead 345kV transmission line, running east west just north of Los Picaros Road. At the northern end of the Tijeras Arroyo, also running east-west, is an overhead 115kV transmission line. PNM has another 115kV transmission line running north and south along the west ROW of I-25 in proximity to the future planned Mesa del Sol interchange of I-25. Within the Tijeras Arroyo there is also a 12.47kV distribution line running parallel to the 115kV transmission line, which feeds the County Rec Complex and the Journal Pavilion.

#### *Existing 12.47kV Distribution*

The existing 12.47 kV line has limited capacity based on PNM's present system configuration. For Advent Solar, this line has been extended east, overhead from the Journal Pavilion to University Boulevard. It then transitions to an underground line within the Mesa del Sol development and continues along University Boulevard to Street D. However, due to the line's limited load capacity, additional electrical systems need to be developed and constructed.

#### *Proposed System*

The electrical system will have three components. The first will be the 115 kV transmission systems consisting of the transmission line and structures, and distribution substations. The second system will be the 12.47 kV and 7.2 kV distribution systems. The third will be a transmission switching station to provide reliability to the transmission system serving the area. In order to support the loads required by the build out of Mesa del Sol, 115 kV electrical transmission lines will tie load centers together. By 2007-2008, a 115 kV electrical substation will be installed within Mesa del Sol to continue to feed the site. This substation will be fed from an overhead 115 kV transmission line that will be tied to the existing 115kV line in the Tijeras Arroyo. The location of the new switching station and the routing of the transmission line are being determined by off-site easement availability, costs, and aesthetic considerations. PNM has identified an area north of the Journal Pavilion, at the base of the escarpment for the location of the switching station.

Based on the continued build out load requirements, additional substations will be brought online. The existing feed to the site is a radial distribution line, and the installation of the first substation will include a radial transmission line. The electrical distribution system will feed out of the substations underground. Electric distribution systems will be in a joint trench with Gas, Telecommunications and Television/Internet services beyond substation walls where applicable.

#### *Transmission System*

A 115 kV transmission line will be brought into the Mesa del Sol development for the first substation. The requirements of PNM include:

- a) The design and construction of a 115 kV transmission line from the existing 115 kV line located in the Tijeras Arroyo to the first substation;
- b) The design and construction of the first substation; and
- c) PNM is designing and constructiong a new substation north of Mesa del Sol.

PNM is working on the design of the transmission line in the updated alignment shown in Figure 5-5, Transmission Line Routing. Aesthetics and cost have been taken into consideration in determining the route through the entrance to the Mesa del Sol development. Under-ground duct banks, for the possible routing of transmission lines, are typically 10 feet wide and 5 feet deep and contain thermal-concrete encased conduits with a thermal backfill to aid in heat dissipation, and may contain splice boxes where required. These splice boxes are approximately 10 feet wide by 20 feet long and will require space for vehicle access and soil storage during construction and maintenance. If determined to be feasible by the electric utility, undergrounding of transmission lines and facilities must meet all industry and regulatory technical and safety standards. All necessary easements for such facilities require early coordination with the electric utility prior to development of encumbered properties.

The first Substation, shown in Figure 5-5, "Transmission Line Routing," will need to be on-line to support the employment center as it is built and occupied. Each sub-station is on a 200 foot by 200 foot lot. The location of the first substation has been considered for proximity to both the Employment center as well as the first Residential neighborhood. PNM's dimensional standards for substations now require at least four acres with any side no less than 350-feet to meet current technical clearances and safety standards.

#### *Distribution System*

The PNM distribution system is built and operated as an interconnected system. The distribution lines of adjacent substations are interconnected to accommodate transferring load between substations. The details of the distribution will be documented in future Level C submissions. A direct application of New Urbanism will be applied to the routing of the electrical distribution (via joint trench with gas and telecommunications) adjacent to streets and within alleys in the residential zone. Diagrams of this are shown in Figure 5-3, "Utility Corridor Street Sections." All necessary easements for such facilities require early coordination with the electric utility prior to development of properties encumbered by easements.

## GAS LINE ROUTING

Figure 5-6

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.

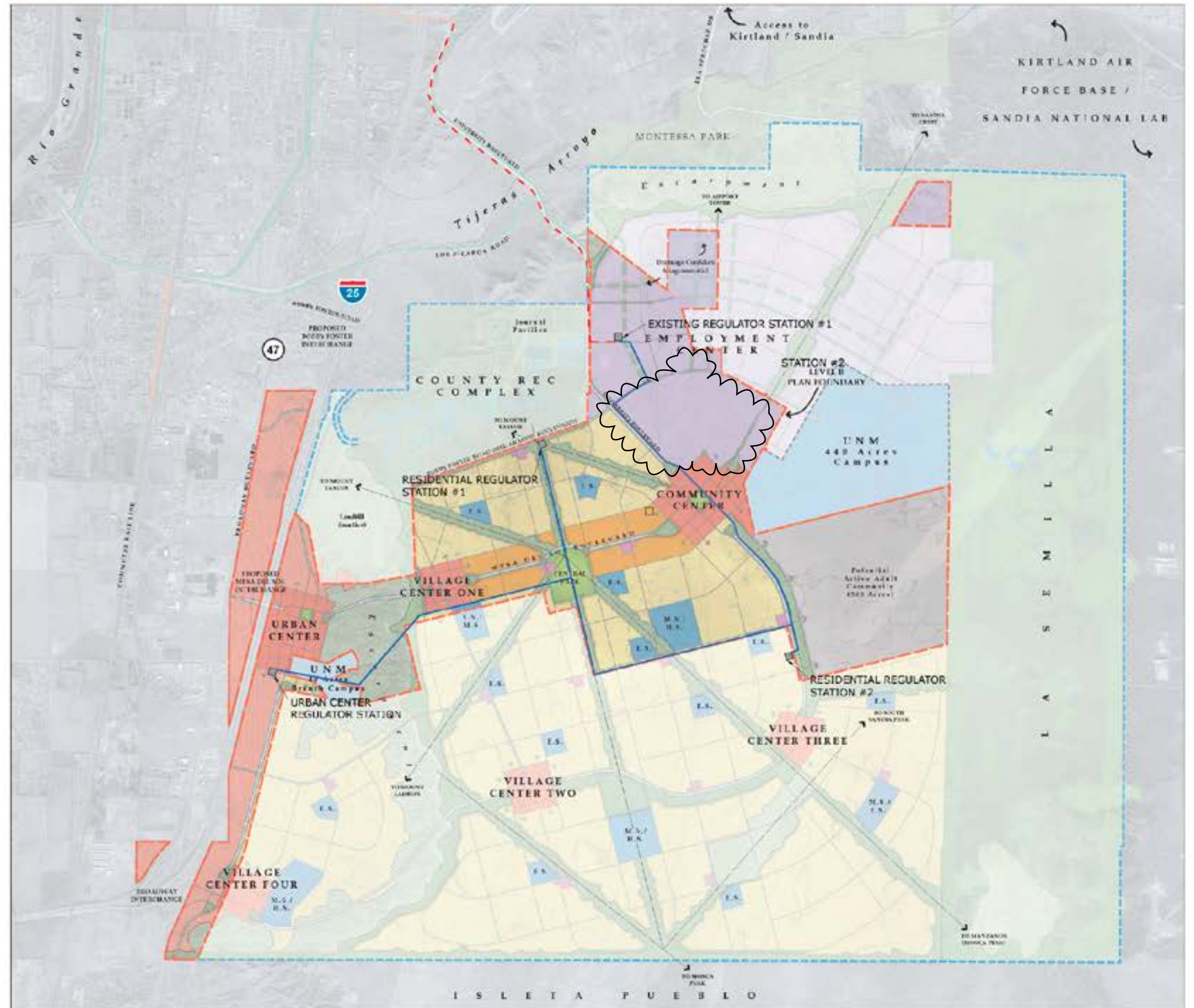
Revised August 2021 - modifications to utility corridors within a southern portion of the Employment Center, as shown.

