

### **III. EXISTING CONDITIONS - PARK, OPEN SPACE & TRAIL FACILITIES**

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The National Recreation and Park Association (NRPA) has general level of service standards for acres of park and miles of trail per 1,000 population. The previous chapter presented demographic projections up to 2010, and these population figures are used in this chapter to identify where BCPR stands in terms of addressing these national standards. Table III-1 is a summary table showing the status of BCPR relative to NRPA standards.

These level of service standards are intended to be guidelines for communities to achieve in providing recreational facilities. They are not absolute numbers and recognize that unique circumstances in and the contexts of communities will affect a local government's ability to meet an exact targeted acreage or mileage. Circumstances in Bernalillo County that must be considered when looking at level of service standards include:

- ◆ Historical low-density development patterns and larger than average household sizes in portions of the South Valley
- ◆ Relative lack of typical suburban development County-wide
- ◆ Presence of recreational facilities and land throughout Bernalillo County provided by the City of Albuquerque, National Park Service, and the U.S. Forest Service

Chapter III presents existing conditions of P.O.S.T. facilities that are summarized by park classification and service area profiles. Parks are presented first, followed by Open Space and trails.

**Table III-1 Park & Recreation Standards**

	<b>National Standard*</b>	<b>City of Albuquerque Standard</b>	<b>Bernalillo County Standard</b>	<b>Bernalillo County Existing Level of Service</b>
<b>Parks by Category</b>				
Neighborhood Park	1-2 acres / 1,000 people	1.5 acres / 1,000 people	1 acre / 1,000 people	2.3 acres / 1,000 people
Community Park	2.5 acres / 1,000 people	2.5 acres / 1,000 people	2.5 acres / 1,000 people	2.8 acres / 1,000 people
Regional Park	5 acres / 1,000 people	5 acres / 1,000 people	5 acres / 1,000 people	.44 acres / 1,000 people
Open Space			23.43 acre / 1,000 people	12.6 acres / 1,000 people
<b>Facilities</b>				
Basketball Court-Full	1 / 5,000 people	1/ 10,000 people	1 / 6,000 people	1 / 10,131 people
Basketball Court-Half	N/A	N/A	1 / 3,000 people	1 / 337,669 people
Tennis Court	1 / 2,000 people	1 / 2,500 people	1 / 3,000 people	1/ 3,618 people
Volleybal Court	1 / 5,000 people	1 / 20,000 people	1 / 20,000 people	1 / 337,669 people
Raquetball Court	1 / 20,000 people	No Standard	No Standard	0
Ball Fields	1 / 5,000 people	1 / 11,000 people	1 / 7,000 people	1 / 8,442 people
Youth Baseball Fields	1/ 5,000 people	1 / 9,000 people	1 / 5,000 people	1 / 3,752 people
Soccer Fields	1 / 10,000 people	1 / 5,000 people	1 / 5,000 people	1 / 3,752 people
Community Center	1 / 5,000 people	1 / 30,000 people	1 / 12,000 people	1 / 14,472 people
Playground	1 / 3,000 people	1 / 3,000 people	1 / 3,000 people	1 / 5,065 people
Pool	1 / 20,000 people	1 / 25,000 people	1 / 20,000 people	1 / 16,884 people
Trails	1 system / region	No Standard	1 mile / 1,000 people	1 mile / 7,236 people
* The National Recreation and Park Association (NRPA), which created these standards, recogizes and accepts that regional standards differ from national standards due to the unique climate and demographics of an area				

## A. Parks

### 1. Park Classifications

The classifications for parks developed by the NRPA and the American Academy for Park and Recreation Administration are intended to be used as guidelines at the local level. The classifications provide general descriptions, location criteria, and size criteria for Parks, Open Space and Trail facilities; a table of the classifications is provided in Appendix B.

The following classifications are specific to Bernalillo County park and community center facilities. The number in parenthesis is the total number of BCPR managed facilities, including undeveloped park land, in that category.

#### **Neighborhood Parks (14)**

Small park, generally less than three acres used primarily by those within a half-mile radius. Neighborhood parks may contain a combination of picnic areas, playgrounds, and half basketball courts and turf areas as appropriate.

#### **Community Parks (32)**

Most of the facilities within the Bernalillo County Parks and Recreation system function as Community Parks. These parks can range in size from 3 to 52 acres and have a wide variety of facilities including baseball, little league, and soccer fields, basketball and tennis courts, picnic areas, playgrounds, and swimming pools. Fields in community parks receive intensive use by youth and adult sports leagues coming from all areas of the County.

Seven of the community parks in the system are part of community complexes. In addition to the facilities already mentioned, Community Complexes have community centers that offer recreational and educational



*Little Cloud Park*



*Playground at Raymond G. Sanchez Community Complex*

programs. These complexes are unique to each community and serve the public with different programs and emphases, according to community demand.

### **Regional Parks (3)**

Bernalillo County has three facilities that function as regional parks, **Rio Bravo Park, Tom Tenorio Park, and Mesa del Sol Regional Recreation Complex.** Regional parks are over twenty acres and are available for use by all County residents. Their scale and drawing area extend beyond the immediate community or major sub-area of the County. Each offers playing fields and serve as the main practice and competition location for youth and adult leagues.



*South Valley Little League  
at Rio Bravo Park*

The Rio Bravo Park has a picnic and play area and over five acres of unprogrammed turf. It is also the home of the South Valley Little League. The South Valley Library, South Valley Swimming Pool, Rio Bravo Senior Meal Site, and Harrison Middle School are adjacent to one another and form a block

of recreational and educational facilities. Access to the Rio Grande bosque also exists at this location. Rio Bravo Park is divided up into several tracts, some of which are owned by Bernalillo County and some of which are owned by APS. The lease for County facilities on APS land expires in 2003 and will have to be extended.

Tom Tenorio Park has approximately 51 developed acres located on the southwest mesa. It has four sand volleyball courts, three adult baseball fields, a playground, a picnic area and a mini race car track. It is the primary location for league play and tournaments.

The Mesa del Sol Regional Recreation Complex (RRC) is mostly undeveloped. It is comprised of 634 acres leased from the New Mexico State Land Office and

has been master planned to include over 40 playing fields, trails, destination playground, fieldhouse, aquatic center, an amphitheater, and golf driving range. It is intended to be the primary recreational facility of the 12,000+ acre Mesa del Sol Planned Community that is still at least five years from development being initiated. Build out of the RRC will take at least 15-20 years, contingent on a consistent stream of funding to design and develop facilities.

Currently, BCPR has phase 1 approval from the City for 12 playing fields. Three fields have been built. Development also consists of a 3,600-space parking lot. BCPR has a field use agreement with Albuquerque Youth Soccer Organization for spring and fall soccer leagues, and the large parking lot primarily serves the Journal Pavilion Amphitheater.

Journal Pavilion is operated and managed by Clear Channel Communications, who sub-leases 48 acres from Bernalillo County within the Regional Recreation Complex. Journal Pavilion hosts live concerts and other events and seats 12,000 people. The facility is built for 15,000 patrons, but Journal Pavilion cannot sell the additional 3,000 tickets until the transportation network is expanded. Expansion is focused on the University Boulevard extension, which would connect the northeastern corner of the RRC to the intersection of Rio Bravo, University Boulevard, and Interstate 25. This four-lane facility is being designed and efforts continue to secure the approximately \$15 million to construct the facility. Construction of this road not only will help the RRC, but will enable the State Land Office to begin housing and economic development at the remainder of Mesa del Sol.

### **Special Activity Areas**

Special activity areas are designed for one predominant use. The County park system has twelve such areas at twelve different facilities, some of which are co-located at a Community or Regional Park:

- ◆ **BMX racecourse** at Raymond G. Sanchez Community Center;



*Vista Sandia  
Equestrian Park  
Main Arena*

- ◆ **Skate park** at Los Vecinos Community Center;
- ◆ **Skate park** at Paradise Hills Community Center;
- ◆ **Fitness centers** at Los Padillas Community Center, Westside Community Center, Atrium, and Rio Grande High School County Pool;
- ◆ **Performing arts center** at Vista Grande Community Center;
- ◆ **Hang gliding landing facility** at Big Sky Park;
- ◆ **Cowboy Polo** at Dennison Park;
- ◆ **Mini race car track** at Tom Tenorio park;
- ◆ **Horse arenas** at Vista Sandia Equestrian Park; and
- ◆ **Journal Pavilion Amphitheater** at Mesa del Sol Regional Recreation Complex;
- ◆ **Archery course** at El Refugio Archery Range.

Use of Special Activity Areas depends on the distribution of people interested in the particular activity. Some Special Activity Areas also function as neighborhood or community parks because of other non-specialized activities.

**BCPR level of service affects and is affected by park facilities managed by the City of Albuquerque, Rio Rancho, Corrales, National Forest Service and the National Park Service.**

## **2. Level of Service and Maintenance**

Discussions of level of service are not complete if just the capital side of the equation is emphasized. True level of service is an ongoing requirement and commitment that is achieved through adequate personnel, equipment, and budgets. Unfortunately, the gap has widened between acreage of responsibility and the number of workers required to properly maintain fields, playgrounds, courts, etc. No budget increases have occurred since 1999 for more personnel and equipment, and the prospects of future

increases seem unlikely due to Bernalillo County's flat budget.

The NRPA standard is 4 acres of maintenance per worker. The BCPR status is 12 acres per worker. Bernalillo County has three maintenance crews with 35 full-time workers and 6 seasonal workers that cover the four service areas. An Area Supervisor leads each crew and is supported by a craftsman. Maintenance tasks include mowing turf, controlling weeds, maintaining irrigation systems, repairing items as needed, and removing trash. The maintenance crews also design and construct small park redevelopment and improvement projects.

Bernalillo County maintains 49 park facilities; Table III-2 provides a summary of Bernalillo County Park and Recreation facilities. A detailed facility inventory is in Appendix C.

**Table III-2 Bernalillo County Parks & Recreation Facility Inventory**

Existing Facilities in 2003	Number of Facilities	Total Acreage	Trail (Miles) at Parks	Outdoor Basketball Court-Full	Outdoor Basketball Court-Half	Tennis Court	Volleyball Court	Adult Ball Field	Youth Ball Field	Soccer / Multipurpose Field	Gym	Community Center	Playground	Pool	Picnic Area	Horseshoe Pit	Special Activity
Neighborhood Parks	14	52.4	0.5	2	1	0	1	0	0	0	0	0	4	0	4	1	0
Community Parks	32	275.9	6.5	9	3	2	2	4	31	18	6	7	15	4	13	3	12*
Regional Parks	3	706.4	0.0	0	0	4	4	3	0	6	0	0	3	0	2	0	1**
<b>Total</b>	<b>49</b>	<b>1,034.7</b>	<b>7.0</b>	<b>11</b>	<b>4</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>32</b>	<b>24</b>	<b>6</b>	<b>7</b>	<b>22</b>	<b>4</b>	<b>19</b>	<b>4</b>	<b>0</b>
<p>* BMX race track at Raymond G. Sanchez CC; skate park at Los Vecinos CC; skate park at Paradise Hills CC; fitness center at Los Padillas CC; performing arts center at Vista Grande CC; fitness center at Westside CC; hang glider landing facility at Big Sky Park; Cowboy Polo at Dennison Polo Park; fitness center at Rio Grande H. S. Pool; mini race car track at Tom Tenorio Park; horse arenas at Vista Sandia Equestrian Park; archery range at El Refugio.</p> <p>** Amphitheater at Mesa del Sol Regional Recreation Complex</p>																	

