

FIVE POINTS CHURCH

Site Reuse Plan

Bernalillo County, New Mexico



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Acknowledgments

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United States Environmental Protection Agency (EPA)

This project was funded as part of the Bernalillo County EPA Brownfield Assessment Grant – the grant provides monetary and technical assistance to property owners to investigate and plan for the cleanup and reuse of brownfields and other underutilized properties.



*Example of community enrichment programs
(Source: Decola Lanre | unsplash.com)*

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Chapter 1:



Project Introduction and Overview



Section 1.1. Project Introduction and Objectives

In early 2023, Emerge Ministries International (EMI) and its consultant partner (Stantec) embarked on a visioning and site reuse project for the ~1.25-acre Five Points Church Property nestled at the southwest corner of Bridge Boulevard and Sunset Road in unincorporated Bernalillo County, New Mexico. The project objective was to explore potential options to redevelop/enhance the site for new community-serving uses focused on youth enrichment and family resources for the local community. The Property contains former church buildings, a new residence, and three legacy commercial buildings. Five individual tax lots form the Property that is subject of this planning project; EMI owns the western two parcels and has near-term plans to acquire the balance of the land.

For decades the church buildings have remained vacant and the other site areas have remained underutilized and exhibit signs of prolonged deferred maintenance. Fortunately, EMI is exploring opportunities to adaptively reuse the former church buildings and perform other site enhancements. These improvements are aimed to create a welcoming and functional environment for EMI to operate community-serving programs.

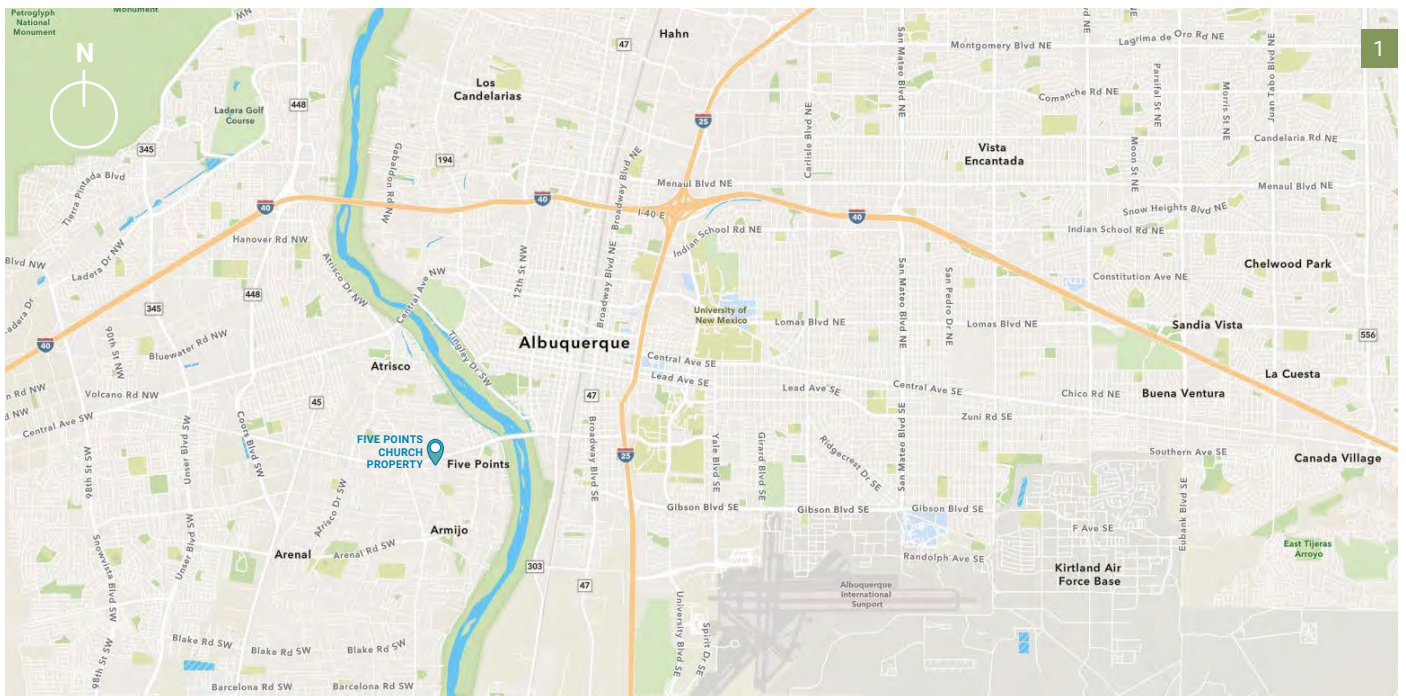
EMI is a community organization with the mission “to decrease recidivism, stigmatization, and the costs associated with the criminal justice system that affect Black youth in the Albuquerque community at a disproportionate rate.” As a goal to carry out its mission, EMI has plans to improve the property with site enhancements, building retrofits, and new structures to support youth enrichment programs and family resources focused on the arts, education, and food security. This would involve adaptive reuse of the former church building, demolition of the legacy commercial structures, new building construction, and performing other site enhancements to position the Property for the community enrichment programs. In addition, Bernalillo County has plans to improve the Bridge Road corridor with new roadway projects, supportive zoning actions, and other economic development initiatives; these planning elements were integrated

in the planning process. This document summarizes the existing site conditions and identifies potential site reuse options for the property.



1: View of the former church building; it will be adaptively reused for community enrichment programming.





1: Location map depicting the Five Points Church Property in relation to the larger community context. (Source: Bernalillo County GIS) | 2: Aerial view of the Five Points Church Property and the local context. (Source: Google Earth Pro)





Property Background and Environmental Context

EMI acquired the parcels containing the former church buildings through a donation from its previous owner and has plans to purchase the other parcels to the east to establish a future enrichment campus; together, these form the Five Points Church Property (the "Property") that is the subject of this reuse plan. The original church building was constructed in 1925 and an ancillary building was added to the east sometime in the 1950s. For decades these former church buildings have remained vacant, though EMI has near-term plans to adaptively reuse the structures for enrichment programming. Three legacy commercial buildings occupy the eastern portions of the site; historically these buildings supported a variety of commercial tenants (with the most recent being an optician and a law office). Recently, EMI placed a new manufactured home on the western portions of the Property to house its director.

In 2013, Stantec conducted multiple environmental studies for the portions of the Property containing the church buildings to identify whether there is concern for potential site contaminants caused by past property land use activities and hazardous building materials associated with past construction methods. These studies included a Phase I Environmental Site Assessment (ESA)

and Regulated Building Materials Survey (RBMs); a Phase II ESA was in process at the time of this reuse plan. These studies explored the historical land use activities in and around the Property and included the collection and analysis of samples of soil and building material in/around the former church buildings. These studies identified asbestos in the church buildings and the potential presence of petroleum products in the soil; further environmental investigations/ planning may be warranted to identify the extend of the soil contamination and potential clean up requirements that would need to be performed before the Property is reused. Notably, environmental studies were not conducted for all of the tax lots included in the larger Property.

Reuse Planning Funding

This reuse planning project for the Five Points Church Property was conducted as part of the Bernalillo County United States Environmental Protection Agency (EPA) Brownfield Coalition Assessment Grant; the grant funds property inventories, environmental site assessments, technical studies, and planning activities that support brownfield reuse and redevelopment. Since the property is considered a brownfield (due to its known or suspected site contaminants), this reuse planning project was an eligible activity under the grant.