### Legend

#### LAND USES

- Mixed Use Centers
- Neighborhood Centers  
*(diagrammatic placement)*
- Commercial
- School and UNM Land
- Office / R&D
- Corridor Residential
- Residential
- Large Parks
- Trunk Open Space Network
- Steep Slopes and Playas

- Existing 10" Very High Pressure Gas Distribution Line
- Future 10" Very High Pressure Gas Distribution Line







# TECHNICAL APPENDICES

LEVEL B PLAN : OCTOBER 2006

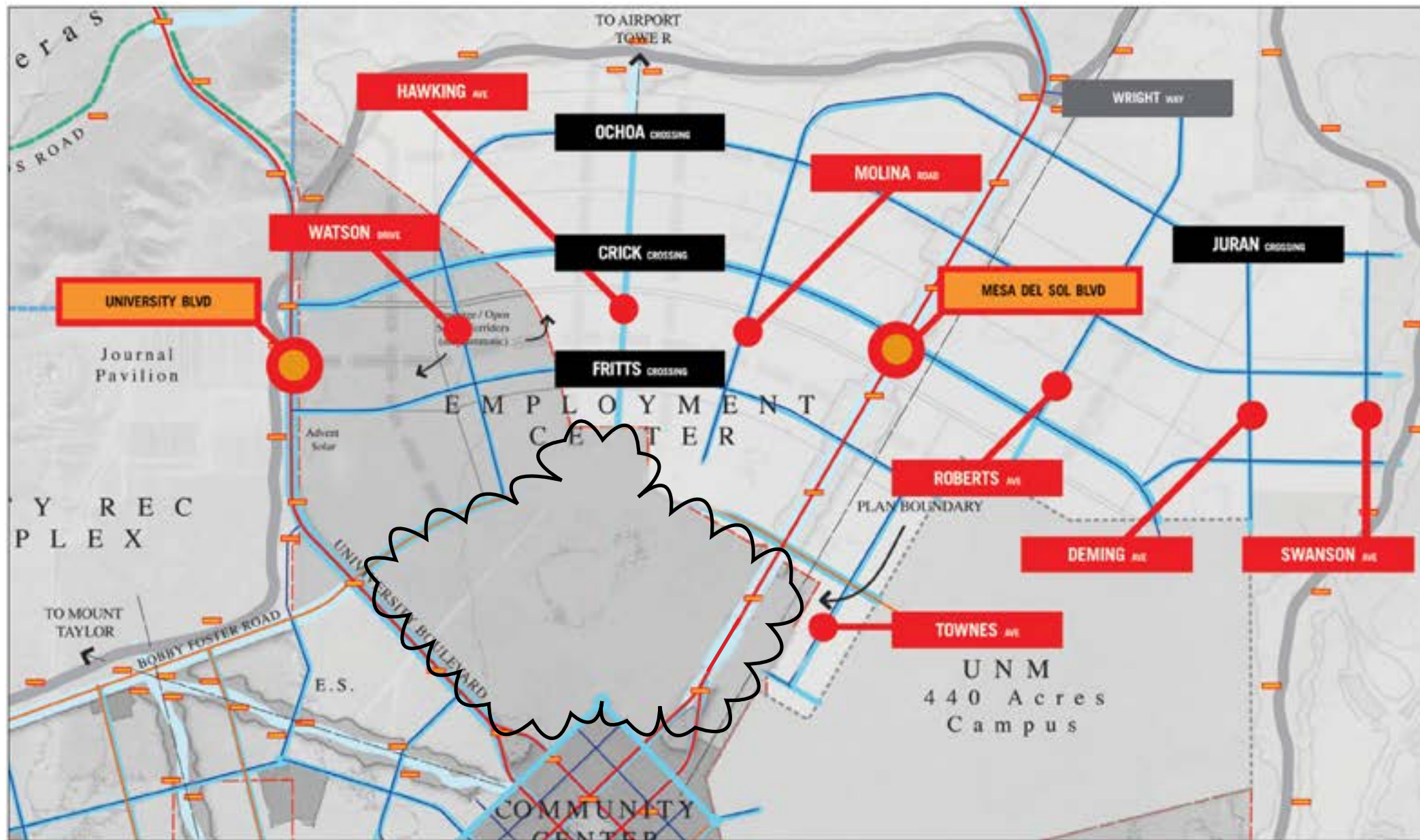
AMENDED August 2021

Submitted by:  
Forest City Covington New Mexico, LLC  
Albuquerque

Prepared by:  
Calthorpe Associates  
In collaboration with:  
Community Design + Architecture  
Dekker/Perich/Sabatini  
Bohannon Huston  
URS Corporation  
M-E Engineers  
Vaughn Wedeen Creative  
Thomas Leatherwood Associates  
Earthwrights Designs



MESA DEL SOL  
ALBUQUERQUE SOUTH MESA



**EMPLOYMENT CENTER  
STREET NAMING**  
Figure 2B-1

Revised August 2021 - modifications to roadways to remove the portion of Eastman Crossing between Watson Dr. and Connector 32/Hawking Dr within a southern portion of the Employment Center, as shown.

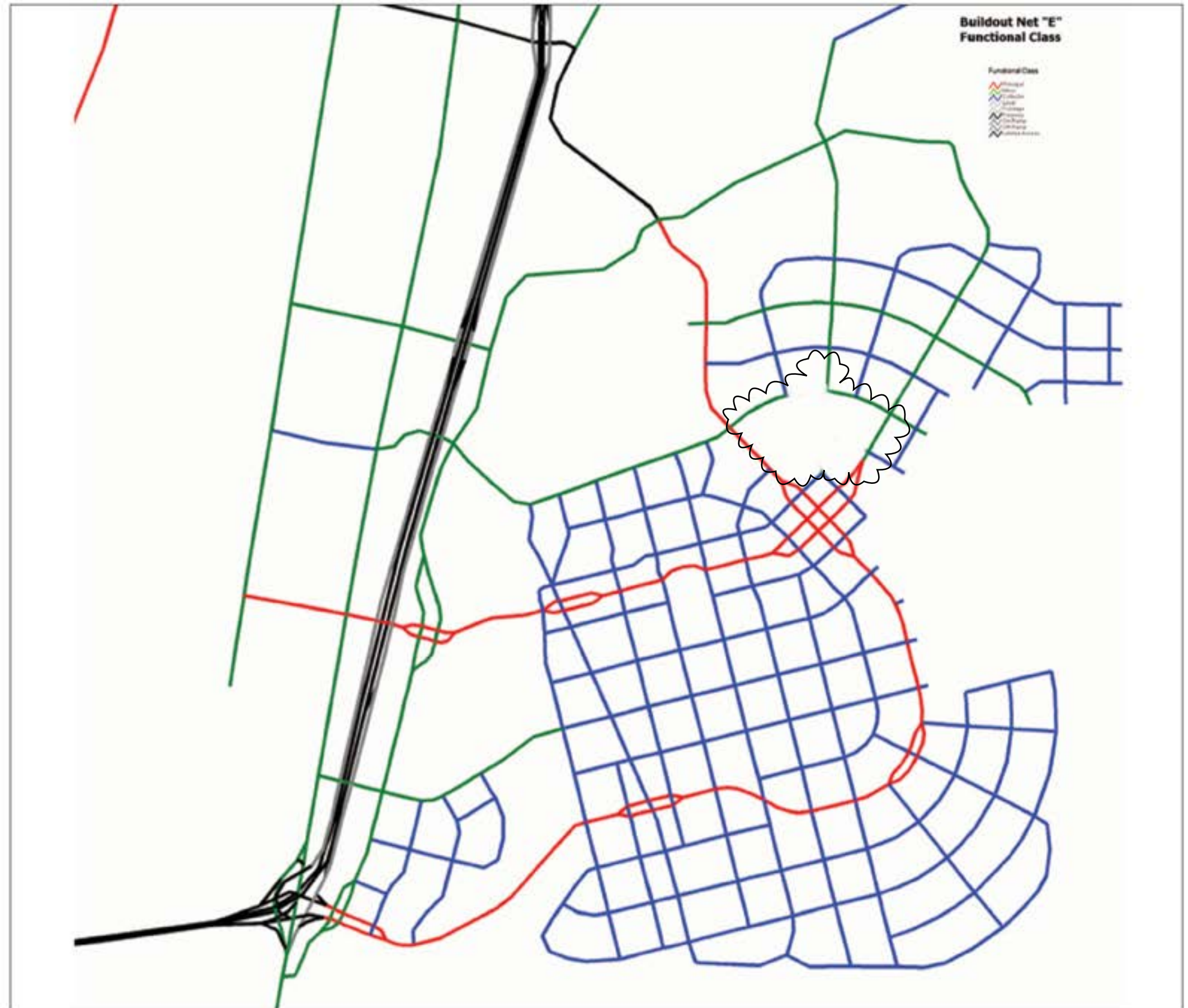




**FUNCTIONAL CLASSIFICATION BUILDOUT**

Figure 3A-1

Revised August 2021 - modifications to roadways within a southern portion of the Employment Center, as shown.