## B. Service Area Profiles

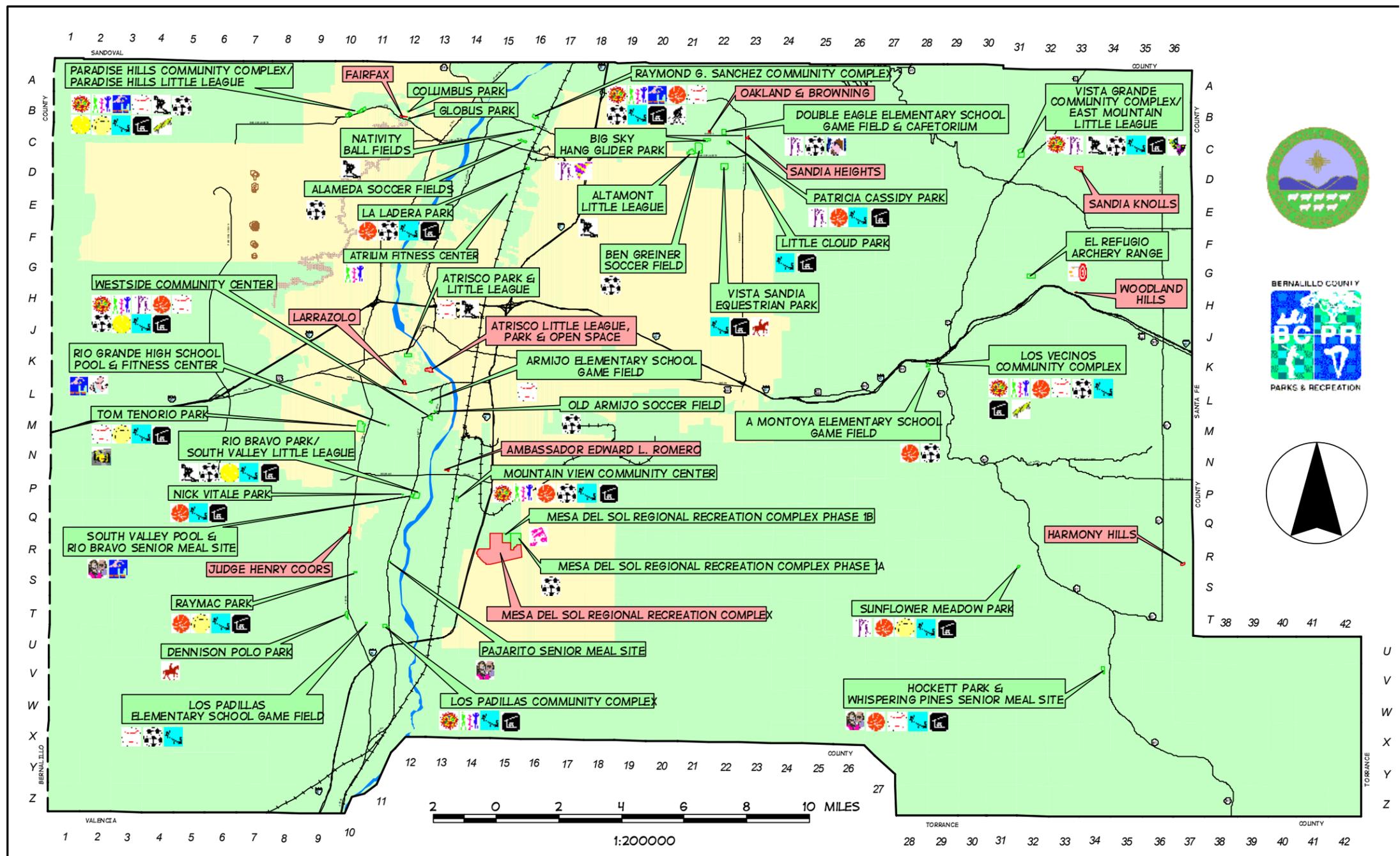
This next section contains profiles of the individual park service areas. Each profile contains a summary table of facilities and the existing level of service, accomplishments since the 1995 Master Plan, a list of facilities, and unspent capital funding. Combined with public input that is described in Chapter IV, the profiles provide guidance for the conclusion of this plan in Chapter V, where specific projects are identified for the next 5-7 year period.

Table III-3 provides the acres of parks by classification in each park service area.

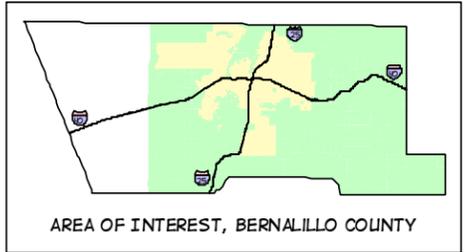
**Table III-3 Park Acreage by Service Area, 2003**

	Neighborhood	Community	Regional	<b>Total</b>	Developed	Undeveloped
East Mountain	24	72	0	<b>96</b>	72	24
Northeast	8.4	66.5	0	<b>74.9</b>	69.2	5.7
Northwest	4.5	59	0	<b>63.5</b>	60	3.5
South	15.5	78.4	706.4	<b>800.3</b>	188.3	615.7
<b>TOTAL</b>	<b>52.4</b>	<b>275.9</b>	<b>706.4*</b>	<b>1034.7</b>	<b>389.5</b>	<b>648.9</b>

*\*600 undeveloped acres at Mesa del Sol Regional Recreation Complex*

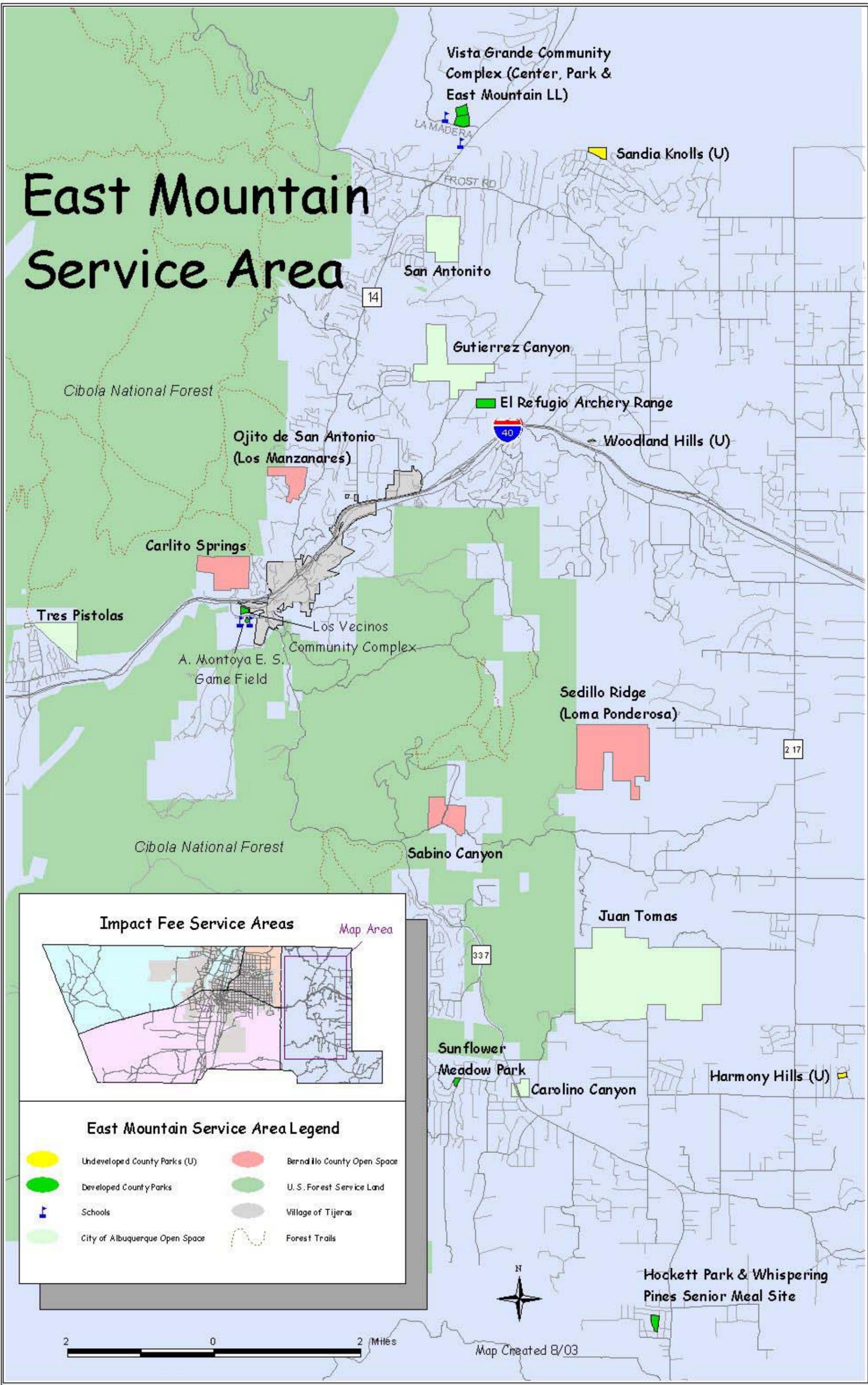


# PARK FACILITIES THROUGH 2003

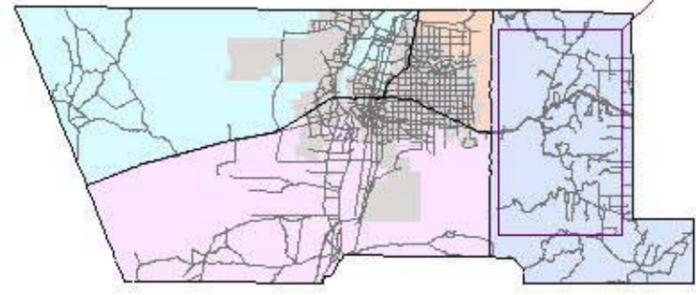


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# East Mountain Service Area



## Impact Fee Service Areas



## East Mountain Service Area Legend

- Undeveloped County Parks (U)
- Developed County Parks
- Schools
- City of Albuquerque Open Space
- Berndillo County Open Space
- U. S. Forest Service Land
- Village of Tijeras
- ~ Forest Trails



Map Created 8/03

## 1. East Mountain

The East Mountain Service Area encompasses just more than 200,000 acres with a population of 17,081 in 2000, making it the least populous per acre of the four service areas. The East Mountain population grew by 39% between 1990 and 2000. The population projection for 2010 is 19,120, a 12% increase from 2000.

An inventory of East Mountain facilities and level of service is described in Table III-4; a list of facilities by name is provided in Table III-5.

**Table III-4 Level of Service for East Mountain Service Area**

East Mountain Service Area (pop. in 2000: 17,081)	Neighborhood Park (acres)	Community Park (acres)	Regional Park (acres)	Trails within park (miles)	Open Space (acres)	Outdoor Basketball Court-Full	Outdoor Basketball Court-Half	Tennis Courts	Volleyball Court	Adult Ball Fields	Youth Ball Fields	Soccer / Multipurpose Fields	Gym	Community Center	Playground	Pool	Picnic Area	Horseshoe Pit	Special Activity
Existing Level of Service	24	72	0	2	865	1	3	0	1	2	5	3	1	2	4	0	4	1	3
# of Facilities Needed to Meet Bernalillo Co. Standard	0	0	85	15	0	2	3	6	0	0	0	0	n/a	0	2	1	n/a	n/a	n/a

This table shows level of service based on 2000 population and 2003 facility inventory. Eight of fifteen categories meet or exceed the County's level of service.