1: View of the former church buildings at the Property.





Figure 2.1.1. Existing Site Conditions - Tax Lots & Buildings (Source: Bernalillo County GIS)

Brownfields and Reuse Planning

A brownfield is defined by the EPA as “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Abandoned properties, dry cleaners, automobile service stations, and structures with potentially hazardous building materials (e.g., asbestos, lead-based paint) are included in the EPA definition of brownfields. The EPA provides funding and technical assistance to local communities and property owners to address brownfield conditions and to advance redevelopment activities in neighborhoods that have a history of blight, abandonment, and disinvestment, as well as the potential presence of environmental hazards and liabilities linked to brownfield sites.

Brownfield Challenges - Brownfield sites can present a multitude of challenges for local communities and property owners associated with their blighted condition, documented (and undocumented) environmental liabilities, underutilized status, and prolonged disinvestment. The environmental liabilities can include the presence of hazardous chemicals or petroleum products in soil, groundwater, and soil vapor, as well as hazardous building materials—such as asbestos,

lead-based paint, and polychlorinated biphenyls (PCBs)—commonly used in the construction or maintenance of older buildings. These conditions can pose a hazard to both humans and the natural environment. Many times, brownfield sites remain abandoned (or underutilized) due to uncertainties of the property conditions and clean up requirements. The presence of the environmental liabilities can significantly complicate the redevelopment of these sites, as well as result in significant added costs (and delays) for abatement, demolition, and environmental investigation and cleanup.

Site Reuse Planning - An eligible activity under EPA Brownfield grants is the performance of site-specific reuse plans where stakeholders can explore redevelopment options for brownfields that align with local needs, desires, and economic development goals. Reuse plans allow communities and property owners to examine existing site conditions (and impediments), past environmental findings, explore reuse plan alternatives, and define their locally preferred strategy for property reuse. When a property is redeveloped, site cleanup activities can be integrated into the construction processes which creates a feasible strategy to address brownfields and return them to productive use.



Section 1.2: Project Components

The reuse planning for the Five Points Church Property included four individual components that are intended to help EMI plan for site redevelopment and guide their acquisition strategy for the eastern portions of the Property. The following bullets summarize these components, whereas the subsequent chapters provide more detail.



Component 1: Site Analysis and Existing Conditions:

Collect, review, and summarize the existing site conditions, zoning/land use requirements, and the community's long-range planning/policy initiatives.



Component 2: Visioning:

Engage with EMI to define the vision and reuse goals for the Five Points Church Property.



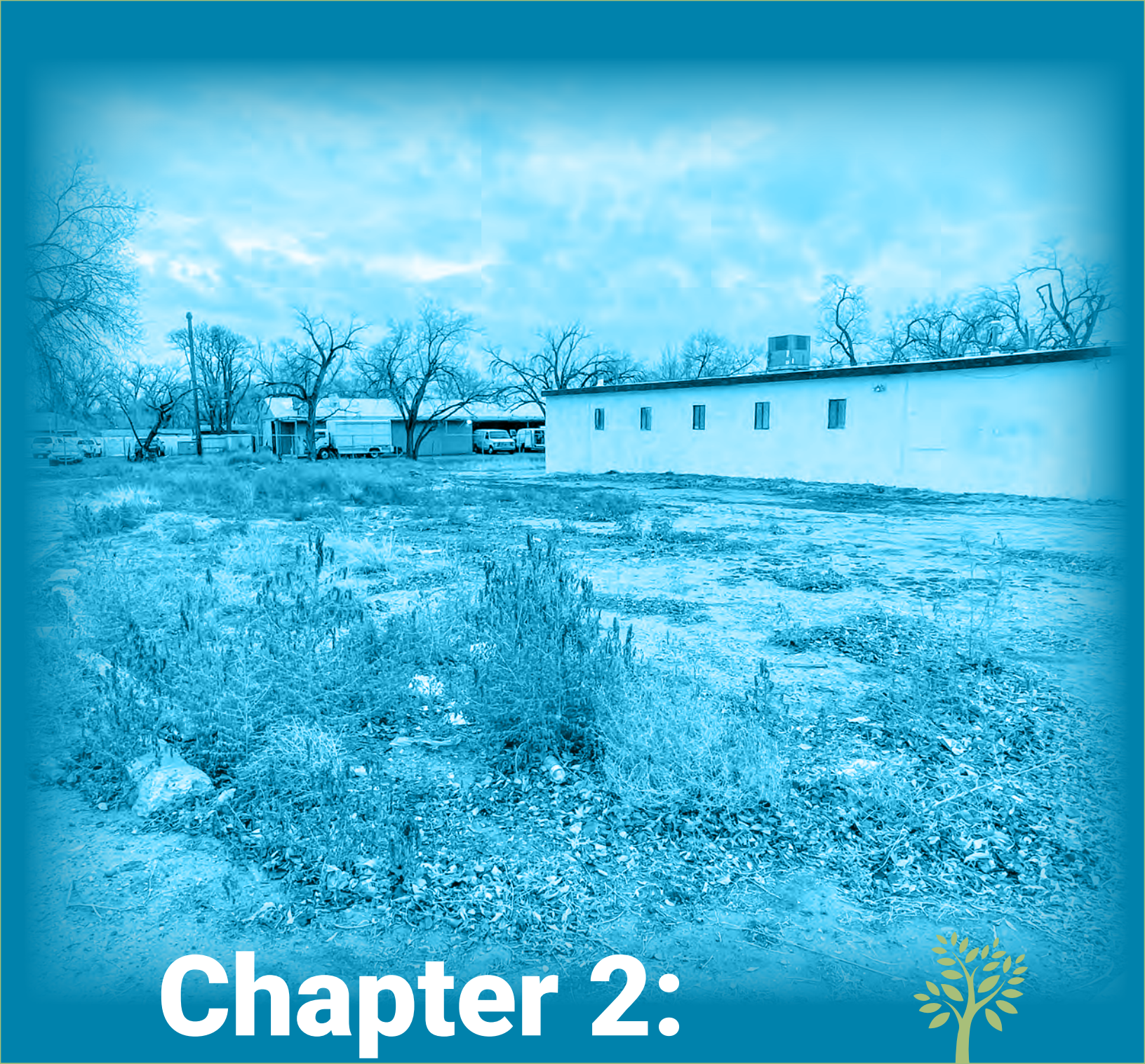
Component 3: Conceptual Reuse Options:

Produce multiple conceptual site plan alternatives that explore options for land use and spatial arrangement for potential site components.



Component 4: Site Reuse Plan:

Create a summary document that outlines existing conditions findings, the reuse vision, the preferred reuse plan, and high-level recommendations for project implementation.



Chapter 2:

Site Analysis





Section 2.1: Site and Community Context

The Five Points Church Property (the “Property”) is approximately 1.25-acres in size and located at the southwest corner of Bridge Boulevard and Sunset Road in unincorporated Bernalillo County. Five individual tax lots/parcels comprise the Property, whereas EMI has ownership affiliation with the western half of the Property and the other tax lots are owned by separate individuals.