**TYPICAL  
ROADWAY SECTION,  
MESA DEL SOL BLVD.**

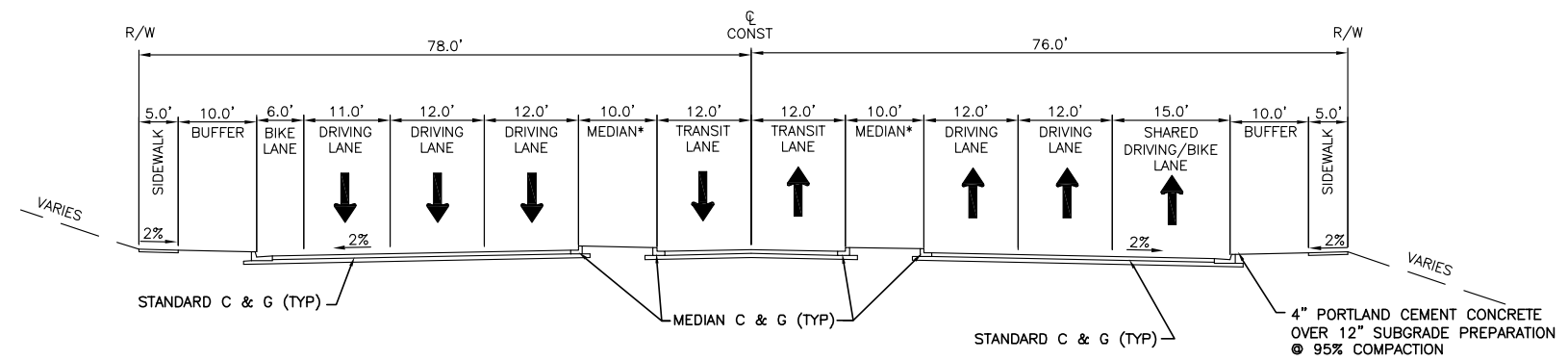
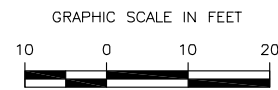
Figure 3F-4

Revised August 2021 - modifications to Mesa del Sol Boulevard corridors within a southern portion of the Employment Center, as shown.

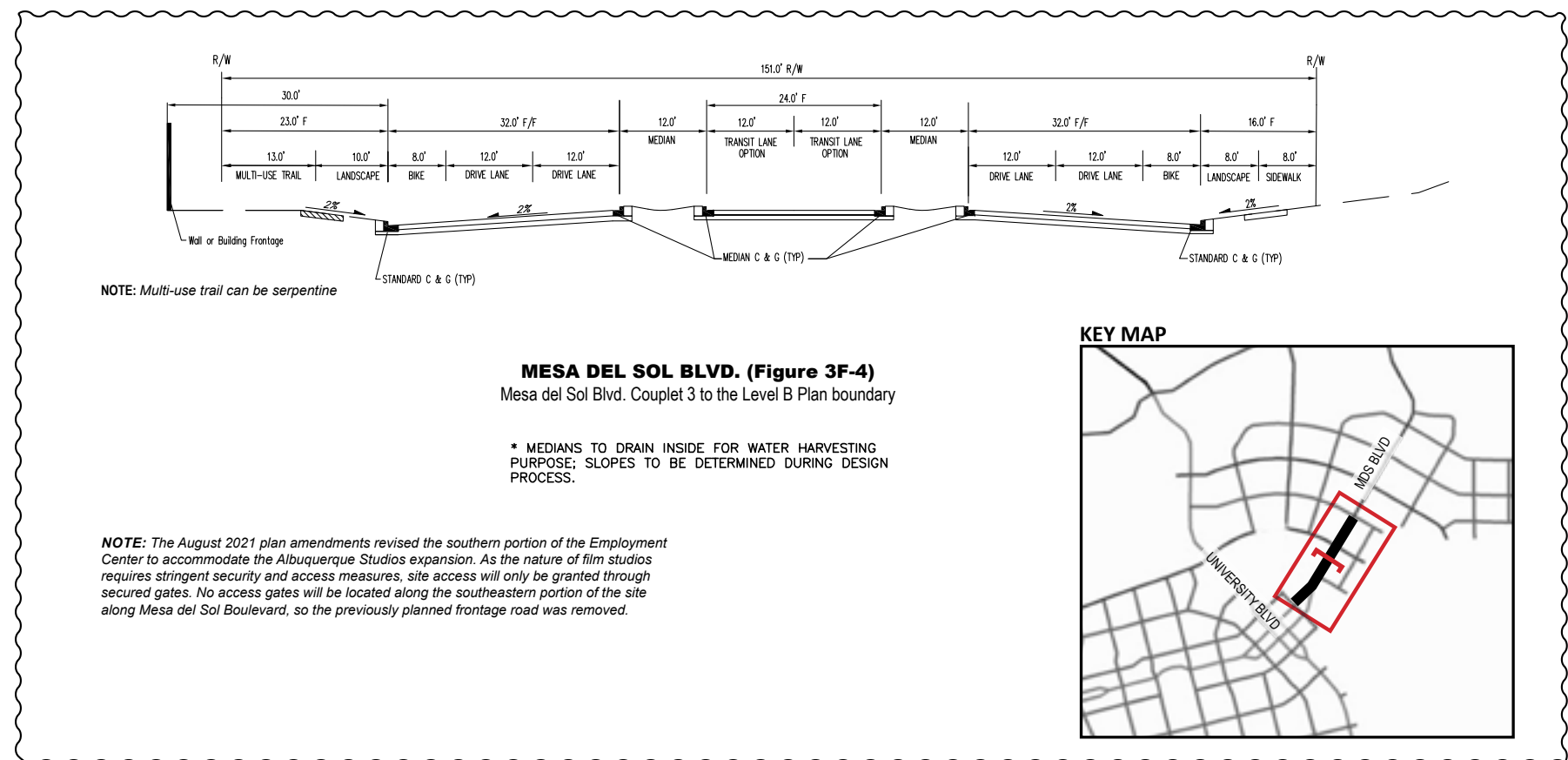
**Legend**

Notes:

1. Refer to Level B Plan Section 2.5 "Landscape Planning and Design" for median treatments.



**MESA DEL SOL BLVD. (1G-2)**  
COUPLLET 1 TO CONNECTOR ROAD 44 / COUPLLET 2

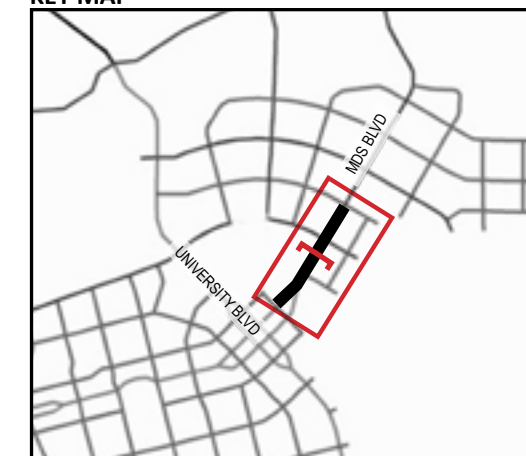


**MESA DEL SOL BLVD. (Figure 3F-4)**  
Mesa del Sol Blvd. Couplet 3 to the Level B Plan boundary

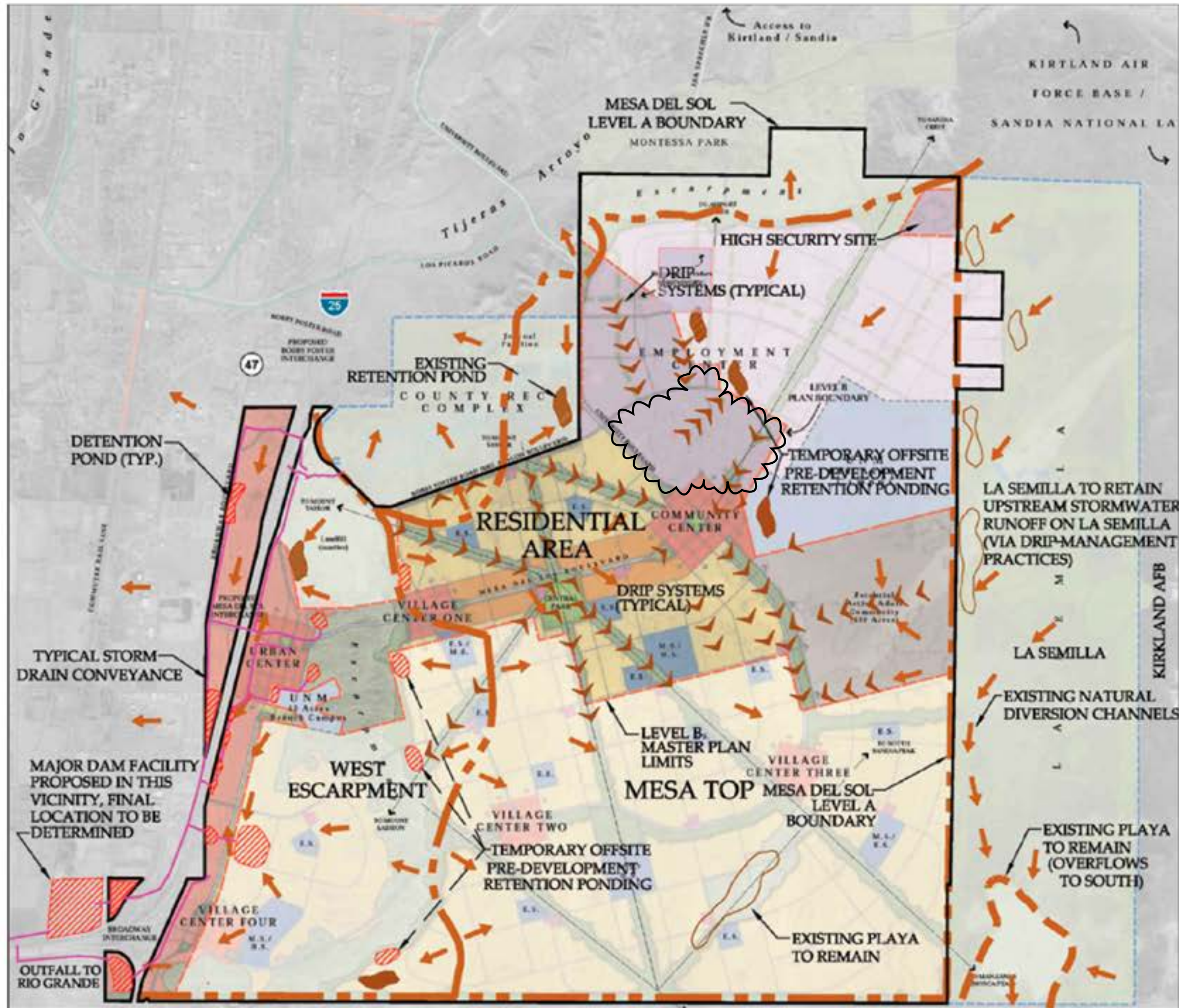
\* MEDIANS TO DRAIN INSIDE FOR WATER HARVESTING PURPOSE; SLOPES TO BE DETERMINED DURING DESIGN PROCESS.

**NOTE:** The August 2021 plan amendments revised the southern portion of the Employment Center to accommodate the Albuquerque Studios expansion. As the nature of film studios requires stringent security and access measures, site access will only be granted through secured gates. No access gates will be located along the southeastern portion of the site along Mesa del Sol Boulevard, so the previously planned frontage road was removed.

**KEY MAP**







**OVERALL  
STORMWATER PLAN**

Figure 4A-1

Revised August 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center.

**Legend**

**Notes:**

Shown facilities are illustrative only.






**Mesa Top Area**

Drainage management concept plan uses distributed retention/infiltration ponds (drips) to collect all flows generated on the mesa top in the residential lands.

Non-residential lands (i.e. employment center, UNM, public sites) may utilize shared onsite drip systems.

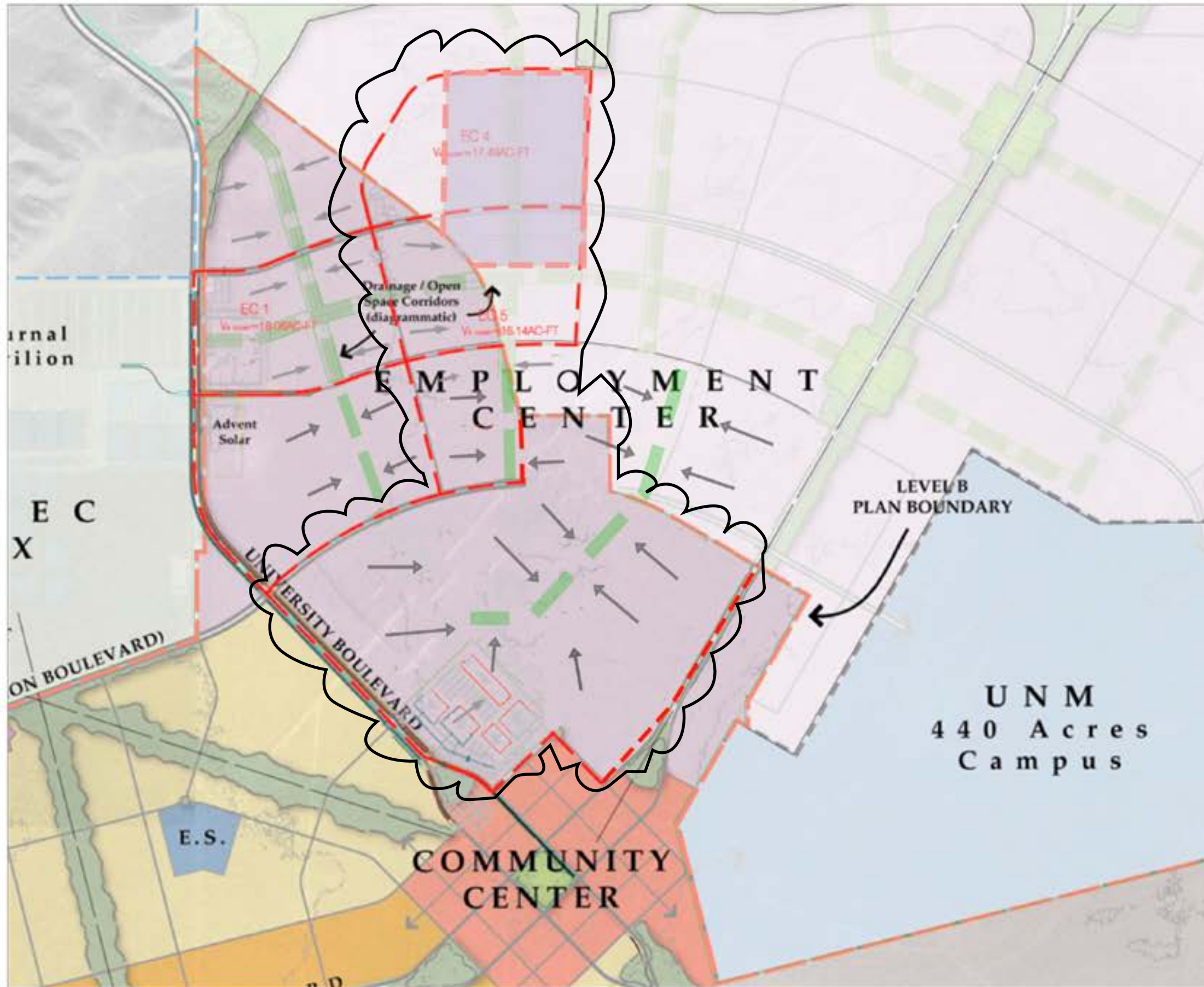
**West Escarpment**

The drainage management concepts of collecting runoff in detention ponds and discharging storm water to a large storm water detention basin as proposed by the AMAFCA study entitled "Southwest valley drainage management plan", dated Jan. 1988. The detention pond discharges to the Río Grande.