### a) Accomplishments Since 1995

- ◆ Vista Grande Community Center & Multi-purpose field
- ◆ East Mountain Little League Fields & Concession Stand
- ◆ Sunflower Meadow Park
- ◆ Los Vecinos Skate Park
- ◆ Whispering Pines Senior Meal Site
- ◆ Vista Grande/San Antonito Elementary School Trail

**Context of the East Mountains:**

- ◆ Differing views by residents on park development
- ◆ Proximity to Cibola National Forest
- ◆ Large lot development patterns
- ◆ Well depth, water availability, water rights
- ◆ Appropriate uses on Open Space properties

**b) Available Capital**

Available CIP, impact fees, and legislative funds for projects in the East Mountains include:

- ◆ East Mountain Swimming Pool (\$350,000 transferred from the 1998 and 2000 bonds; approximately \$500,000 from the 2002 bond)
- ◆ Los Vecinos Additional Land Acquisition (\$50,000 from the 2003 legislative appropriation)
- ◆ A balance of \$183,000 in uncommitted impact fees as of Summer 2003.

**c) Projects Underway**

- ◆ East Mountain Trail Plan
- ◆ Vista Grande Exercise Station

**Table III-5 East Mountain Park & Community Complex Facilities**

<b>Name</b>	<b>Acres</b>	<b>Classification</b>	<b>Special Activity</b>	<b>Water Source</b>	<b>Zoning</b>
A. Montoya Elementary School Game Field	3	Community		Well	A-2
El Refugio Archery Range	20.3	Community	Archery		A-2/SU Permit
Harmony Hills (U)	4.7	Neighborhood		n/a	A-2
James H. Hockett Memorial Park	11.5	Community		Well	A-2/SU Permit
Los Vecinos Community Complex	5.2	Community	Skate park	Village of Tijeras and Well	C-1
Sandia Knolls (U)	18.1	Neighborhood		n/a	A-2
Sunflower Meadow Park	4	Community		Water cooperative	A-2/SU Permit
Vista Grande Community Complex / East Mountain Little League	28	Community	Performing arts center	Entranosa	A-2/SU Permit
Woodland Hills (U)	1.2	Neighborhood		n/a	A-2
Whispering Pines Senior Meal Site (see Hockett Park)		Community		Well	A-2/SU Permit

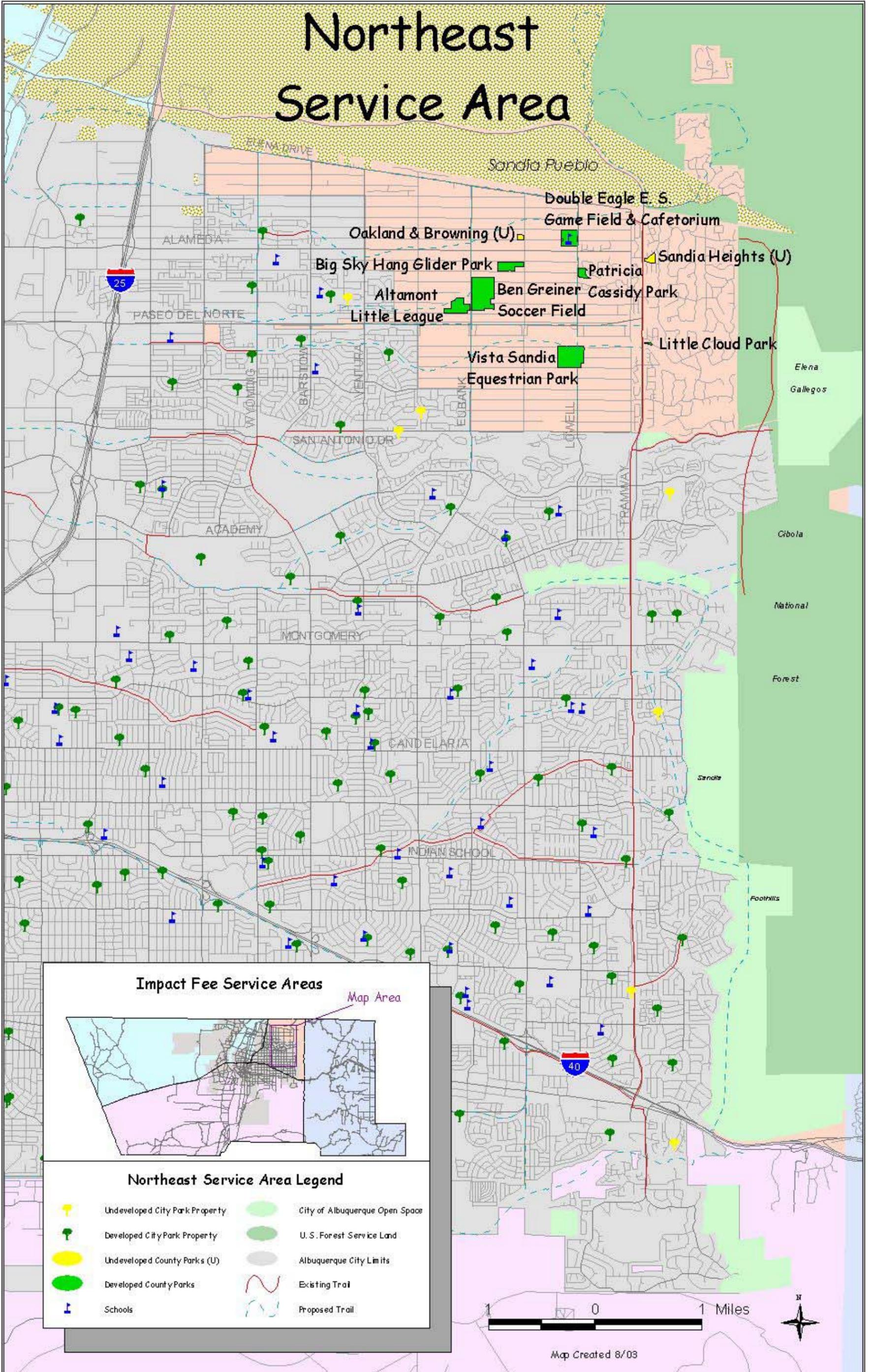
**TOTAL: 96**

(U) = undeveloped

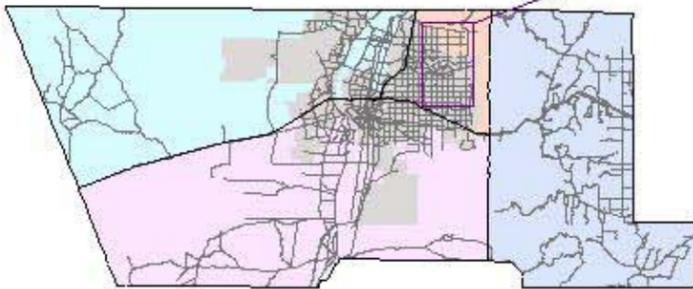


*Sunflower Meadow Park*

# Northeast Service Area



## Impact Fee Service Areas



## Northeast Service Area Legend

- |   |                                |   |                                |
|---|--------------------------------|---|--------------------------------|
|  | Undeveloped City Park Property |  | City of Albuquerque Open Space |
|  | Developed City Park Property   |  | U.S. Forest Service Land       |
|  | Undeveloped County Parks (U)   |  | Albuquerque City Limits        |
|  | Developed County Parks         |  | Existing Trail                 |
|  | Schools                        |  | Proposed Trail                 |

1 0 1 Miles



Map Created 8/03

## 2. Northeast

The Northeast Service Area encompasses approximately 45,000 acres with a population of 8,421 in 2000, making it the most populous per acre of the four service areas. Although the Northeast has the smallest total population and area, it experienced the largest growth rate between 1990 - 2000 at 75%. The population projection for 2010 is 9,263 an increase of 10% from 2000.

An inventory of Northeast facilities and level of service is described in Table III-6; a list of facilities by name is provided in Table III-7.

**Table III-6 Level of Service for Northeast Service Area**

<b>Northeast Service Area (pop. in 2000: 8,421)</b>	<b>Neighborhood Park (acres)</b>	<b>Community Park (acres)</b>	<b>Regional Park (acres)</b>	<b>Trails within park (miles)</b>	<b>Open Space (acres)</b>	<b>Outdoor Basketball Court-Full</b>	<b>Outdoor Basketball Court-Half</b>	<b>Tennis Courts</b>	<b>Volleyball Court</b>	<b>Adult Ball Fields</b>	<b>Youth Ball Fields</b>	<b>Soccer / Multipurpose Fields</b>	<b>Gym</b>	<b>Community Center</b>	<b>Playground</b>	<b>Pool</b>	<b>Picnic Area</b>	<b>Horseshoe Pit</b>	<b>Special Activity</b>
Existing Level of Service	8.4	66.5	0.0	3.5	0.0	2	1	0	0	0	7	2	0	0	3	0	4	0	2
# of Facilities Needed to Meet Bernalillo Co. Standard	0.0	0.0	42.0	4.9	197*	0	2	3	1	1	0	0	n/a	1	0	1	n/a	n/a	n/a

\*Although the Northeast does not meet County standards for Open Space, residents live adjacent to large tracts of City Open Space and National Forest land along the western face of the Sandia Mountains.

This table shows level of service based on 2000 population and 2003 facility inventory. Six of fifteen categories meet or exceed the County's level of service.

### **Context of the Northeast:**

- ◆ Higher park development costs per capita
- ◆ Lack of affordable / developable land
- ◆ Large lot development patterns
- ◆ Well depth, water availability, water rights
- ◆ Limited trail development opportunities

### **a) Accomplishments Since 1995**

- ◆ Altamont Little League Concession Stand
- ◆ Ben Greiner Soccer Field
- ◆ Big Sky Hang Glider Park
- ◆ Double Eagle Elementary School Game Field & Cafetorium
- ◆ Patricia Cassidy Park
- ◆ Vista Sandia Equestrian Park
- ◆ Neighborhood Park land purchases: Oakland & Browning and Sandia Heights

### **b) Available Capital**

Available CIP, impact fees, and legislative funds for projects in the Northeast include:

- ◆ Sandia Heights (\$65,000 remaining from land purchase funded by 2000 GO bond; \$50,000 from 2002 legislative appropriation; \$19,000 donated from Sandia Heights Homeowners Association)
- ◆ Oakland & Browning Tennis Court (\$20,000 from 2003 legislative appropriation)
- ◆ Altamont Little League Facility Improvements (\$40,000 from the 2003 and \$140,000 from 2002 legislative appropriation)
- ◆ Playground at Ben Greiner Soccer Field (\$30,000 from 2002 legislative appropriation)
- ◆ Trail connection between Ben Greiner & Big Sky Hang Glider Park (\$20,000 from 2003 legislative appropriation)
- ◆ A balance of \$27,000 in uncommitted impact fees as of summer 2003

### **c) Projects Underway**

- ◆ Sandia Heights neighborhood park design and development
- ◆ Playground at Ben Greiner Soccer Field
- ◆ Trail connection between Ben Greiner & Big Sky Hang Glider Park
- ◆ Adding a community center element at Double Eagle E. S. Game Field & Cafetorium

**Table III-7 Northeast Park & Community Complex Facilities**

<b>Name</b>	<b>Acres</b>	<b>Classification</b>	<b>Special Activity</b>	<b>Water Source</b>	<b>Zoning</b>
Altamont Little League	14	Community		Well	A-1/SU-Permit
Ben Greiner Soccer Field	3	Community		Well	A-1/SU-Permit
Big Sky Hang Glider Park	16	Community	Hang glider landing area	Well	A-1/SU-Permit
Double Eagle E. S. Game Field & Cafetorium	2	Community		Sandia	A-1
Little Cloud Park	0.7	Neighborhood		Sandia	A-1/SU-Permit
Oakland & Browning (U)	2	Neighborhood		n/a	A-1
Patricia Cassidy Park	2	Neighborhood		Sandia	A-1
Sandia Heights (U)	3.7	Neighborhood		Sandia*	R-2/SU-Permit
Vista Sandia Equestrian Park	31.5	Community	Equestrian facility	Well	A-1/SU-Permit