The Property has six single-level structures including: a manufactured home, a ~1,687-sf historical church sanctuary, a ~3,180-sf ancillary church building, a ~1,687-sf former law office building, a ~1,630-sf former optician office, and a ~798-sf general commercial structure. The nonresidential structures on the Property are showing signs of deferred maintenance and wear; but fortunately, the church buildings are ripe for adaptive reuse and enhancements given their historical significance and iconic architectural elements. An asphalt parking lot serves the legacy commercial buildings on the far eastern edge of the Property and a combination of dirt and asphalt parking serves the former church. There are multiple driveways that take access from the adjacent streets. Table 2.1.a summarizes the site conditions and Figure 2.0.1 illustrates the local context and current site conditions for the Five Points Church Property.

Table 2.1.a: Five Points Church Site Summary	
Topic	Information
Tax Lot Identification Numbers	41415, 41416, 441417, 41418, and 41464
Address	1500, 1502, 1504, 1508, and 1520, Bridge Boulevard
Site Size	Approx. 1.25 acres
Jurisdiction	Bernalillo County, New Mexico (unincorporated area)
Zoning	C-1 – Neighborhood Commercial Zone
Comprehensive Plan Land Use Designation	Semi-Urban
Preliminary Reuse Idea	Youth Enrichment Program and Family Resources

1: View of the former church buildings and rear yard area.



Figure 2.1.1. Existing Site Conditions - Tax Lots & Buildings (Source: Bernalillo County GIS)

Local Context – The Five Points Church Property is located within the larger Bridge Boulevard corridor comprising a wide variety of land uses including general commercial, automobile service stations, institutional uses, mobile home parks, apartment communities, and single-family residential. Many of the nonresidential uses are suburban in character with paved surface parking lots and buildings set back from the public right-of-way. This development pattern represents an auto-oriented character (meaning most properties are dependent on automobile access and are less conducive to walking and biking). Additionally, many of the existing buildings/properties are showing signs of age and wear; many sites lack landscaping and pedestrian amenities (e.g., sidewalks, pathways). At the same time, there are opportunities to improve the area’s functionality and appearance with landscaping, additional sidewalks, and building facade enhancements. Furthermore, the corridor presents opportunities for new urban infill projects (on vacant or underutilized sites), and redevelopment of antiquated buildings for new community-serving uses. Site enhancements and

adaptive reuse activities on the Five Points Church Property would dramatically improve the area conditions along the Bridge Boulevard corridor and the surrounding neighborhoods.

Bridge Boulevard is a designated four-lane arterial that carries a heavy traffic volume from the outlying unincorporated areas into the City of Albuquerque. There are public sidewalks and a raised median along the Five Points Church Property frontage. Sunset Road is a designated major collector roadway that runs along the Property’s eastern boundary and connects into established residential neighborhoods to the south. Five Points Road, Bridge Boulevard, and Sunset Road form a complex intersection at the northeast edge of the Five Points Church Property; while this presents an identifiable node along the corridor, the current roadway geometry is challenging to motorists, signalization, and pedestrian movement. A reuse project on the Five Points Church Property must respond to the unique roadway network in the vicinity and plan for safe and convenient site access.





1: View of the existing residence along the western site boundary. | 2: View of the west side of one of the former church buildings, and the undeveloped lot between the church building and the commercial buildings. | 3: View of the east sides of two of the legacy commercial buildings. | 4: View of the three legacy commercial buildings on the east side of the Property. | 5: View of Bridge Boulevard from the undeveloped lot between the church and commercial buildings. | 6: View of the adjacent business to the south.

Section 2.2: City Plans and Zoning Standards

When planning for the Five Points Church Property, it is important to review and respond to the County's long-range policy documents and zoning standards so that the resulting reuse plans align with local development requirements and respond to planned capital projects in the vicinity. Through zoning, the County limits what type of land uses can occur on and around individual parcels and dictates how projects can be developed. Furthermore, the County has plans to improve the Bridge Boulevard corridor including substantial intersection improvements at Sunset Road; this will impact the Five Points Church Property in terms of lot configuration and site access. The following subsections summarize the applicable land use and development standards, and the major roadway projects planned near the Property.

2.2.1 – Property Zoning & Allowable Land Uses

The Five Points Church site is subject to Appendix A of the Bernalillo County Code which establishes the allowable (or permissible) land uses and development standards for properties within the unincorporated areas of the County. The site is presently within the Neighborhood Commercial Zone (C-1) which allows for a broad range of office, service, retail, institutional, and commercial uses; the zoning generally supports the land use activities envisioned for the Five Points Church Property (e.g.,

youth enrichment and family resources). See Figure 2.2.1.1 for the zoning map. The following lists the code's description of the C-1 zone:

- **Neighborhood Commercial Zone (C-1):** The purpose of this zone is to provide a suitable site for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of nearby residential areas and to minimize any adverse effect on nearby residential development.

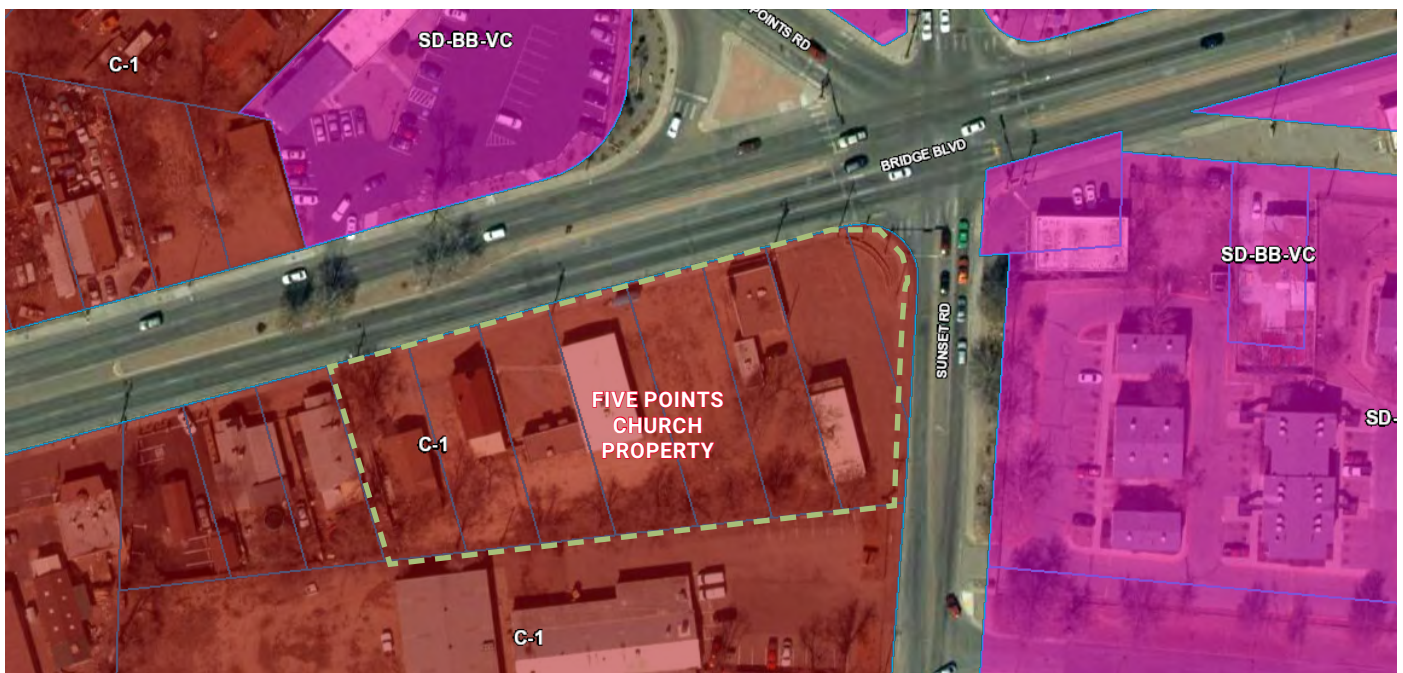


Figure 2.2.1.1. Zoning Map 2.2.1.1 - Zoning Map (Source: Bernalillo County GIS)