-  Drip (distributed retention and infiltration pond)
-  Temporary Retention Pond
-  Surface Flow Direction
-  Developed Basin Lines
-  Mesa del Sol Boundary







**MESA TOP/COMMERCIAL  
DRAINAGE PLAN**

Figure 4A-10

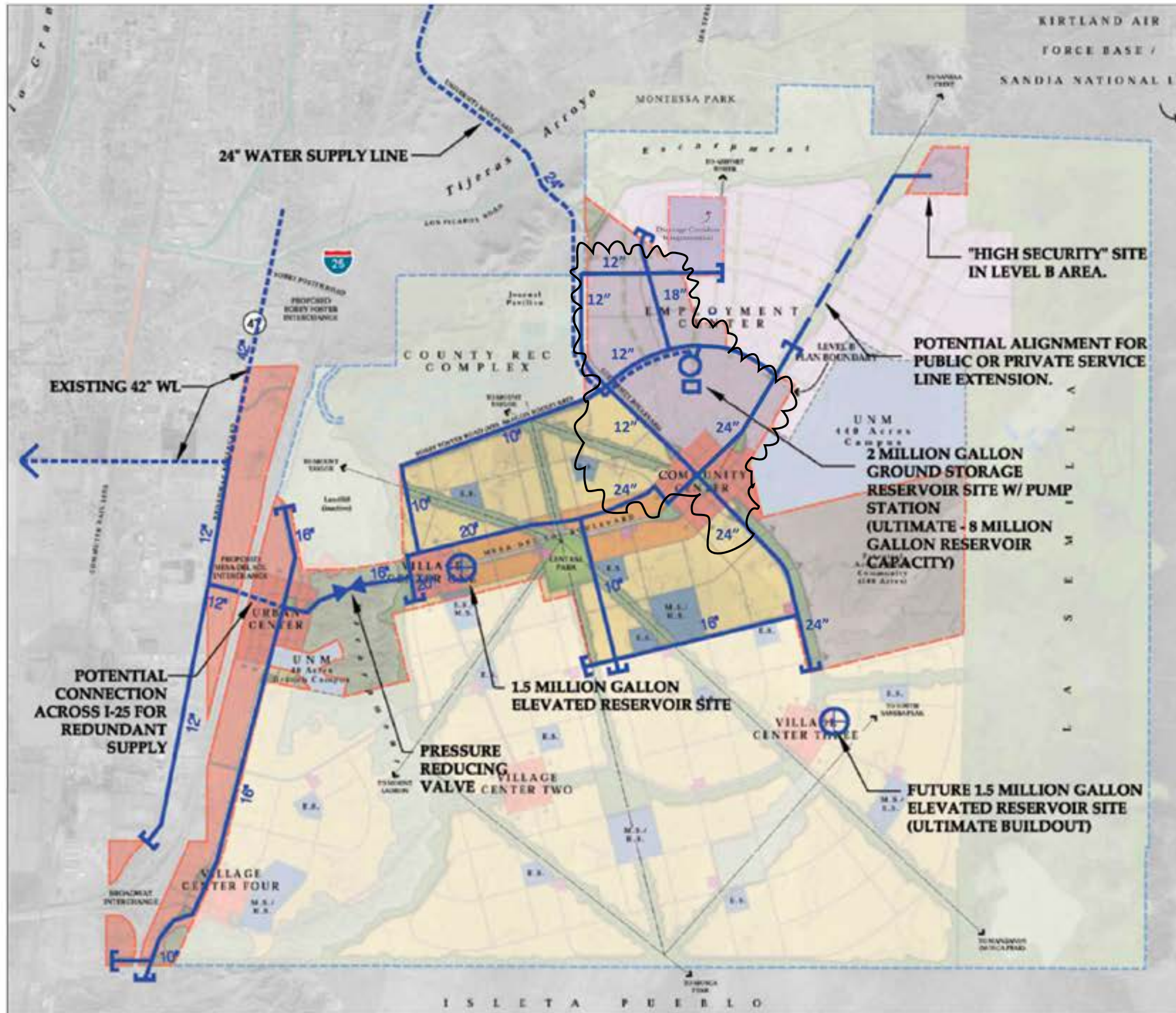
Revised August 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center.

**Legend**

-  Drainage Basin
-  Open Space/Regional Ponds
-  Basin Flow Direction







**PREFERRED WATER SYSTEM - TRUNK INFRASTRUCTURE PLAN**

Figure 5A-1

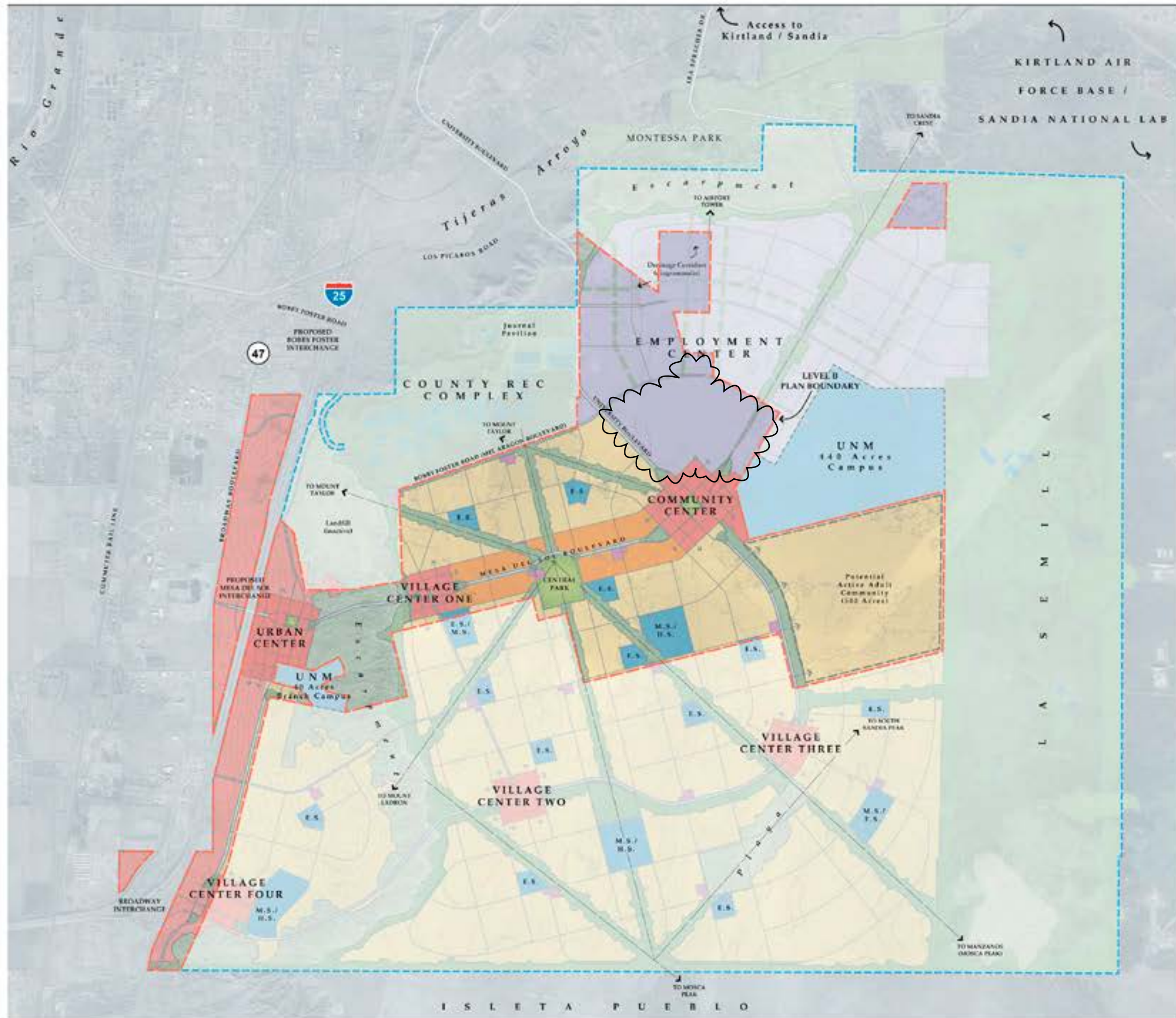
Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center, as shown.

**Notes**

1. The water infrastructure and line sizing shown on this plan is illustrative and subject to change with further planning with the water utility authority.
2. Water wells and associated well collector system are anticipated prior to full development of Level B area.







**MODIFIED  
MESA DEL SOL  
TAKE DOWN AREA  
LAND USE**

Figure 5A-2

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
 Revised August 2021 - modifications to roadways and linear parks/drainage corridors within southern area of Employment Center.