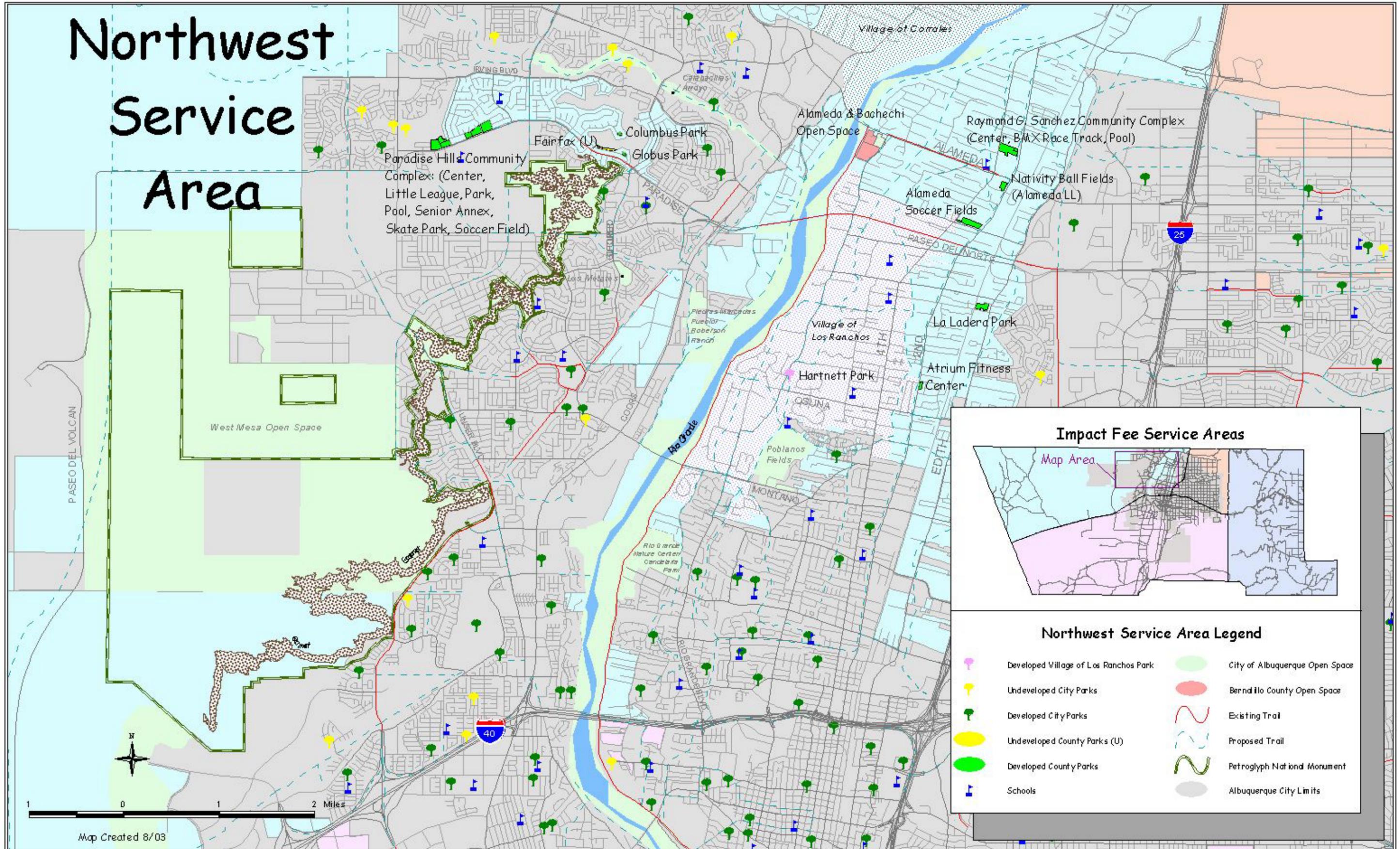
**TOTAL: 74.9**

\*potentially available



*Patricia Cassidy Park*

# Northwest Service Area



### Impact Fee Service Areas

The inset map shows the broader context of the service areas, with the 'Map Area' highlighted in pink.

### Northwest Service Area Legend

	Developed Village of Los Ranchos Park		City of Albuquerque Open Space
	Undeveloped City Parks		Bernalillo County Open Space
	Developed City Parks		Existing Trail
	Undeveloped County Parks (U)		Proposed Trail
	Developed County Parks		Petroglyph National Monument
	Schools		Albuquerque City Limits

### 3. Northwest

The Northwest Service Area encompasses approximately 230,000 acres with a population of 19,329 in 2000, ranking it the third most populous area per acre of the four service areas. Its large size is because the boundaries officially extend west to the Ta’jahillee Reservation boundary. The growth rate in the Northwest was –3% between 1990 and 2000. This is attributed the annexation of developed property into the municipal limits and a decline in household size, thereby decreasing the population count in the unincorporated area. Growth is projected to increase to 21,126 for an increase of 9% between 2000 and 2010, which is subject to change based on future annexations.

An inventory of Northwest facilities and level of service is described in Table III-8; a list of facilities by name is provided in Table III-9.

**Table III-8 Level of Service for Northwest Service Area**

Northwest Service Area (pop. in 2000: 19,329)	Neighborhood Park (acres)	Community Park (acres)	Regional Park (acres)	Trails within park (miles)	Open Space (acres)	Outdoor Basketball Court-Full	Outdoor Basketball Court-Half	Tennis Courts	Volleyball Court	Adult Ball Fields	Youth Ball Fields	Soccer / Multipurpose Fields	Gym	Community Center	Playground	Pool	Picnic Area	Horseshoe Pit	Special Activity
Existing Level of Service	4.5	59.0	0.0	0.5	19.7	2	0	0	1	1	8	8	2	2	5	2	3	0	2
# of Facilities Needed to Meet Bernalillo Co. Standard	14.8	0.0	96.6	18.8	433*	1	6	6	0	2	0	0	n/a	0	1	0	n/a	n/a	n/a

\*Although the Northwest service area does not meet County standards for Open Space, the area is served by large tracts of City Open Space and the Petroglyph National Monument.

This table shows level of service based on 2000 population and 2003 facility inventory. Six of fifteen categories meet or exceed the County’s level of service.

**Context of the Northwest:**

- ◆ Rapid growth in city affecting county park facilities
- ◆ High cost of park development due to basalt formations
- ◆ Large lot development patterns
- ◆ Water use
- ◆ Limited trail development opportunities

**a) Accomplishments Since 1995**

- ◆ Paradise Hills Little League
- ◆ Paradise Hills Skatepark
- ◆ Additional land acquisition at BMX track at Raymond G. Sanchez Community Center
- ◆ Raymond G. Sanchez Community Center Gymnasium

**b) Available Capital**

Available CIP, impact fees, and legislative funds for projects in the Northwest include:

- ◆ Alameda Little League improvements (\$225,000 from 2003 legislative appropriation)
- ◆ North Valley Senior Center (\$300,000 from 1998 bond)
- ◆ Paradise Hills Community Center Gym Floor Replacement (\$50,000 from 2003 legislative appropriation)
- ◆ Paradise Hills Little League & Soccer Club Land Acquisition (\$100,000 from 2003 legislative appropriation)
- ◆ Paradise Hills Little League improvements (\$245,500 from 2003 legislative appropriation)
- ◆ Paradise Hills Tennis Court (\$78,000 from 2001 legislative appropriation)
- ◆ Paradise Hills Skate Park ADA improvements (funds remaining from 2000 bond)
- ◆ Senate District 10 Trail Improvements (\$20,000 from 2001 and 2002 legislative appropriations)
- ◆ Raymond G. Sanchez Community Center Dual-Facing Stage (\$10,000 from 2003 legislative appropriation, \$53,500 from 2002 legislative appropriation and \$150,000 from 2000 legislative appropriation)
- ◆ All impact fees are committed to various projects

**c) Projects underway**

- ◆ Tennis courts at Paradise Hills Community Complex
- ◆ ADA improvements at Paradise Hills Skate Park

- ◆ Dual-facing performance platform at Raymond G. Sanchez Community Center
- ◆ Trail easement acquisition in far North Valley between Riverside Drain and Albuquerque Main Canal
- ◆ Coordination with City of Albuquerque and Alameda Little League for City maintenance of a new facility at City-owned land

**Table III-9 Northwest Park & Community Complex Facilities**

<b>Name</b>	<b>Acres</b>	<b>Classification</b>	<b>Special Activity</b>	<b>Water Source</b>	<b>Zoning</b>
Raymond G. Sanchez Community Complex	12.6	Community	BMX race track	City	R-1/SU-Permit
Alameda Soccer Fields	8.6	Community		City	C-1/R-1/SU-Permit
Atrium Fitness Center	N/A	N/A	Fitness center	City	C-1/SU-Permit
Columbus Park	1	Neighborhood		NMUI	*
Fairfax (U)	2.5	Neighborhood			*
Globus Park	1	Neighborhood		NMUI	*
La Ladera Park	4.8	Community		City	M-H
Nativity Ball Fields	3.5	Community		Well	R-1
Paradise Hills Community Complex / Paradise Hills Little League	29.5	Community	Skate park	NMUI	*