Allowable Land Uses - The following table (Table 2.2.a) summarizes the allowable uses within the C-1 zone. Uses listed as “permissive” (P) are allowed in the zone, whereas uses listed as “conditional” (C) require a conditional use permit. Conditional Uses are normally allowed on a case-by-case basis including compatibility provisions and require a public hearing before the Planning Commission. Uses not specifically listed in the Code may require a determination by the Zoning Administrator to whether they would be allowed in the zone. For the Five Points Church Property, “Schools and related facilities” and/or “Institution” are the closest uses that align with EMI’s proposed use of the Property (e.g., youth enrichment and family resources).

Table 2.2.a: Allowable Land Uses Summary	
Land Use	C-1 Zoning District Allowances (P = Permissive Use / C = Conditional Use)
Animal clinics (small)	P
Automobile (and other vehicle) repair	P
Banking	P
Beauty and barber shops	P
Bed and breakfast house	P
Car wash	P
Commercial animal establishments and nonprofit animal facility	P
Church / place of worship	P
Community Garden	P
Day spa	P
Delivery service	P
Drive through facilities	P
Drugstore	P
Dry cleaning and laundromats	P
Dwelling – apartments and townhouses	C
Dwelling - multiple single-family dwellings	C
Farmers Market	P
Health gym	P
Institution, including library, museum, nursing or rest home, day care center, and family day care center.	P
Medical clinic	P
Mobile food establishment	P

Table 2.2.a: Allowable Land Uses Summary

Land Use	C-1 Zoning District Allowances (P = Permissive Use / C = Conditional Use)
Office	P
Public utility structure (such as a transformer, switching, pumping, or similar technical installation)	P
Radio or television studio	P
Retail sales	P
Retail selling alcohol	C
Restaurant	P
Restaurants serving liquor	C
School and Related facilities	P/C1
Wireless Telecommunications Facility	P
Notes: 1 – The Bernalillo County code lists schools and related facilities as both a “permissible” and “conditional” use – refer to the County’s planning staff for clarification.	

2.2.2 - Development Standards

Development Standards for C-1 Zone - The following table (Table 2.2.2.a) summarizes the development standards for the C-1 (e.g., maximum building height and structural setback standards). These standards apply to most site elements and building activities that may occur on the Five Points Church Property.

Table 2.2.2.a: Development Standards Summary

Standards	C-1 Zone
Building Height (max.) ^{3,4}	Structures may exceed 26 feet in height, but any portion of a structure which exceeds 26 feet in height may not exceed a plane drawn at a 45 degree angle from the horizontal from the ground level of land zoned A-1, A-2, R-1, or M-H, which is unimproved or is improved with a conforming Permissive Use.
Lot Area (min.)	unspecified
Setbacks ¹	Front: 30-ft Side ² : 0-ft ² Rear: 15-ft
Notes 1 – Setback mean “the shortest distance between a structure and the present or future street line or property line, or right-of-way line of private access road.” 2 - No side yard is required except for buildings or parts of buildings hereafter erected or structurally altered for residential uses, in which case, the side yard regulations of the R-1 zone shall apply. 3 - The height regulations as prescribed in this ordinance shall not apply to: belfries, chimneys, church spires, silos, conveyors, cooling towers, elevator bulkheads, fire towers, flagpoles, monuments, ornamental towers and spires, smokestacks, stage towers or scenery lofts, tanks, water towers, and windmills.	



Landscaping and Buffering Standards - New developments, redevelopment/adaptive reuse projects, and projects that involve a change in use must provide for on-site landscaping. These landscaping standards will apply to the Five Points Church Property as the site is improved/redeveloped; notably landscaping is required along all street frontages and where the Property abuts a residential use (i.e., the western site boundary). Table 2.2.2.b summarizes the County’s landscaping and buffer standards.

Table 2.2.2.b. Landscaping and Buffer Standards	
Component	Standard(s)
Landscaping setback along all street frontages	<ul style="list-style-type: none"> Sites one acre or less: 10-ft (width) Sites one to five acres in size: 15-ft (width)
Landscape buffer between single-family uses	<ul style="list-style-type: none"> 6-ft (width) PLUS 6-ft height solid fence
Alternative landscaping/ buffering options	<p>The Zoning Administrator may approve an alternate landscaping plan which locates the buffer landscaping away from the residential/nonresidential boundary if the individual finds that:</p> <ul style="list-style-type: none"> Noise, lighting and sight buffering of the residential zone can be accomplished at least as well with the alternate plan. The alternate landscaping plan does not result in less landscaped area than would have been required with the normal six-foot landscaping strip; and There is a solid wall or fence at least six feet high along all segments of the residential/ nonresidential boundary which does not have the standard buffer landscaping strip.
Minimum Landscaping Material	<p>The landscaped buffer between residential and office, commercial, industrial, and multifamily residential uses shall consist primarily of:</p> <ul style="list-style-type: none"> trees one and one-half-inch minimum caliper, measured at two feet above ground level, and/or shrubs, five-gallon minimum size. The trees or shrubs shall form a largely opaque screen.
Parking Area Tree Standards	Parking spaces within a parking lot shall be no more than 50 feet from a tree.

Parking Standards - New developments, redevelopment/adaptive reuse projects, and projects that involve a change in use must provide for parking. The code requires minimum motor vehicle and bicycle parking ratios by land use. Table 2.2.2.c lists the applicable parking-related requirements for the Five Points Church Property; this is a consolidated list to only include those land uses that are considered conducive to the Property – see the code for a complete list of parking requirements.

For the Five Points Church Property, “Community Center” or “School” are the closest uses that align with proposed use of the site (e.g., youth enrichment and family resources). Due the limited property area, it may be challenging to meet the minimum motor vehicle parking requirements. In the event less parking is proposed than is otherwise required, a variance (or other special approval) may be warranted.