**Legend**

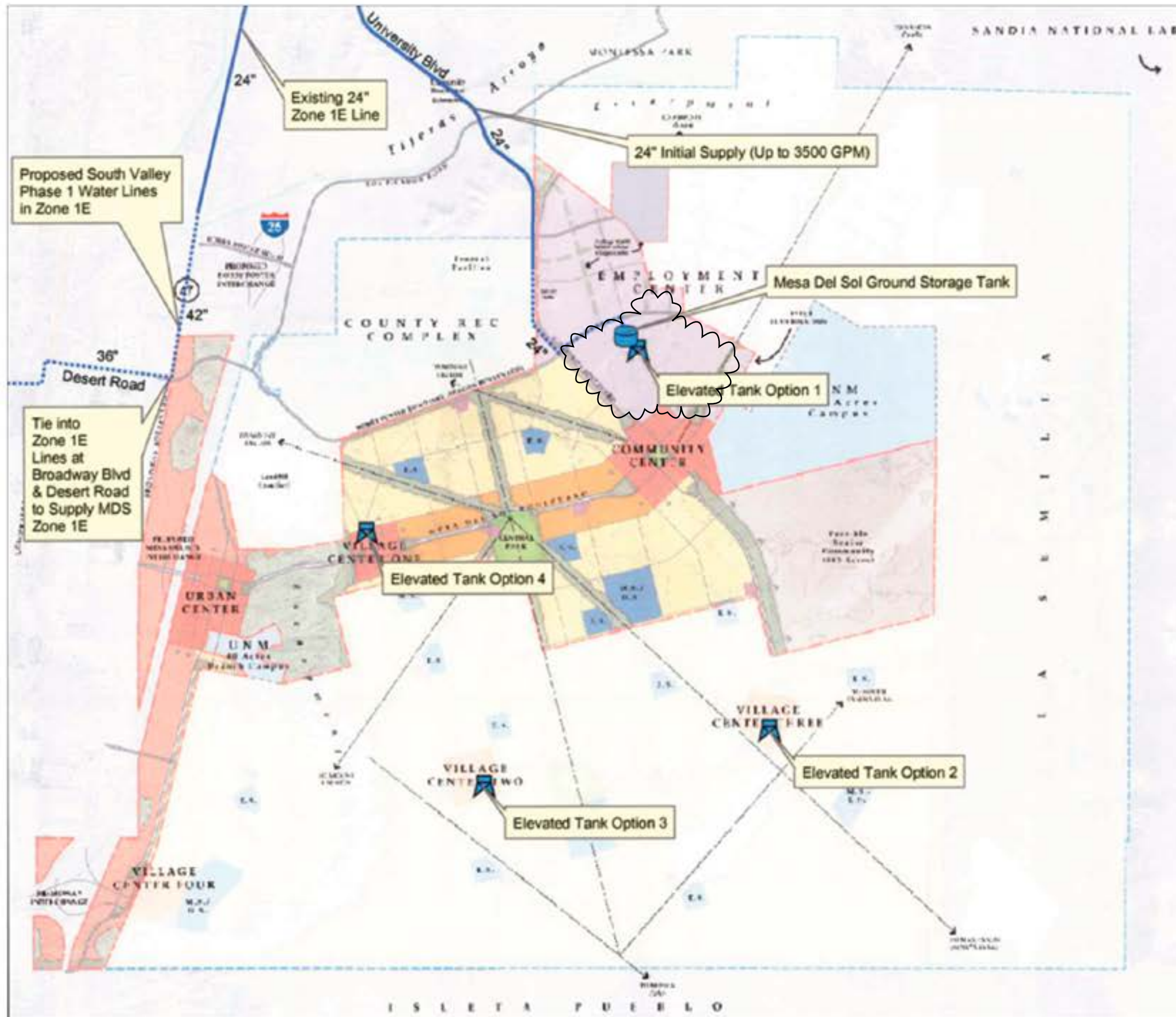
Land Use Category

- APS
- Community Center
- Employment Center
- Escarpment
- Greenway
- Industrial/Commercial
- Mixed Use/Commercial
- Multi-Family Residential
- Senior Community Center
- Single Family Residential
- UNM
- Right-of-Way

\*As per Revised Master Plan 6/9/06







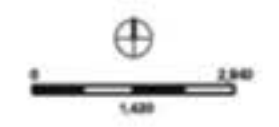
**LOCATION OPTIONS FOR ELEVATED STORAGE TANKS AND WATER SUPPLY**

Figure 5A-5

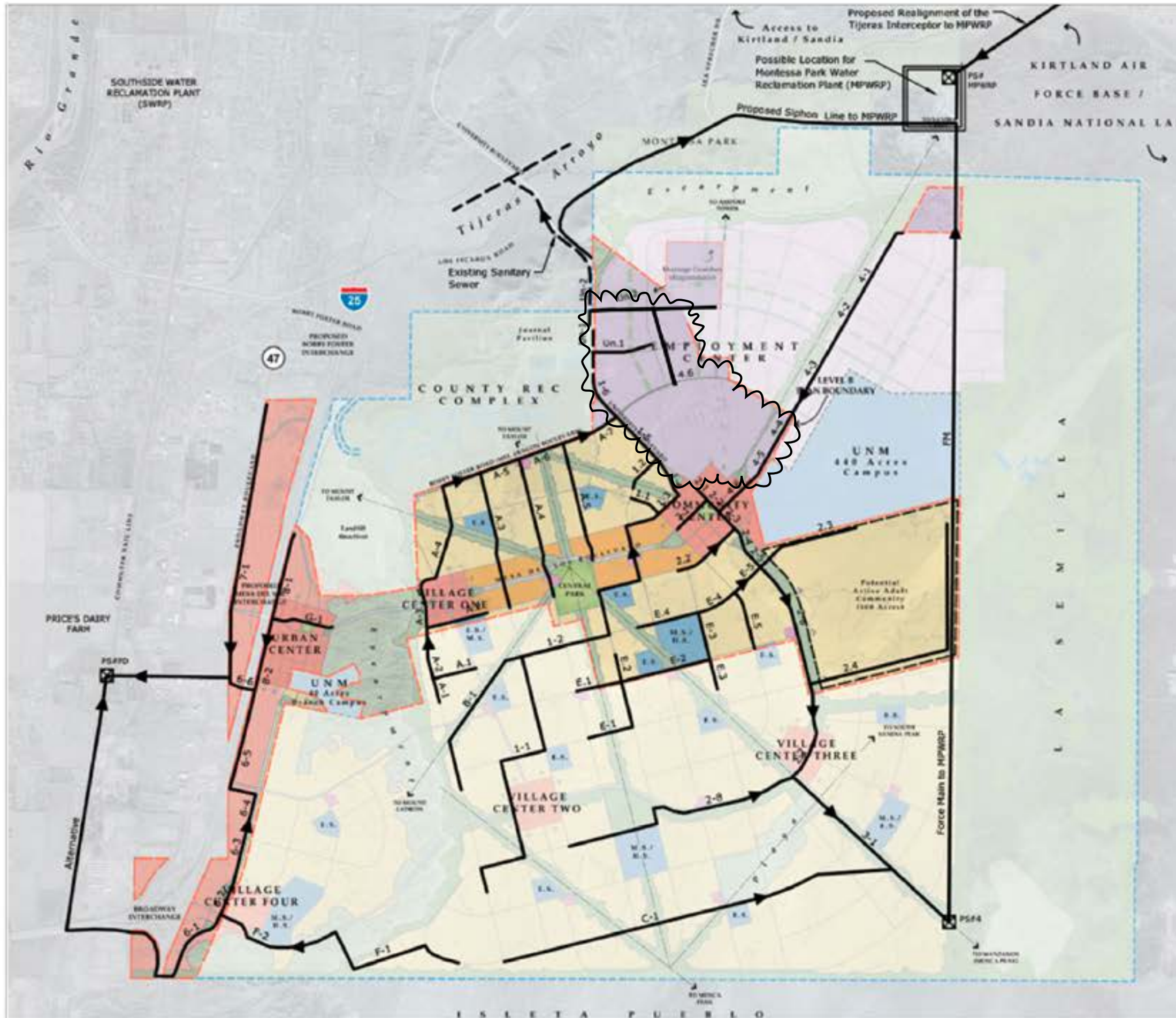
Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center.