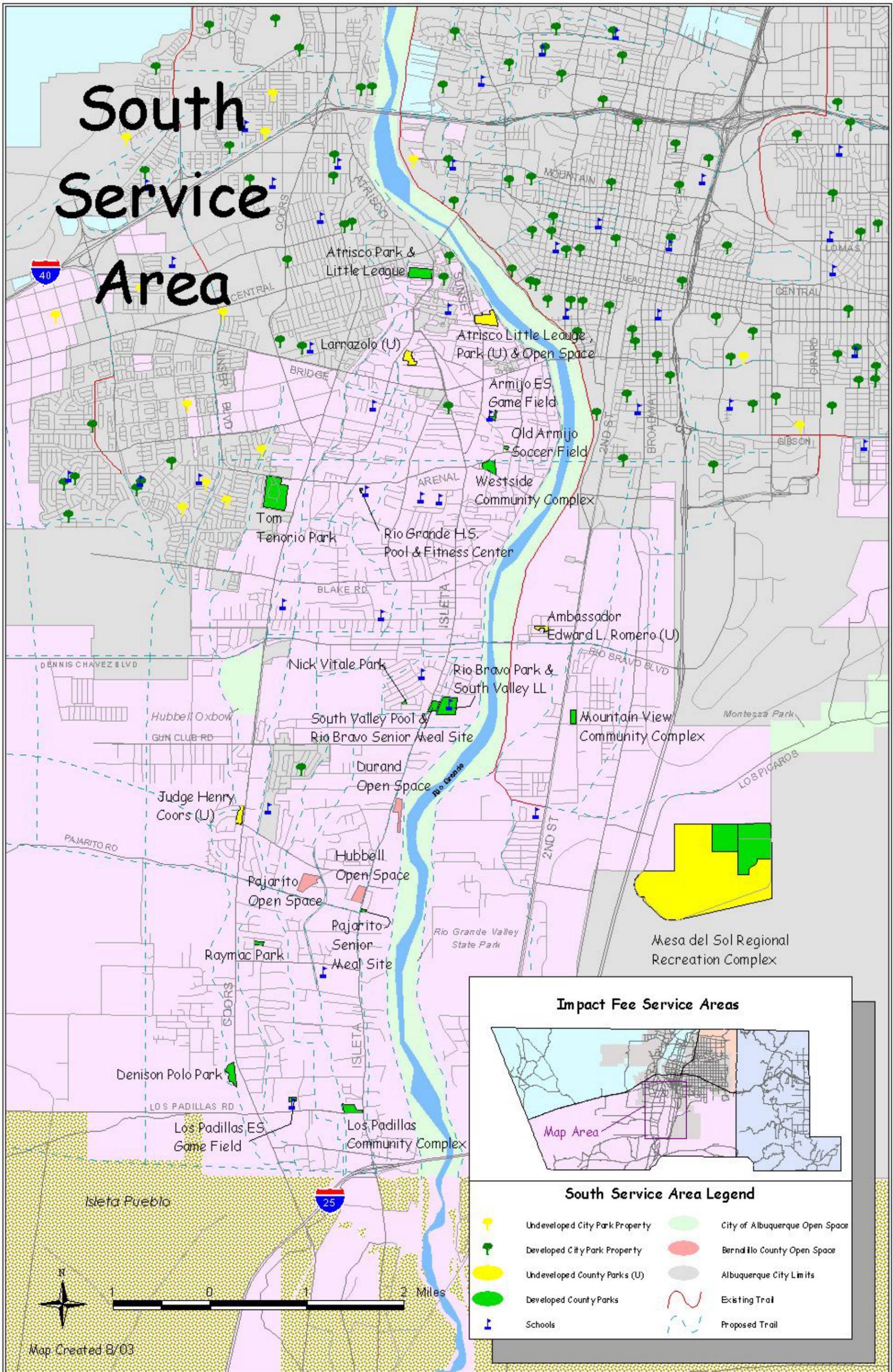
**TOTAL: 63.5**

\* Paradise Hills Special Zoning District



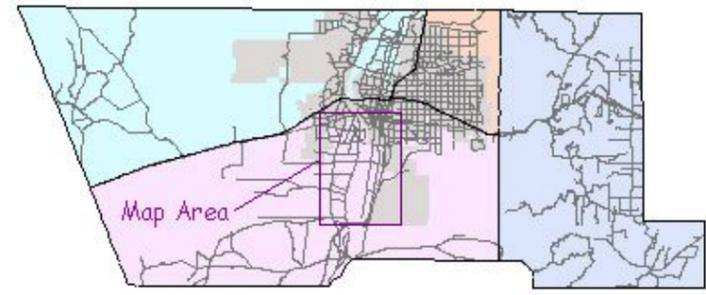
*La Ladera Park*

# South Service Area



Mesa del Sol Regional Recreation Complex

### Impact Fee Service Areas



### South Service Area Legend

- |  |                                |  |                                |
|--|--------------------------------|--|--------------------------------|
|  | Undeveloped City Park Property |  | City of Albuquerque Open Space |
|  | Developed City Park Property   |  | Bernalillo County Open Space   |
|  | Undeveloped County Parks (U)   |  | Albuquerque City Limits        |
|  | Developed County Parks         |  | Existing Trail                 |
|  | Schools                        |  | Proposed Trail                 |



## 4. South

The South Service Area encompasses approximately 270,000 acres with a population of 49,554 in 2000, ranking it the second most populous area per acre of the four service areas. The boundaries extend west to the Cibola and Valencia County lines near the Rio Puerco. The growth rate in the South was 17% between 1990 and 2000. Growth is projected to 51,791 for an increase of 5% between 2000 and 2010.

An inventory of South facilities and level of service is described in Table III-10; a list of facilities by name is provided in Table III-11.

**Table III-10 Level of Service for South Service Area**

South Service Area (pop. in 2000: 49,554)	Neighborhood Park (acres)	Community Park (acres)	Regional Park (acres)	Trails within park (miles)	Open Space (acres)	Outdoor Basketball Court-Full	Outdoor Basketball Court-Half	Tennis Courts	Volleyball Court	Adult Ball Fields	Youth Ball Fields	Soccer / Multipurpose Fields	Gym	Community Center	Playground	Pool	Picnic Area	Horseshoe Pit	Special Activity
Existing Level of Service	15.5	78.4	706.4	1.5	50.5	6	0	6	5	4	12	11	3	3	10	2	8	3	5
# of Facilities Needed to Meet Bernalillo Co. Standard	34.0	0.0	0.0	48.0	1,110.5	2	16	10	0	3	0	0	n/a	1	6	0	n/a	n/a	n/a

This table shows level of service based on 2000 population and 2003 facility inventory. Six of fifteen categories meet or exceed the County's level of service.

### a) Accomplishments Since 1995

- ◆ Approval of Mesa del Sol Regional Recreation Complex Master Plan
- ◆ Phase 1 construction at Regional Recreation Complex, including Journal Pavilion
- ◆ South Valley Little League Concession Stand
- ◆ Rio Bravo Senior Meal Site
- ◆ Mountain View Community Center Gymnasium
- ◆ Sand volleyball at Tom Tenorio
- ◆ Acquisition of Larrazolo property

## b) Available Capital

Available CIP, impact fees, and legislative funds for projects in the South include:

### Context of the South:

- ◆ Largest population of service areas
- ◆ Future annexations in southwest mesa
- ◆ County-owned undeveloped land
- ◆ Water availability, water rights
- ◆ Agricultural preservation & Open Space properties
- ◆ Safety & security of facilities

- ◆ Los Padillas Swimming Pool (\$300,000 from 2003 legislative appropriation, \$1,137,500 from 1998, 1999, and 2000 legislative appropriations, \$200,000 from 1994 bond, and \$68,635 from EHGRG grant in 2001)
- ◆ Hubbell House (\$275,000 from 1999, \$150,000 from 2002, and \$135,000 from 2003 legislative appropriations)
- ◆ Rio Grande High School Pool (\$400,000 from 2002 bond)
- ◆ Atrisco Little League, Park & Open Space (Sunset Rd.) (\$250,000 from 2000 and 2002 bonds, \$40,000 from 2002 and \$60,000 from 2003 legislative appropriations)
- ◆ Ambassador Edward L. Romero Park (\$100,000 from 2003 legislative appropriation)
- ◆ South Valley Little League Concession Stand Sewer Connection (\$70,000 from 2003 legislative appropriation)
- ◆ Proposed Larrazolo Multi-Services Family Center (\$461,400 from 2003 legislative appropriation)
- ◆ Los Padillas Community Center improvements (\$20,000 from 2003 legislative appropriation)
- ◆ Tom Tenorio Field Development (\$15,000 from 2002 legislative appropriation)
- ◆ All impact fees are committed to various projects.

### c) Projects underway

- ◆ Los Padillas Swimming Pool
- ◆ Program plan & conceptual design for proposed Larrazolo Multi-Services Family Center
- ◆ Atrisco Little League, Park & Open Space Master Plan.
- ◆ Planning and design of Ambassador Edward L. Romero Park



*Los Padillas Fitness Room*

**Table III-11 South Park & Community Complex Facilities**

<b>Name</b>	<b>Acres</b>	<b>Classification</b>	<b>Special Activity</b>	<b>Water Source</b>	<b>Zoning</b>
Ambassador Edward L. Romero (U)	4.7	Neighborhood		City*	A-1/SU-Permit
Armijo Elementary Field	2	Community		City	A-1
Atrisco Park & Little League	16	Community		City	R-1/SU-Permit
Atrisco Little League, Park (U) & Open Space (Sunset Rd.)	15	Community		City*	SU-Permit**
Denison Polo Park	9.6	Community	Cowboy polo	well	A-1/SU-Permit
Judge Henry Coors (U)	6.3	Neighborhood		n/a	A-1/SU-Permit
Larrazolo (U)	8	Community		n/a	R-1
Los Padillas Community Complex	8	Community	Fitness center	Well	A-1/SU-Permit
Los Padillas E. S. Game Field	2	Community		Well	A-1
Mesa del Sol Regional Rec. Complex (13 acres developed)	586	Regional		Well	SU-2
Mesa del Sol Journal Pavilion	48	Regional	Amphitheater	Well	SU-2
Mountain View Community Complex	5	Community		Well & City	M-2/SU-Permit
Nick Vitale Park	2	Neighborhood		City	R-1
Old Armijo Soccer Field	1	Community		City	R-1
Pajarito Senior Meal Site	1	Community		Well	A-1
Raymac Park	2.5	Neighborhood		Well	R-1
Rio Bravo Senior Meal Site (see Rio Bravo Park)		Community			A-1/SU-Permit
Rio Bravo Park	20.7	Regional		City	A-1
Rio Grande H. S. Pool & Fitness Center	2.4	Community	Fitness Center	City	A-1
South Valley Little League (see Rio Bravo Park)		Community			A-1
South Valley Pool (see Rio Bravo Park)		Community			A-1/SU-Permit
Tom Tenorio Park	51.7	Regional	Mini race car track	City	A-1
Westside Community Complex	8.4	Community	Fitness Center	City	R-1/SU-Permit

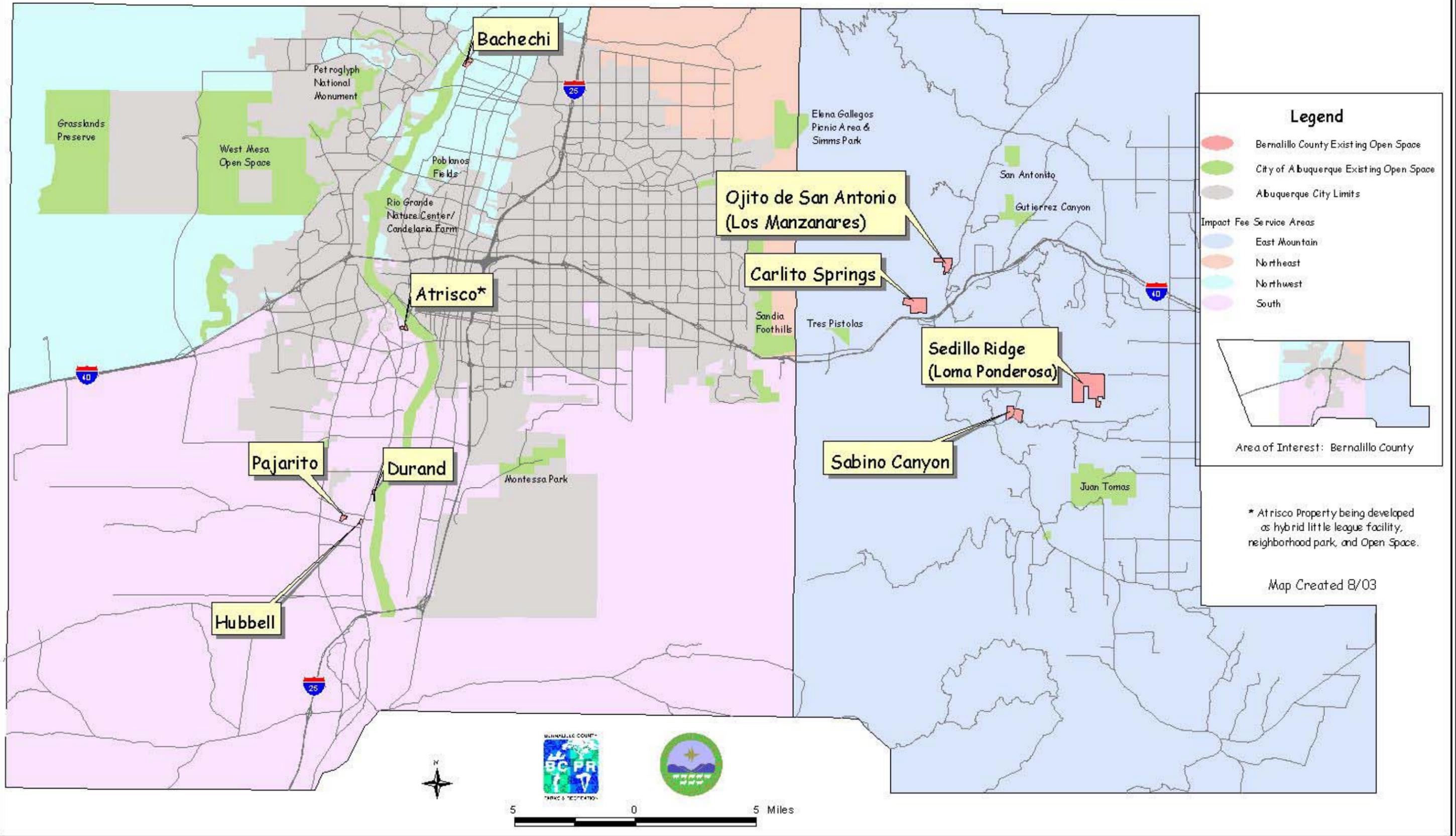
**TOTAL: 800.3**

\*potentially available

\*\*approval pending

(U) = undeveloped

# Bernalillo County Existing Open Space Properties



## C. Open Space

### 1. General Discussion

Open Space is publicly owned undeveloped land set aside for conservation and/or recreation. These lands are managed to retain their natural character to benefit people by conserving resources related to the natural environment, while providing opportunities for outdoor education and recreation. The City of Albuquerque has had an Open Space network and program since the early 1980s. Today, they manage approximately 27,000 acres of Open Space in Bernalillo and Sandoval Counties.