Table 2.2.2.c: Parking Standards

Component	Standard(s)
Stall Dimensions (90° parking angle)	<ul style="list-style-type: none"> Standard Parking Staff: unspecified Handicap / ADA Stall: 8' X 20'
Drive Aisle Dimensions (90° parking angle)	<i>unspecified</i>
Parking Location	All parking spaces required herein shall be located on the same site with the building or use served.
Surface Material	All open parking areas in C-1 zones shall be surfaced with a durable surface consisting of concrete or bituminous material.
Motor Vehicle Parking Ratios (by land use)	
Church / place of worship	One parking space for each four seats in the main auditorium
Community center, library, museum or art gallery	Ten parking spaces, plus one additional space for each 300 square feet of floor area in excess of 2,000 square feet.
Dwelling unit	Parking space for each bathroom or fraction thereof provided in the dwelling unit, but not less than 2 spaces per dwelling unit PLUS 1 additional space for each secondary dwelling unit.
Hospital, sanitarium, or nursing home	One parking space for every two beds.
Medical or dental office, clinic, including veterinary clinic	Five parking spaces for each doctor.
Motel, hotel, tourist home or guest ranch	One parking space for each sleeping room or rental unit.
Private club, lodge or union headquarters	One parking space for each five members.
Restaurant, bar, nightclub, cafe, dance hall, skating rink or similar recreation or amusement establishment, or an assembly or exhibition hall without fixed seats	One parking space for each 100 square feet of floor area with fixed seats; one parking space for each four seats
Retail store, office (other than medical or dental), or personal service establishment	One parking space for each 200 square feet of floor area.
Schools	1 parking space for each four seats in the main auditorium, or three spaces for each classroom, whichever is greater
Bicycle Parking Ratios (by land use)	
Nonresidential Uses	one bicycle space per each 20 off-street parking spaces required for each motor vehicle
Residential Uses - five or more dwelling units or mobile homes	One bicycle space per two dwelling units



Section 2.3: Bridge Boulevard Redevelopment Plan

Bernalillo County adopted the Bridge Boulevard Corridor Redevelopment Plan (the “Redevelopment Plan”) for the section of Bridge Boulevard between Coors Boulevard and the Barelás Bridge. The purpose of the plan was to identify strategies to support livability principles within the local community while effectively moving regional traffic through the corridor. The vision is to transform the area into a mixed-use, pedestrian- and transit-friendly corridor. The Plan included zoning updates, roadway infrastructure recommendations, the identification of catalytic areas with redevelopment potential, and proposed phasing for improvement implementation. Notably, the Redevelopment Plan designates five distinct districts/centers along the Bridge Boulevard corridor; the Five Points Church Property is within the designated “Five Points Commercial District”. Also, the Redevelopment Plan identified potential transportation improvements to Bridge Boulevard and its intersection with Sunset Road/Five Points Road.

Five Points Commercial District – The Redevelopment Plan does not include detail on the intended land uses and urban character for the designated Five Points Commercial District although it does acknowledge its redevelopment potential. The Redevelopment Plan includes a conceptual reuse plan for the properties at the northwest corner of Bridge Boulevard and Sunset Road. Entitled “Five Points Village Center”, the concept depicts a new mixed-use center oriented around a new roundabout at the intersection. The Redevelopment Plan strives to improve area conditions and grow a thriving commercial node in the vicinity of the Five Points Church Property. See Figure 2.3.1 for the Proposed Districts and Centers Map and Figure 2.3.2 for the Five Points Village Center Concept Plan.

Bridge Boulevard / Transportation Improvements – Based on the Redevelopment Plan and subsequent technical studies, Bridge Boulevard is planned to be enhanced with new landscaping, new lane configurations, sidewalks, and bicycle facilities. Additionally, the subsequent studies identified two design alternatives to improve the intersection with Sunset Road; this included a new roundabout alternative and a traditional intersection alternative. Both alternatives will impact the Five Points Church Property. The roundabout alternative will require additional right-of-way obtained from the east side of the Property; whereas the traditional alternative will require additional right-of-way (to accommodate a new turn lane) along the Bridge Boulevard frontage. To date (and based on readily available public information), the County has not selected which alternative will be applied to the intersection. To account for the largest potential impacts, the roundabout alternative should be used when planning for redevelopment options on the Five Points Church Property. See Figure 2.3.3 for the two intersection design alternatives, and Figure 2.3.4 for the planned typical cross section for Bridge Boulevard.

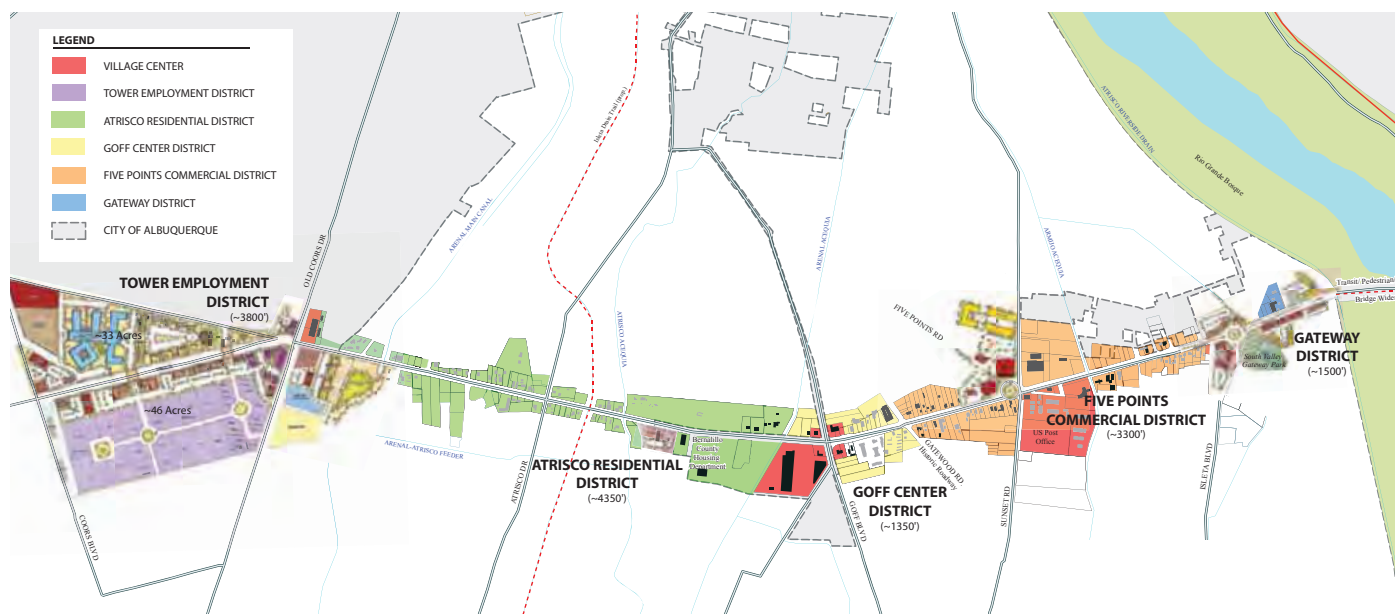


Figure 2.3.1. Proposed Districts and Centers Map
(Source: Bernalillo County - Bridge Boulevard Corridor Redevelopment Plan)



Figure 2.3.2. Five Points Village Center Concept Plan
(Source: Bernalillo County - Bridge Boulevard Corridor Redevelopment Plan)