**Legend**

-  Ground Storage Tank
-  Elevated Tank
-  Existing Waterline
-  Planned Waterline







# SANITARY SEWER MASTER PLAN INCLUDING LEVEL A AREA

Figure 5B-1

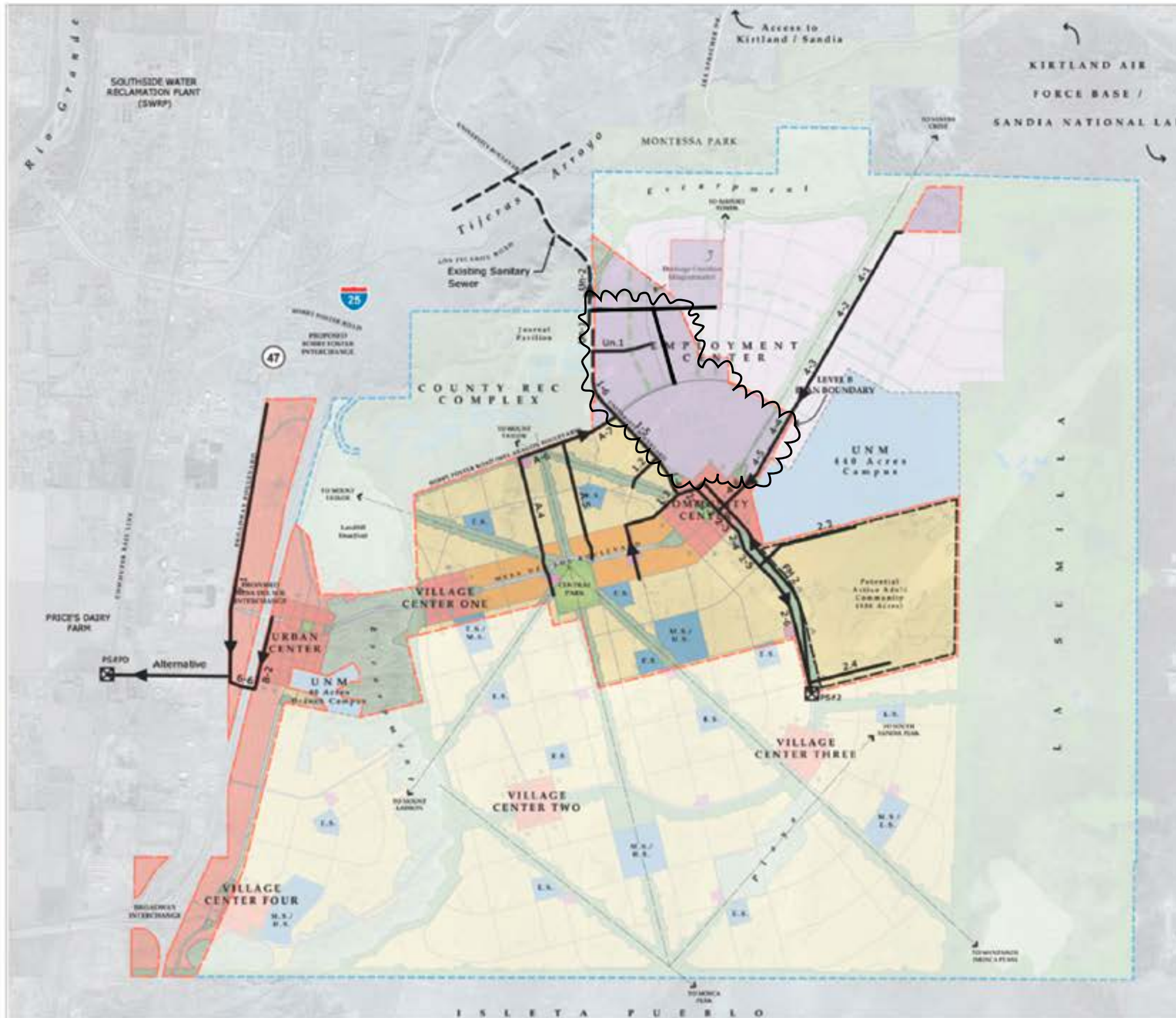
Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center.

### Legend

- A-1** Sewer Line (Trunk Line) and Identifier
- A.1** Sewer Line (Level B Collector) and Identifier
- FM** Force Main
- PS#1** Pump Station and Identifier











# SANITARY SEWER MASTER PLAN AND ABSORPTION 2020

Figure 5B-3

Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center.

### Legend

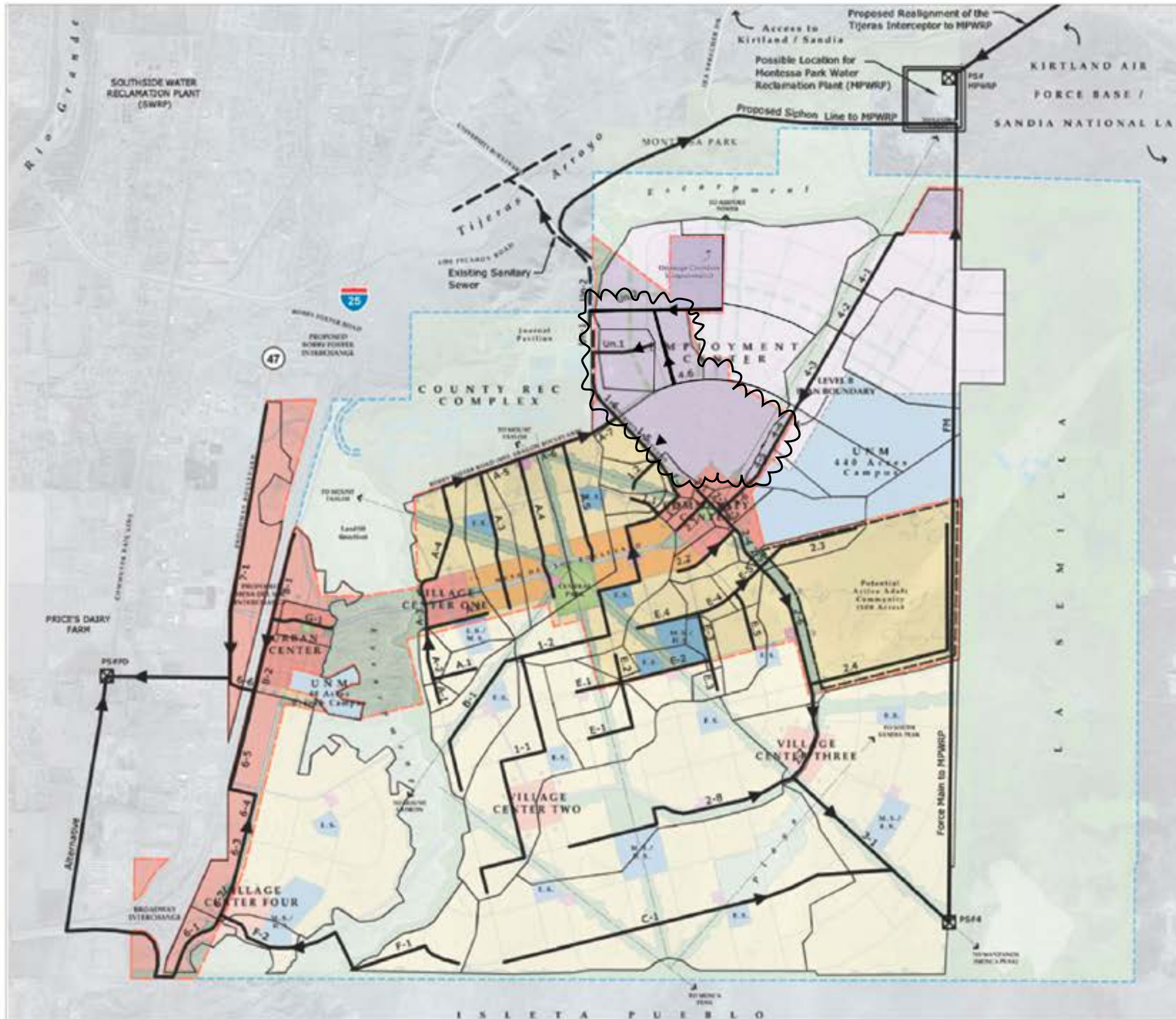
-  Sewer Line (Trunk Line) and Identifier
-  Sewer Line (Level B Collector) and Identifier
-  Force Main
-  Pump Station and Identifier
