Bernalillo County Open Space properties range from East Mountain forested lands with perennial streams, old orchards with historic structures to agricultural lands in the South Valley abutting the Rio Grande. Historic structures and non-historic structures are on some properties. Each Open Space property has a unique history of location, context, and landscape that has contributed to its acquisition for Open Space.

### 2. Program History

Bernalillo County's Open Space program originated in 1996 when a state constitutional amendment was passed to allow counties to bond to buy Open Space. This change occurred around the same time that the State's Development Fee Act was enacted. After adopting an Impact Fee Ordinance (Chapter 46), the County began collecting Open Space Impact Fees to fund the acquisition of and improvements to Open Space.

In 1998, voters approved a ½ mill levy that raised \$7.8 million from 1998-2000. These funds were used to purchase approximately 1,000 acres on nine properties of Open Space in the East Mountains, North Valley and South Valley.

#### **Open Space Vision:**

Bernalillo County Open Space will become a dynamic network of properties with important natural or cultural resources managed to benefit people, plants and wildlife by protecting or enhancing view sheds, water resources, wildlife habitat, cultural/historic sites, and prime agricultural land; and providing resource-based recreation.

#### **Open Space Mission:**

To preserve and provide natural areas, cultural resources and resource-based recreation for Bernalillo County citizens. These lands area acquired and managed to conserve natural and cultural resources, provide opportunities for education and recreation and to shape the urban environment.

**Table III-12 Bernalillo County Open Space Properties 2003**

<b>Property Name</b>	<b>Acres</b>	<b>Location</b>	<b>Water Source</b>	<b>Zoning</b>
Atrisco*	15	South Valley	MRGCD, City	A-1/SU-Permit
Bachechi	19	North Valley	City, MRGCD, well	A-1/SU-Permit
Carlito Springs	171	East Mountains	On-site spring	A-2
Durand	10	South Valley	MRGCD	A-1/SU-Permit
Hubbell	10	South Valley	Well, MRGCD	SU-Permit
Ojito de San Antonio (Los Manzanares)	87	East Mountains	Off-site springs, wells	A-2
Pajarito	15	South Valley	MRGCD	A-1
Sabino Canyon	117	East Mountains	none	A-2
Sedillo Ridge (Loma Ponderosa)**	1,034	East Mountains	none	A-2
<b>Total</b>	<b>1,478</b>			

\*Atrisco property to be developed as hybrid neighborhood park, little league facility, and Open Space.

\*\*Bernalillo County purchased 494 acres; approximately 540 acres of additional Open Space shall be donated to the County upon filing of the final plat for a proposed residential subdivision.

In November 2000, Bernalillo County voters again supported a ¼-cent mill levy for continued acquisition and management of the Open Space program. It is anticipated that the 2000 mill levy will generate approximately \$12 million over the life of the tax. Included in the 2000 mill levy were provisions that allocated 10% (approximately \$210,000 per year) of the collected revenues for Open Space maintenance and 2% (approximately \$42,000 per year) for planning activities associated with Open Space. This levy will last for six years (through 2006) and has enabled the County to begin planning and better manage newly acquired Open Space properties.

In March of 2001, the County Commission authorized BCPR to create and manage a Bernalillo County Open Space Program. This authorization included the creation of an Open Space Coordinator position, which was filled in January 2002. Additional maintenance staff are expected to be hired in 2004. BCPR has generated maps and matrices for planning, and initiated several projects on open space properties. City of Albuquerque Open Space Division staff and Bernalillo County Open Space staff meet regularly and are pursuing opportunities for City and County collaboration. The respective boards appointed by the Albuquerque City Council and Bernalillo County Commission also meet regularly to learn about the other's activities.

### **3. Acquisition Process and Status**

The Bernalillo County Commission established the Open Space Advisory Committee, BCOSAC, by Resolution (Res. 23-2001). This Committee makes purchase recommendations to the Board of County Commissioners based on several criteria, and has an advisory role for Open Space property planning. All open space properties undergo a nomination and evaluation process through the BCOSAC. The acquisition criteria evaluate:

- ◆ recreational potential
- ◆ need for protection
- ◆ post-acquisition issues
- ◆ property costs
- ◆ water implications
- ◆ wildlife and flora values
- ◆ archaeological and historical significance
- ◆ community support
- ◆ risk of development
- ◆ the Open Space needs of the area

The property nomination form and the criteria for acquisition are included in Appendix D.

## **4. Open Space Planning/Programming**

### **a) East Mountain Open Space Planning Efforts**

BCPR applied to the National Park Service Rivers and Trails Program for a technical assistance grant in late 2001. These grants are made available to communities and local government agencies with natural resource planning needs. The application was successful and BCPR is currently working with the National Park Service, the City of Albuquerque Open Space Division, and the United States Forest Service on a planning effort that includes all East Mountain Open Space properties. In early summer 2002, several public meetings were held for the purpose of creating a steering committee that would assist in the planning process. Invitees included neighborhood associations, special user groups, special interest groups, and concerned citizens.

From these public meetings, a 20-member steering committee was established. Site visits have been completed, resource assessments of all properties have been done, community outreach has been completed, and draft plans are being developed for each property as of summer 2003. The UNM School of Architecture and Planning graduate studio class also contributed to the process during the fall 2002 semester by assisting with graphic and written materials. These plans will help the County manage our open space properties while preserving the integrity of each site. Final draft of the plan is expected to be completed by early 2004.

### **b) South Valley Open Space Plan**

Planning for the future uses of the Pajarito and Durand properties was completed through a contract with the Allan Savory Center for Holistic Resource Management (HRM). HRM completed the planning process during the summer of 2002. The plan calls for recreation opportunities in conjunction with farming activities. There will also be wetlands developed on both properties to enhance wildlife habitat and viewing opportunities.

This planning process was lead by a community-based "Core Team" that met monthly and had an open membership. Over a period of one year, the team developed conceptual site plans for public use, access, and continued agricultural activity. Both properties will require future investment in irrigation improvements for crop viability. The County is working with the United States Department of Agriculture Natural Resources Conservation Service to assure that improvements made will benefit the property and maximize irrigation efficiency of the ditch system.

**c) North Valley Open Space**

Bernalillo County owns the 19-acre Bachechi property. It is leased until December 2005 to a commercial riding instructor and horse boarder. Site improvements are gradually occurring, including a new barn roof, improved plumbing to the on-site residence, and remediation of contaminated soil through the State of New Mexico Leaking Underground Storage Tank program.

This site is adjacent to the Alameda Open Space, which is jointly owned with the City of Albuquerque. A future planning process will be undertaken to possibly integrate the sites while retaining equestrian-related activity at the Bachechi site.

**5. Classifications**

The M.P.O.S. Plan identifies seven types or categories of facilities. Table III-13 is from the M.P.O.S. Plan and describes the seven types and their Open Space purpose(s). The matrix gives a framework for categorizing each property and analyzing the potential for public use and resource protection. These Open Space types are followed with policies that stipulate land use (pages 25-26 of M.P.O.S. Facility Pan). These policies relate directly to property use and design. All newly acquired properties enter into the M.P.O.S. Network as "Protected Undeveloped Open Space" until the property has undergone an initial natural and cultural resources assessment. Such assessments for County-owned Open Spaces are underway.

**Table III-2 MPOS Classifications**

**OPEN SPACE PURPOSE**

Type	Conservation of Natural Resources & Environmental Features	Provision of Opportunities for Outdoor Education & Recreation	Shaping of Urban Form	Conservation of Cultural/ Archaeological Resources	Provision of Trail Corridors	Protection of the Public from Natural Hazards
<b>Protected, Undeveloped Open Space</b>	Protects significant and/or unique natural resources. Primary purpose is conservation of these resources. Public use will be accommodated up to the level the area can support (carrying capacity) while sustaining the resource. Effects of public use can be mitigated. Opportunity to experience isolation from urban development, proximity to natural environment. Somewhat higher level of facility development than preserve.	Opportunity for outdoor education, interpretation of natural resources, controlled or low impact recreation, limited to Class I recreational facilities.	Opportunity for protecting features which play a significant role in shaping urban form. Controlled, low impact recreational use would not harm resource or views.	Opportunity to conserve archaeological resources in an accessible setting suitable for interpretation. Observation is supervised and controlled. Resource protection through directing public use away from sensitive areas.	Variety of trails are appropriate, opportunity for links to urban area trails. Visitor parking facilities should be identified.	Opportunity to protect public through controlled use, facility development and design help to protect public and resource.
<b>Open Space Preserve</b>	Protects highly significant and/or unique natural resources and/or features. Primary purpose is conservation of these resources. Opportunity to experience natural environment and isolation from urban development	Outdoor education is limited to scientific study or limited interpretation of resource. Limited access is preferred. Area is not suitable for developed recreation.	Opportunity to protect features which play a significant role in shaping urban form. Development for recreational purposes would cause irreparable damage.	Archaeological resources which should be protected; limited public access for scientific study of interpretation.	Unpaved, limited access trails only	Opportunity to protect public through controlled use, limited access and restriction of development.
<b>Open Space Facility</b>	Resource conservation is equal to opportunity for public use and appreciation of natural environment. Impacts of concentrated public use can be mitigated. Developed facilities contribute to conservation mission by directing and controlling the impacts of heavy human use.	Provides a focus for concentrated recreational use of open space and staging area for access to more protected open space, opportunity for outdoor education and interpretation, some recreational facilities.	Opportunity for shaping urban form. Low impact recreational development and concentrated public use does not affect views.	Archaeological resources may not be present or need not be protected in context. Archaeological resources on site will be mitigated or public access will be controlled if archaeological resources are present.	Opportunity for links to urban and open space trails; staging area for trail use, including parking, restrooms, kiosks.	Natural hazards do not affect public use. Hazards are not present or can be controlled. Development for public recreation does not constitute a hazard.