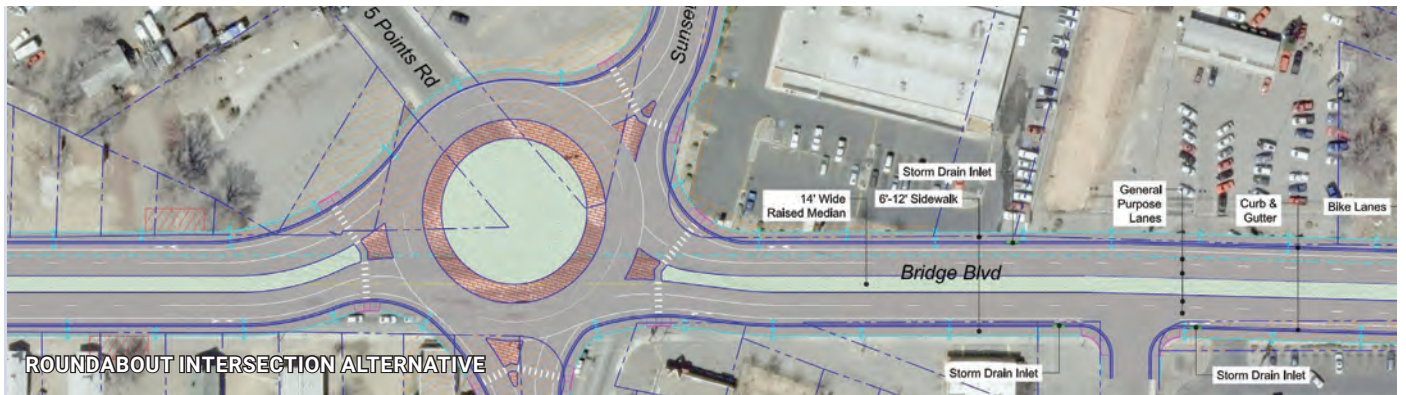
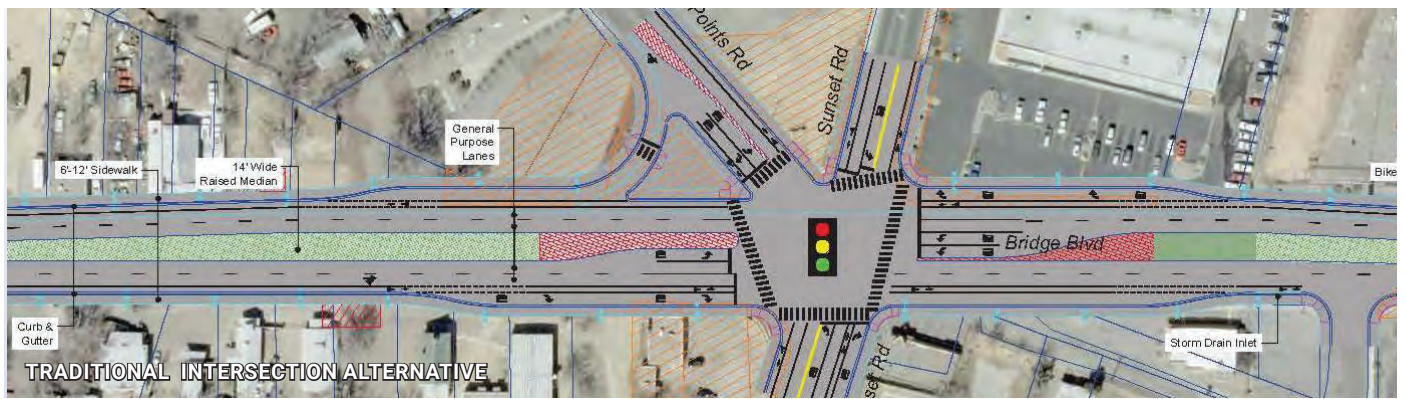


Figure 2.3.3. Proposed Bridge Boulevard Roadway Improvements
(Source: Bernalillo County)

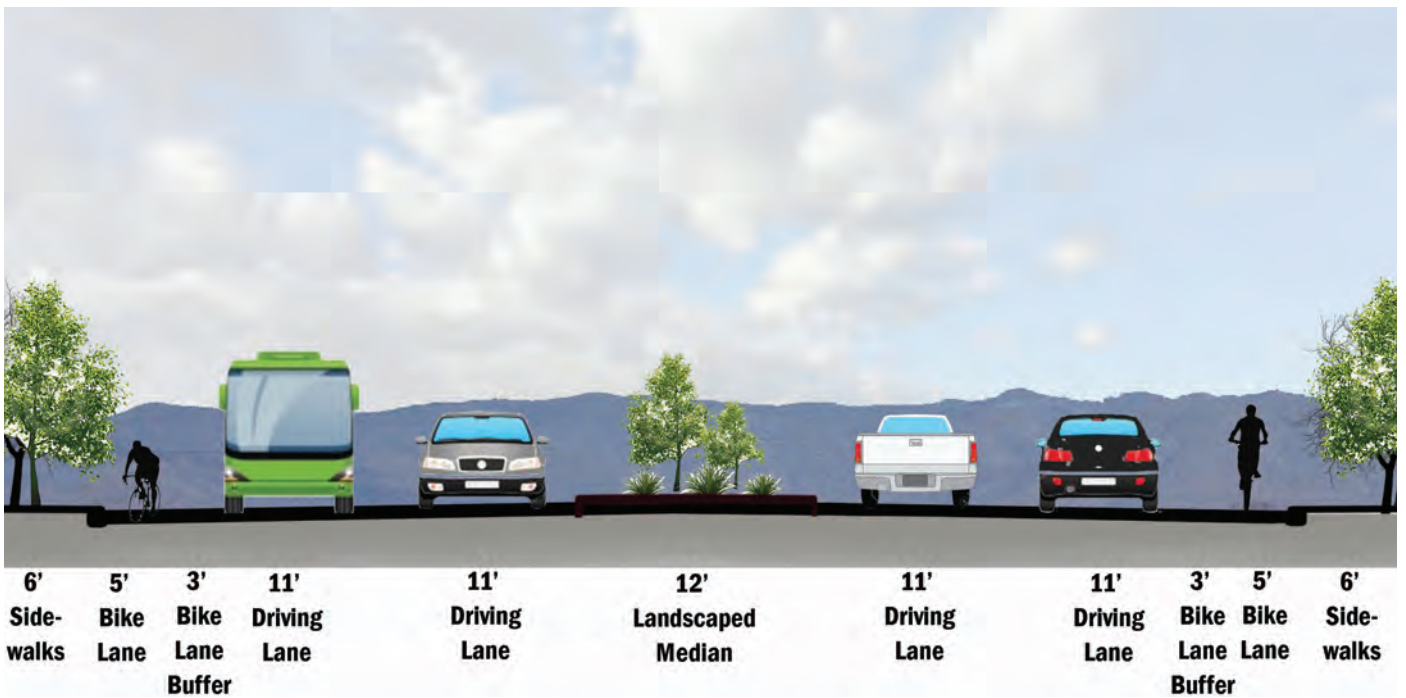


Figure 2.3.4. Planned Bridge Boulevard Typical Cross Section Design
(Source: Bernalillo County)

Section 2.4: Environmental Investigations

Multiple environmental investigations were conducted (or were in process) for portions of the Five Points Church Property. Stantec completed a Limited Destructive Asbestos & Regulated Materials Survey and a Phase I Environmental Site Assessment (ESA) for 1520 Bridge Road (the parcel containing the former Five Points Church buildings). An ESA was in process at the time of this planning document for the parcels at 1500- 1508 Bridge Road (including the three legacy commercial buildings one of which was used for many years as a dry cleaner), but the findings/conclusions were not complete at the time of this planning report. These studies were conducted to identify the presence (or likely presence) of hazardous substances/contaminants on the Property and to help evaluate potential cleanup or abatement activities that may be required as part of site reuse and/or redevelopment activities. The following text summarizes the main findings from the investigations.