**SANITARY SEWER  
MASTER PLAN  
INCLUDING  
LEVEL A AREA**

Figure 5B-5

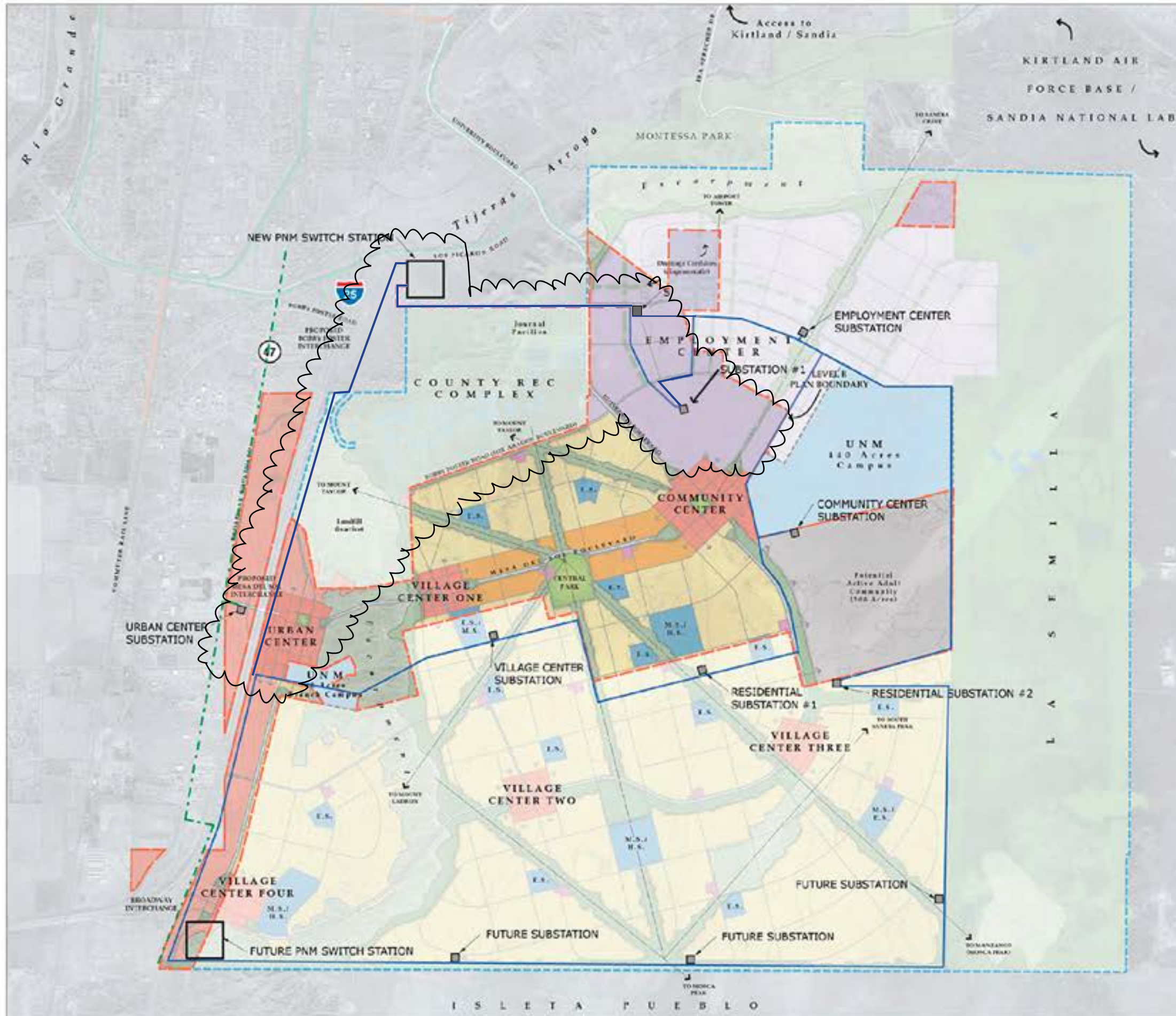
Revised August 2021 - modifications to utility infrastructure within southern area of Employment Center.

**Legend**

-  Sewer Line (Trunk Line) and Identifier
-  Sewer Line (Level B Collector) and Identifier
-  Force Main
-  Pump Station and Identifier
-  Basin Boundaries







## TRANSMISSION LINE ROUTING

Figure 5C-1

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
 Revised August 2021 - modifications to utility corridors within southern area of Employment Center. Updated Transmission Line Routing to show relocated Substation #1 and transmission line through project area.”

### Legend

- Mixed Use Centers
- Neighborhood Centers (diagrammatic placement)
- Commercial
- Schools and UNM Land
- Office / R&D
- Corridor Residential
- Residential
- Large Parks
- Trunk Open Space Network
- Steep Slopes and Playas

- Overhead Transmission Line
- Existing Transmission Line





### 3A.1.4 Comparisons of Traffic Generation and Distribution

Overall traffic volumes at Build-Out were modeled and shown in the Level A Plan, and included in Appendix F-3 of the Level A Plan dated June 2005. Figure F-3-8 of Appendix F-3 illustrated the forecast Average Daily Traffic Volumes (ADT) associated with each of the planned streets within Mesa del Sol and existing or proposed roadways surrounding Mesa del Sol. These volumes were based on the street network as proposed at that time. As described above, the street network has been modified with significant new additions made to the network that have had the beneficial effect of distributing traffic volumes onto additional roadways, generally reducing the projected traffic on the roadways connecting the Mesa del Sol street network with off-site roadways. (One exception to these reductions is Bobby Foster Road, as it leaves the development and escarpment. At this location, traffic on Bobby Foster Road is predicted to increase from 47,800 vehicles/day to 52,700 vehicles/day, an increase of 4,900 vehicles/day, or 10%. This increase is likely due to the inclusion of "Avenue D" as an additional off-site connection, accessed from Bobby Foster Road.)

The following Table 3A-1 shows the forecast Average Daily Traffic comparison between the Level A Plan and this Level B Plan. This comparison is made at a theoretical "screen-line" that represents traffic entering and exiting the development just below the edge of the escarpment. Overall traffic volume at the time of the Level A Plan was 199,600 vehicles/day; 197,500 vehicles/day are now forecast with this Level B Plan. This overall number is within 1% of the original forecast—no significant changes have taken place to the overall forecasts for land use and traffic at build-out.

### 3A.1.5 Travel Demand Modeling at Build-Out

The following figures, Figures 3A-1 to 3A-8, represent an update to the overall Travel Demand Modeling done for Mesa del Sol at Build-Out. The Methodology employed here is the same as that used in Level A analysis, and as described in Technical Appendix F—Transportation. We have included a forecast of the Average Daily Traffic at Build-Out, along with forecasts of the AM and PM peak hour traffic volumes. With the assumptions for laneage and these traffic forecasts, level of service deficiencies for the AM and PM peak hours were also analyzed and identified. Off-site capacity deficiencies are addressed in Appendix 3E. The few on-site capacity deficiencies within Mesa del Sol (Bobby Foster Road and various streets within the Community Center area) are primarily a function of the assumptions for street laneage as modeled. These will be addressed in greater detail through more site specific intersection capacity analyses that will be performed for Level C Plans and for site planning.

**Table 3A-1 Screenline Comparison of Build-Out Traffic Volumes and Distribution**

Location At Escarpment	Average Daily Traffic (ADT) – Vehicles/Day	
	Build-Out Scenario Level A Plan	Build-Out Scenario Level B Plan (Net "E")
University Blvd..... east of Urban Center	14,300	16,100
Avenue "A"	0	11,700
Mesa del Sol Blvd.....	58,000	45,400
Bobby Foster Road	47,800	52,700
University Blvd..... South of Los Picaros	62,900	39,200
"Avenue 32" / Tower Road	0	18,000
Los Picaros North of Mesa del Sol Blvd.....	16,600	14,400
<b>Totals</b>	<b>199,600</b>	<b>197,500</b>

Note: Total Level B volume forecast is within 1% of forecast Level A volume

#### The purpose of the 2021 Albuquerque Studios Master Plan (TIS):

The purpose of the TIS is to provide an assessment and justification for the vacation of Eastman Avenue and Hawking Drive in support of the Albuquerque Studios Site Expansion. Additionally, it was to analyze the traffic impacts for the Albuquerque Studios Expansion for an implementation year of 2026 and future horizon year, considering the potential for periphery uses north and south of Albuquerque Studios. The purpose of this TIS was not to conduct an update to the Mesa del Sol Level B Master Plan TIS.

#### The conclusion from the 2021 Albuquerque Studios Master Plan (TIS):

The Master Plan Albuquerque Studios Expansion results in a decrease of 575 (Thousand Square Feet) of development from the Level B Master Plan.

The TIS confirmed that the proposed Albuquerque Studios Site traffic are less than the traffic forecasted in the Level B Master Plan TIS.

A decrease of -739 Trips from the Level B Master Plan during the AM Peak Hour.

A decrease of -202 Trips from the Level B Master Plan during the PM Peak Hour.

For the Implementation Year Conditions: 1/2 street improvements provide the required capacity and Level of Service (LOS) for the site development and background traffic in the study area.

For the Horizon Year Conditions: The LOS was found to be acceptable at all locations with implementation of recommended improvements.