**Table III-13 MPOS Classifications (continued)**

**OPEN SPACE PURPOSE**

Type	Conservation of Natural Resources & Environmental Features	Provision of Opportunities for Outdoor Education & Recreation	Shaping of Urban Form	Conservation of Cultural/ Archaeological Resources	Provision of Trail Corridors	Protection of the Public from Natural Hazards
<b>Open Space Trail</b>	Trails serve to concentrate and control public use in designated areas, reducing the impact on other land resources. Trails can direct use to or away from points of interest.	Opportunity for interpretive trail; education regarding arroyo system, drainage patterns; historical links; opportunity for pedestrian, equestrian and mountain biking trails. Bicycle trails may be appropriate in developed areas of open space arroyo and along open space links.	Contribute to urban open space, visual connection between urban development and major public open space, preservation of major arroyos in natural state.	Archaeological resources are not present or need not be protected in context. Archaeological resources on site will not be mitigated or access will be controlled if archaeological resources are present..	Opportunity for development as open space arroyo corridor or open space link. Direct links to urban trail system and trails within open space and open space facilities, including parking and rest stops.	Development near or adjoining natural arroyos must be designed with the hazards associated with unlined arroyos in mind. Potential hazards will be identified, and trail design will minimize hazards.
<b>Special Use Area</b>	Opportunity for unique facility which contributes to overall system opportunities. Conservation of natural resources and environmental features is not compromised by special use. Special use focuses activities which could negatively impact natural resources and environmental features if located elsewhere.	Opportunity for unique education and recreational facilities which contribute to open space system and purpose, does not compromise other open space values; visitor center, amphitheater, equestrian center.	Opportunity to provide unique facilities which contribute to urban area without affecting open space contribution to urban form; opportunity to focus activities which could negatively impact views if located elsewhere.	Opportunity for unique interpretive facilities which are not typically found in open space; visitor center; museum.	Opportunity for links to other open space and urban trails; opportunity for trails related to special use, equestrian, mountain biking, bicycle and ORV trails.	Protection from hazards is not a factor.
<b>Asset Lands</b>	Opportunity for revenue producing activities within the Open Space System, consistent with overall resource management objectives.	Value for outdoor education or recreation is not impaired by revenue producing activities, or value for outdoor education or recreation is less than revenue opportunity.	Use as revenue producing asset does not reduce importance of the system in shaping urban form.	Archaeological, cultural or historical resources are not damaged by activities or by sale.	Trail system is not impaired by activities or by sale.	Does not protect public from natural hazards, parcel is suitable for asset development.
<b>Land Bank</b>	Land may not be suitable for conservation of resources or environmental features. Value to the open space system is as an asset for trade or sale.	Value for outdoor education or recreation is less than value as asset to be sold or traded; site is not located in Albuquerque urban area.	Contribution to urban form is less than potential contribution as asset.	Archaeological, cultural or historical resources may not be present and will not be protected through the open space program.	No opportunity for trail links.	Does not protect public from natural hazards, parcel is suitable for private development.

BCPR will classify all County Open Space properties similar to the way in which the City of Albuquerque classifies their properties. These classifications will be based on existing and/or proposed uses of the properties.

The following is an overview of Open Space properties, current activities, and the proposed classification per the MPOS.

### a) **South Valley**

#### ❖ *Hubbell*



*Hubbell House ca: 1929  
Courtesy Albuquerque Museum*

The Hubbell property includes a historic 5,800 square foot adobe hacienda located on 10 acres of fertile farm land. Located in the heart of the South Valley (6029 Isleta SW), Bernalillo County purchased the property in November 2000. The hacienda was constructed in several phases from 1820-1900 and served as a central trading post for the *Camino Real* travelers

and Pajarito Village residents. Later, the property was the Pajarito Post Office and a private residence. The property's historic significance was recognized in 1976, when the house was successfully added to the New Mexico State Register of Cultural Properties. The surrounding 10 acres of farmland are maintained in alfalfa with the help of a contract farmer and are irrigated by the Pajarito Acequia.

The Committee to Preserve the Hubbell Property initiated acquisition and has continued their involvement with the property through the programming and planning phases of development. This committee has become the non-profit Hubbell House Alliance (HHA); Bernalillo County and HHA

hope to create a partnership that will assist the County in fundraising, program development and management and use of the site as an agricultural demonstration farm, living history museum, community meeting and gathering space. A special-use permit for these uses was approved in 2002.

A potential partnership with New Mexico State University College of Agriculture to develop agriculture education and natural resource science programs is also pending.



*Hubbell House – South Facade*

The County received \$275,000 in 2000, \$150,000 in 2002, and \$135,000 in 2003 from the NM State Legislature to begin work on the Hubbell House rehabilitation. A Save America’s Treasures Grant and a federal grant sponsored by the New Mexico Senate delegation are pending.

Bernalillo County selected Cornerstones Community Partnerships to prepare the Historic Structures Report and phased rehabilitation plans. Their work builds upon initial site programming and planning by Bernalillo County Parks and Recreation Department, the Hubbell House Alliance, and Design Planning and Assistance Center (DPAC) students at the UNM School of Architecture and Planning. DPAC’s work was particularly useful because it helped identify the program for the facility. Cornerstones will assist the County throughout the rehabilitation of the Hubbell House.

HHA members have coordinated clean-up days, assisted in historic dating investigations, as well as completed necessary demolition and structural shoring work. Nearly 80 senior citizens participated in a continuing education class hosted by historians, historic architects, community supporters, and County staff in August 2001. The presentation of the DPAC



*Territorial-style Window Frame*



*AmeriCorp volunteers making adobes at Hubbell House*

**The proposed M.P.O.S. classification for the Hubbell Property is an Open Space Special Use Area because of the historic structure and plans for the house and property.**

program in December 2001 attracted 250+ visitors to the Hubbell House, many of whom set foot inside for the first time despite being lifetime residents of the South Valley.

Volunteer efforts continued in late summer 2002 when a group of AmeriCorp volunteers spent five weeks uncovering interior and exterior plaster, shoring walls, making adobes for repairs, and other miscellaneous tasks as a precursor to hired contractor work to begin rehabilitation. BCPR wants to keep this type of momentum and public awareness for the project to build community support, develop a cadre of volunteers, and eventually raise additional funds for rehabilitation.

In May 2003, BCPR, Cornerstones Community Partnerships and the New Mexico Heritage Preservation Alliance hosted a two-day symposium at the Hubbell House entitled "New Mexico's Historic Earthen Architecture Tradition and Building Codes." The symposium attracted approximately two dozen adobe contractors, code officials, engineers, and historic preservation professionals. The point of the symposium was that earthen architecture and engineering has survived for hundreds of years without modern, rigid code requirements. These requirements today often cause rehabilitation measures to be over-engineered, often times adversely affecting projects and being counter-productive to the established adobe tradition. One result of this symposium is that the Hubbell House could serve as a "demonstration laboratory" for adobe professionals, engineers, and code officials to collaborate on reconciling the best of traditional earthen architecture and building code requirements. BCPR supports this potential role of the Hubbell House because of value that will be added to the entire rehabilitation project and the contribution toward elevating the project's visibility statewide.

Bernalillo County Facility Management Department has coordinated basic roof, electrical and water system repairs for the Hubbell House and caretaker

house renovation. The County is developing a community-based program that will utilize volunteers to assist in the work while building alliances with non-profit organizations. Land and irrigation improvements will be undertaken in late 2003 and early 2004 with the Natural Resource Conservation Service. Phase I rehabilitation to the southwest wing is expected to begin by the end of 2003.

Hubbell is one of the three South Valley properties, in addition to the Pajarito and Durand properties, being farmed under contract. As part of the farming activities, a contract is awarded annually to a local farmer. The farmer will farm for livestock crops that are also compatible for wildlife habitat and migratory fowl forage. Built into the contract are clauses that require the farmer to leave standing crops for migratory fowl each fall/winter.

❖ *Durand*

The Durand property is approximately 10 acres of farmland purchased in December 1999. This property is located at 4736 Isleta SW, approximately one mile north of the Hubbell House. For years, this property was used as an airport/landing strip. One of the hangers still remains just to the north of the property. The Durand property is planted in orchard grass. The property has been fenced as a result of a City and County Memorandum of Agreement on fencing, which enables the County to use the City's fencing resources.

A planning process for the Durand and Pajarito properties started in mid-2000 and was recently completed with the help of Holistic Resource Management. Numerous public meetings were held and resources were inventoried. Plans for the Durand property include to keep it primarily in agricultural uses but to develop a perimeter walking trail and access to the Rio Grande Valley State Park.

**The proposed M.P.O.S. classification for the Durand Property is Protected, Undeveloped Open Space.**



*Planes at the former Durand Landing Strip ca. 1970*

*Photo courtesy of Dick Durand*

**The proposed M.P.O.S. classification for the Pajarito (Beck) property is Protected, Undeveloped Open Space.**

❖ *Pajarito*

The Pajarito property is approximately 15 acres of farmland purchased in October 1999. The Pajarito property is located southwest of Beck Road and Don Felipe. Once the home of a dairy operation, the old milk shed can still be seen in the northeast corner of the property. The Pajarito property is currently planted in sorghum and oats. This property also is expected to remain primarily agricultural with a perimeter walking trail.

❖ *Atrisco*

The Atrisco property is approximately 15 acres of reclaimed industrial land (brownfield site) located at 480 Sunset Road SW. A former trucking depot and debris yard, environmental assessments for this property have been performed using EPA brownfield funding secured by the Bernalillo County Environmental Health Department. They identified some soil contamination which, along with several tons of debris, have been removed by BCPW Division. The site has been certified as "clean" by the State of New Mexico Environment Department and is enrolled in the Voluntary Remediation Program. BCPR coordinated with County Solid Waste and Public Works for clean-up of the property, and County Environmental Health has coordinated groundwater and soil monitoring.

Bernalillo County purchased this property with funds from the Open Space Mill Levy and from compensation received from the City of Albuquerque for land lost at the Atrisco Little League Facility on Atrisco SW. This future facility will be developed with both active and passive recreational opportunities including little league complex, neighborhood park, and Open Space with bosque access. A master plan for this hybrid site is being prepared and Commission approval is expected in 2004. Phase 1 construction is not expected to begin until Spring of 2004. Current funding includes \$250,000 from the 2000 and 2002 bonds, \$40,000 from 2002 legislative appropriation, and \$60,000 from 2003 legislative appropriation.

**The proposed M.P.O.S. classification for the Atrisco Property is Special Use Area because of the neighborhood park and little league elements to this site.**

**b) North Valley**

❖ *Bachechi*

The Bachechi Property is approximately 19 acres of North Valley farmland, which includes a house and equestrian facilities. Located at 9521 Rio Grande Boulevard NW, the property serves the North Valley equestrian community. Bernalillo County purchased the property in December 2000. In June 2001, the Bernalillo County Commission authorized an 18-month lease with a tenant who operates a horse boarding and training stable on the site. As part of the lease, the operator provides horsemanship classes to children in the area, and works with our Youth and Senior Citizen program to provide summer classes to those less fortunate. Bernalillo County has also established horsemanship classes for “at risk” youth in cooperation with the Bernalillo County Juvenile Detention Facility and BCPR youth programs. The lease was renewed until December 2005.

**The proposed M.P.O.S. classification for the Bachechi Property is Special Use Area because of the equestrian facility.**

The County has conducted several successful community clean-up days in 2001. The tenant has made repairs to the structures, including barn roof replacement, electrical and plumbing upgrades.

**c) East Mountains**

❖ *Carlito Springs*

Carlito Springs is 177 acres of forest land located in Tijeras Canyon. The property was once a sanitarium and includes a house, old cabins, a large orchard, a spring and multiple ponds. Bernalillo County purchased the property in December 2000.

Bernalillo County Environmental Health has coordinated with Parks and Recreation to assess Carlito Springs and recommended hazard removal steps. After issuing a Request for Proposals (RFP) for clean up and hazardous materials remediation, an environmental company cleaned and disinfected the structures and general surroundings to allow for safer visitation of the site. BCPW improved the road and installed a culvert at the stream crossing to replace a failed bridge structure. Talking Talons and the Youth Conservation Corps have been instrumental in

**The proposed M.P.O.S. classification for Carlito Springs is Open Space Facility because existing structures are on the property, parking is limited and visitor access will have to be managed to protect the water, flora, and fauna resources.**



*Fall color at Carlito Springs*

improving trail access to the spring head and clearing overgrown vegetation from the areas traveling to and around the spring source and are making improvements to the cabins, conducting fuel-load reduction work around structures. Bernalillo County looks forward to a productive and successful relationship with Talking Talons and have developed several projects at Carlito Springs to be completed in the future.