520 Bridge Road – Limited Destructive Asbestos & Regulated Materials Survey

In October 2022, Stantec completed a limited destructive Asbestos & Regulated Materials Survey (the Survey) for the Five Points Church Buildings located 1520 Bridge Road. The Survey included material samples from the buildings and other site elements to determine whether there was evidence of hazardous substances (including asbestos and lead-based paint). Asbestos & Regulated Materials Survey including the following findings:

- **Asbestos:** Asbestos was identified and assumed asbestos-containing materials (ACM) were observed during the Survey. In accordance with the State of New Mexico and Federal regulations regarding ACM, all friable and non friable materials that may become friable, with greater than one percent asbestos which will be disturbed, must be identified and removed prior to renovation or demolition.
- **Lead-Based Paint (LBP):** No LBP was identified in the surfaces tested at the time of the Survey.
- **Other Regulated Materials:** As part of the Survey, Stantec identified a number of fluorescent light fixtures, bulbs, ballast's, mercury devices, oil-filled devices and other regulated items. These items may be classified as hazardous waste. Prior to renovation/demolition activities, items impacted by the renovation/demolition must be removed, managed and disposed of in accordance with state and federal requirements.





1: View of the Stantec team conducting field observations as part of an Environmental Site Assessment (ESA) for the legacy commercial portions of the Property.

1520 Bridge Road – Phase I ESA

In March 2023, Stantec completed a Phase I ESA for the 0.48-acre parcel at 1520 Bridge Road (the portion of the Property that contains the former church buildings). Stantec conducted the ESA in conformance with the scope and limitations of ASTM Practice E1527-21 (representing the industry standard for conducting environmental investigations).

Recognized Environmental Conditions (RECs) - The Phase I ESA revealed the following evidence of RECs in connection with the Subject Property:

- Complaints for the Subject Property were on file with the Bernalillo County Planning and Development Services for the open storage of inoperative vehicles or auto parts and open storage of trash, rubbish, and/or debris. The potential for contamination of soil and groundwater related to this on-site open storage poses a REC for the Subject Property.
- A dry-cleaning facility (Vanity Cleaners) was historically located at 1500 Bridge Boulevard SW, located approximately 100 feet to the east of the Subject Property, from 1962 through at

least 2009. The building was initially located in the northeast corner of the property but was moved 70 feet to the south in 1985 as part of the project expanding Bridge Boulevard. Dry cleaners operating during this time period commonly used chlorinated solvents, and this facility's operations began prior to the establishment of applicable environmental regulations. Based on the age and length of service of the dry cleaner and its proximity to the Subject Property, there is the potential for an undocumented release of chlorinated solvents to have migrated to the Subject Property, which represents a REC.

- A large amount of fill soil and concrete debris of unknown origin was observed behind the buildings at the Subject Property. Without knowledge of the source of this material, it may be associated with a previous release of petroleum or hazardous substances and therefore constitutes a REC.

Findings and Opinions - Based on the Phase I ESA analysis, the following table lists Stantec's findings and opinions related to the Subject Property.

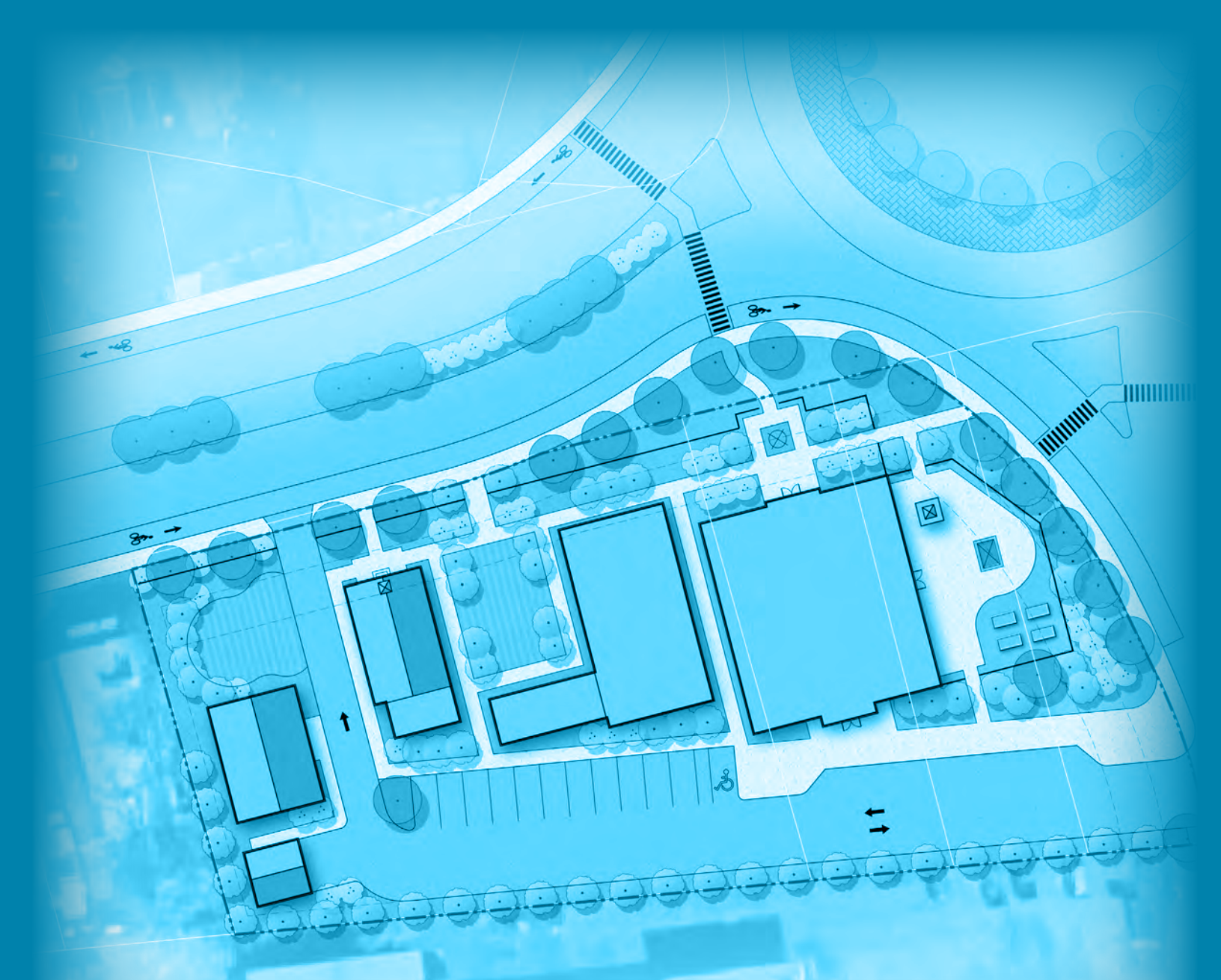
Table 2.4.a – 1520 Bridge Road – Phase I ESA Findings and Opinions (March 2023)