*Winter at Carlito Springs*

A caretaker has signed a lease to reside in a portion of the house, and as a result, site improvements and trespassing deterrence has occurred. Staff is working with area neighborhood associations to help care for the resource. This assistance has helped initiate the planning process and build County and community group capacity for co-management of Carlito Springs and the other three East Mountain properties.

Bernalillo County has an agreement with Ciudad Soil and Water Conservation District to create defensible space around structures and thinning forest land on this property through a Wildland-urban Interface grant.

❖ *Sedillo Ridge (Loma Ponderosa)*

Sedillo Ridge (Loma Ponderosa) is 494 acres of forested land in the East Mountains purchased in January 2000. The land is adjacent and east of the Cedro Peak Recreation Area and offers expanded hiking, horseback riding, and mountain biking opportunities in the area. This land is being planned for with the National Park Service Rivers and Trails grant and local residents are eager to begin land improvements such as forest thinning. Acreage could increase to 1,034 acres upon donation of 540 acres after filing of final plat for an adjacent residential subdivision.

**The proposed M.P.O.S. classification for Sedillo Ridge (Loma Ponderosa) is Protected Undeveloped Open Space because no structures exist on the property.**



*Meadow at Sedillo Ridge*

❖ *Ojito de San Antonio (Los Manzanares)*

Ojito de San Antonio is 88 acres of forested land in the East Mountains purchased in July 1999. The land has a historic acequia, which runs through the property, meadows, and an apple orchard. BCPR coordinates with the Acequia Madre de San Antonio Association for the management and care of Ojito de San Antonio, though no formalized agreement has yet been executed. To date, invasive trees have been removed from the apple orchard area, and pruning of the fruit trees occurred in fall 2002. Ojito de San

**The proposed M.P.O.S. classification for Ojito de San Antonio is Open Space Preserve because of the two acequias bisecting the property that must be protected.**



*Acequia Sign at Ojito de San Antonio*

Antonio offers invaluable wildlife habitat and is often frequented by bear and deer.

Ciudad Soil and Water Conservation District has an agreement to assist Bernalillo County Open Space with projects on this property, including hands-on workshops for rehabilitating the orchard, and possibly forest thinning if deemed necessary and appropriate.

**The proposed M.P.O.S. classification for Sabino Canyon is Protected, Undeveloped Open Space because it is in between Cedro Peak Recreation Area and a residential subdivision.**

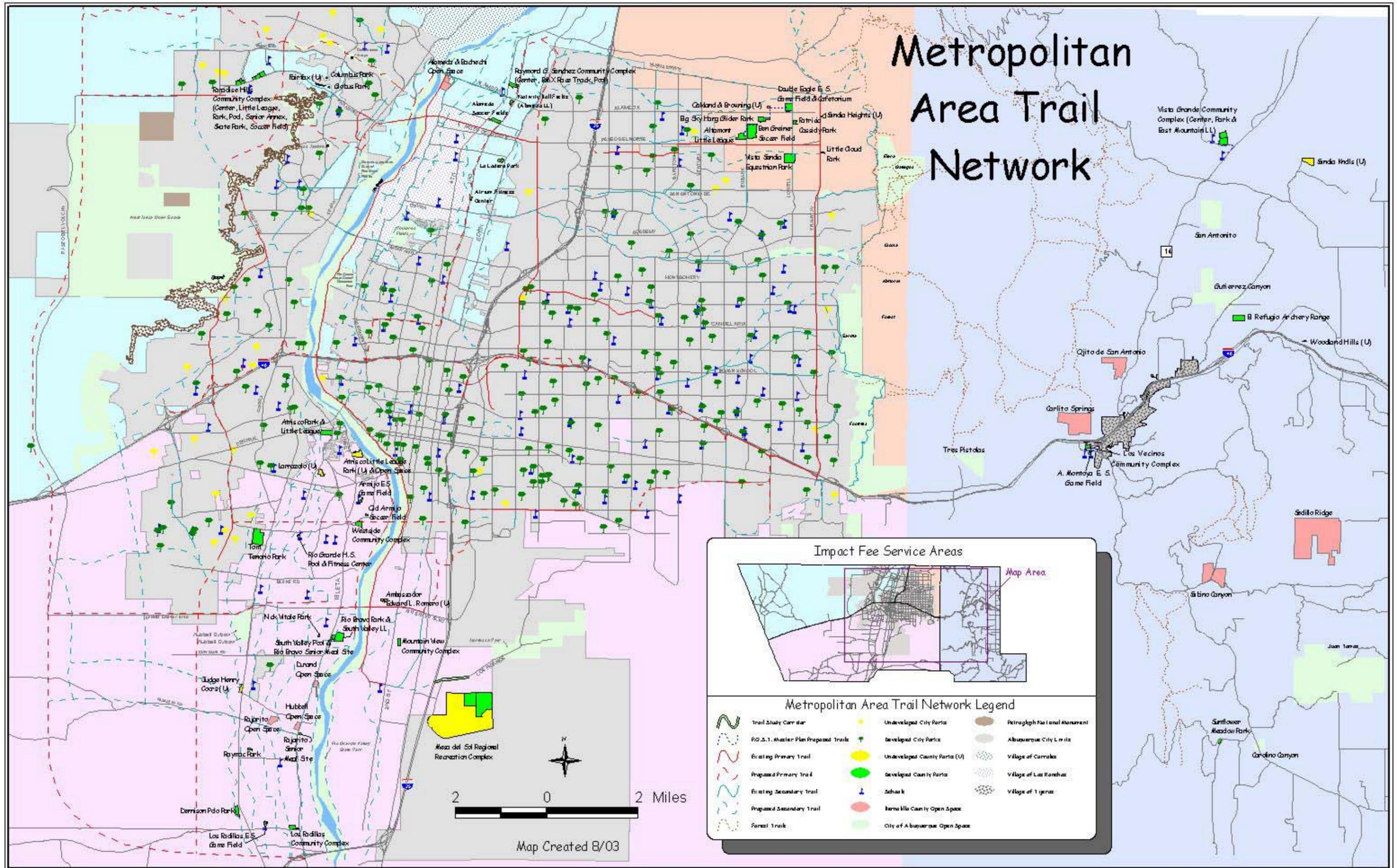
❖ *Sabino Canyon*

Sabino Canyon is 117 acres of forested land and mountain meadow in the East Mountains, which was purchased in October 1999. Sabino Canyon planning is being addressed with National Park Service Rivers and Trails assistance.



*Meadow at Sabino Canyon*

# Metropolitan Area Trail Network



**Impact Fee Service Areas**

**Metropolitan Area Trail Network Legend**

Trail Study Corridor	Undeveloped City Parks	Neighborhood National Monument
PID 5.1 Master Plan Proposed Trails	Developed City Parks	Albuquerque City Limits
Existing Primary Trail	Undeveloped County Parks (U)	Village of Carrales
Proposed Primary Trail	Developed County Parks	Village of Los Ranchos
Existing Secondary Trail	School	Village of Uptown
Proposed Secondary Trail	Barra Mills County Open Space	
Forest Trail	City of Albuquerque Open Space	

Map Created 8/03

## D. Trails

The trail network in Albuquerque and Bernalillo County is fairly well developed. Over 75 miles of multi-use trails exist for recreation and commuting through most of the metropolitan area as shown on Map III-7. North-south trails are most common since they parallel the river and major drainage facilities. East-west connections are less developed and continue to be pursued in order to create as many trail options as possible.

### 1. Trail Classifications

The classifications for trails developed by the National Recreation and Park Association and the American Academy for Park and Recreation Administration range from recreation pathways, to on-street bike lanes, to horseback riding paths. The Trails and Bikeways Facility Plan classifies trails in the metro area as either primary or secondary proposed or existing trails. Trail development standards vary slightly between these classifications. Most trails in the metro area are multi-use. Multi-use trails are intended for pedestrians, bicyclists, in-line skaters, and other non-motorized users. Typically these trails are hard surfaced, separated from the roadway, and located within a public drainage, utility, or road right-of-way.



*Bicyclists on Paseo del Bosque Trail at Alameda Open Space*

### 2. Trail Inventory

BCPW and BCPR maintain 18 miles of trails in the unincorporated areas of the County, with BCPW focusing on pavement maintenance and BCPR addressing vegetation control on the sides of trails. All of these trails have been built since the original 1995 BCPR Master Plan. All trail network expansion follows the Trails and Bikeways Facility Plan presented in Chapter II. Bernalillo County uses trail design standards from this adopted plan.

### **3. Trail Planning/Programming – Development Priorities**

**The cost estimate  
rule of thumb for  
trail design and  
construction is  
approximately  
\$150,000 per mile.**

Bernalillo County relies primarily on legislative grants and “Five Percent Set Aside” funding per Ordinance in Chapter 2, Article IV for trail development. Developers, too, sometimes construct portions of trails adjacent to their residential subdivision projects as conditions of approval when the trail location is identified on the Proposed Trails Map from the Trails and Bikeways Facility Plan. Open Space and Park Impact Fees can also be used, though these fees have not been used to date for trail design or construction. When trail projects are part of road construction, sometimes federal funds are available under the Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21).

BCPW and BCPR continue to share trail planning responsibilities. BCPW staff works with and attends meetings of the Greater Albuquerque Bicycle Advisory Committee (GABAC), while BCPR staff works with and attends meetings of the Greater Albuquerque Recreational Trails Committee (GARTC). GABAC is focused on different types of bicycle routes and trails, while GARTC emphasizes multi-use aspects of trails that include bicyclists, equestrians, pedestrians, and disabled trail users. Both committees have representation appointed by the County Commission and are effective in addressing trail issues.

BCPW and BCPR annually prepare a trails priority list to guide trail development. Top priorities are trail projects with some level of existing funding. The current trail priority list is presented in Chapter V by service area, along with other plan proposals for the entire P.O.S.T. system. This priority list is submitted to the Mid-Region Council of Government so projects can be incorporated into the 2025 Metropolitan Transportation Plan. Table III-14 shows potential trail connections to County Parks and Open Space properties.

**Table III-14 Potential Links to County-owned Property**

<b>Trails on Proposed Map</b>	<b>Open Space</b>	<b>Parks</b>
Alameda Drain/2 <sup>nd</sup> St.		Raymond G. Sanchez Community Complex & Soccer Fields; Nativity Ball Fields (Alameda LL)
Atrisco Riverside Drain	Durand; Atrisco	Atrisco Little League, Park (U) & Open Space (Sunset Rd.)
Gun Club Lateral		Dennison Polo Park
Isleta Blvd.	Hubbell; Durand	Rio Bravo Park, South Valley Pool, Pajarito Senior Meal Site
Isleta Drain		Atrisco Park & Little League
Los Padillas Drain	Pajarito	Los Padillas Community Center
Lowell St.		Patricia Cassidy; Double Eagle E.S. Game Field & Cafetorium
North Domingo Baca Arroyo		Altamont Little League; Ben Greiner Soccer Field
Pajarito Lateral		South Valley Pool; Rio Bravo Park & Senior Meal Site
Pajarito Road	Pajarito, Hubbell	
South Domingo Baca Arroyo		Vista Sandia Equestrian Park
Paseo del Bosque	Bachechi	
Tramway Trail	Future acquisition: Mhoon property	Little Cloud Park; Sandia Heights (U)

One project on the trail priority list is the proposed East Mountain Trail Plan. GARTC formally asked the County in late 2001 that a plan be prepared for the East Mountains since this part of the County is not addressed in the Trails and Bikeways Facility Plan. BCPR and BCPW will co-manage this project. The goal of this project is to develop a map showing existing and proposed trails and bikeways in the East Mountains, as well as to identify constraints that would affect trail development. This map is intended to identify trail connections that link residential areas, commercial nodes, and public lands. The planning effort will get underway in September 2003.