Findings	Opinions
Finding #1 The Subject Property has been developed since 1925, and the only documented historical and current use is as a church and church administration offices.	Opinion #1 RECs were not identified in connection with the current or historical use of the Subject Property.
Finding #2 The Subject Property was not identified in the regulatory database search.	Opinion #2 RECs were not identified in connection with the regulatory database search for the Subject Property.
Finding #3 The south-adjoining site was identified in the 2009 city directory as an auto repair facility in addition to Sabroso Foods. Neither the facility name nor the site address was identified in the database report as a RCRA generator or for a reported release. The auto repair facility was not identified in the 2003 or 2013 city directories, indicating that the auto repair was likely present for less than 10 years.	Opinion #3 It is possible that this is an erroneous listing in the city directory. Regardless, based on the relatively recent age of the facility, the short length of operation, absence of apparent hazardous waste generation and reported releases, and the facility's cross-gradient location relative to the Subject Property, RECs were not identified in connection with this listing.
Finding #4 A dry cleaning facility (Vanity Cleaners) was historically located at 1500 Bridge Boulevard SW, located approximately 100 feet to the east of the Subject Property, from approximately 1962 through at least 2009. The building was initially located in the northeast corner of the property but was moved 70 feet to the south in 1985 as part of the project expanding Bridge Boulevard. Dry cleaners operating during this time period commonly used chlorinated solvents, and this facility's operations began prior to the establishment of applicable environmental regulations.	Opinion #4 Based on the age and length of service of the dry cleaner and its proximity to the Subject Property, there is the potential for an undocumented release of chlorinated solvents to have migrated to the Subject Property, which represents a REC.
Finding #5 A service station (Clancey's Five Point Service Station) was historically located to the northeast of the Subject Property across Bridge Boulevard SW from 1957 through at least the 1970s. Neither the service station nor the historical address for the fueling station were identified on the regulatory database report.	Opinion #5 While, based on its age, it is possible that undocumented releases may have occurred from the historical fueling station, it was located over 150 feet from the Subject Property in an assumed down-gradient location across Bridge Boulevard. In addition, it is within the area of construction for the highway project in 1985-86 that expanded Bridge Boulevard and the Five Points intersection. Therefore, based on distance, down-gradient location, and the 40 or more years since petroleum fueling tanks were last used, it is unlikely that any undocumented releases from this site would have affected the Subject Property. RECs were not identified in connection with the historical service station.
Finding #6 Complaints for the Subject Property were on file with the Bernalillo County Planning and Development Services for the open storage of inoperative vehicles or auto parts and open storage of trash, rubbish, and/or debris.	Opinion #6 The potential for contamination of soil and groundwater related to this on-site open storage poses a REC for the Subject Property.
Finding #7 A large amount of fill soil and concrete debris of unknown origin was observed behind the buildings at the Subject Property.	Opinion #7 Without knowledge of the source of this material it may be associated with a previous release of petroleum or hazardous substances and therefore constitutes a REC.



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Chapter 3:

Reuse Plan



Section 3.1: Site Reuse Ideas

Early in the planning process (March 2023), the EMI Director identified the reuse goals for the Five Points Church Property in terms of programming needs, site enhancements, amenities, land use, and architectural character. EMI's vision is to operate youth enrichment and family resource programs that benefit the community. This would come in the form of programs that focus on continuing education/skills development, food security, the arts, social engagement, and youth empowerment/self-esteem building. Notably, EMI's Egress Youth Diversion program focuses on youth services and education so that children and young adults do not fall into a life of criminal activity and become victims of the justice system. These programs will need facilities and a physical environment that is conducive to learning, gathering, and belonging; thus, there is a need to plan the Five Points Church Property so it can operate EMI's community programs. Specifically, EMI would like to adaptively reuse the former church structures, construct a new multi-purpose building, add a parking lot, improve site access, and add architectural elements to accommodate its programming objectives and to create an iconic destination in the neighborhood.

Reuse Plan Components

EMI identified the following site components that are needed to effectively operate its youth enrichment and family service programs on the Five Points Church Property:

- **Classroom Space:** There is a need for individual classroom spaces for children and other community members to learn life skills and participate in other enrichment activities. Classroom space can be accommodated in the former church and within a new structure.
- **Offices:** There is a need for office spaces for project staff and to allow for one-on-one counseling/meetings with program participants. Office space can be accommodated in an expansion to the former church and within a new building.
- **Gathering Areas:** There is a need to create multiple spaces for community gathering; this should come in the form of indoor and outside spaces.
- **Architectural and Urban Design Elements:** There is a need to enhance the Property so

it projects an iconic and inspiring character for the neighborhood; new buildings and site enhancements would include architectural elements that create a distinct sense of place.

- **Parking and Site Access:** There is a need to accommodate the wide range of individuals that will visit the Property; this will include a new on-site parking lot, sidewalk connections (for pedestrians/cyclists), and pathways to interconnect each on-site building.

Site Reuse Planning

After EMI defined its goals for the Property, Stantec generated a series of conceptual reuse plan alternatives showing various ways the property could be improved to meet the intended use. The following sections summarize the initial conceptual reuse plan alternatives (Section 3.2) and explain the design and various components of EMI's preferred reuse plan (Section 3.3). Chapter 4 provides planning-level recommendations for the property owner to better position the Five Points Church Property for redevelopment.





1: Example of classroom for enrichment programs (Source: kampus-production | pexels.com). | 2. Example of an indoor common gathering space. | 3. Example of offices for counseling and learning (Source: monstera | pexels. com). | 4 and 5: Examples of outdoor courtyard for passive gathering and outside learning programs.



Section 3.2: Initial Conceptual Reuse Alternatives

Starting in March 2023, Stantec created two initial conceptual reuse plans (Concepts A.1 and B.1) to show potential redevelopment options/scenarios for the Five Points Church Property. Each plan included the site components described in the previous section. EMI used these initial conceptual plans to select their preferred spatial arrangement for the Property in terms of site components, building locations, and access configurations. The following describes the initial conceptual plans.

General Plan Design Approach – Both conceptual reuse plans assume a new roundabout would be constructed where Bridge Road and Sunset Road intersect (as depicted in the County's Bridge Road Redevelopment Plan – See Section 3.3); this impacts the east end of the property to accommodate new travel lanes, sidewalks, and right-of-way. Second, both plans assume the former church buildings would remain and be adaptively reused for classroom, office, and gathering space; the central courtyard between the buildings would be formalized with new sidewalks, lawn, and landscaping to create a defined outdoor gathering space. Third, all the street frontages would be landscaped to enhance the Property's appearance and character in the neighborhood. Finally, both plans assume the existing commercial buildings (on the east end of the Property) would be replaced with a new, two-level building to accommodate the multitude of educational/enrichment programs planned for the site.

Concept A.1 – This concept includes a new ~3,900-sf, two-level addition to the rear of the church building for new office space and a new ~10,800-sf, two-level building on the east end of the Property. This concept includes two parking lots: one at the east end of the Property (between the new building and Sunset Road), and the other behind the former church building. Figure 3.2.1 depicts Concept A.1.

Concept B.1 – This conceptual reuse plan includes a new ~12,500-sf, two-level building at the northeast edge of the Property (framing the site as seen from Bridge Road). A new walled courtyard is proposed between the building and Sunset Road. A new, continuous parking lot is proposed along the southern property line. An art feature is planned along Bridge Road in front of the new building. Figure 3.2.2 depicts Concept B.1.

Initial Conceptual Selection – Based on the two conceptual plan alternatives, EMI chose concept B.1 with modifications to the new building placement/configuration and parking lot design. EMI requested that a clock tower and fountain feature be added to the eastern courtyard. The revised concept plan is discussed in the next section.



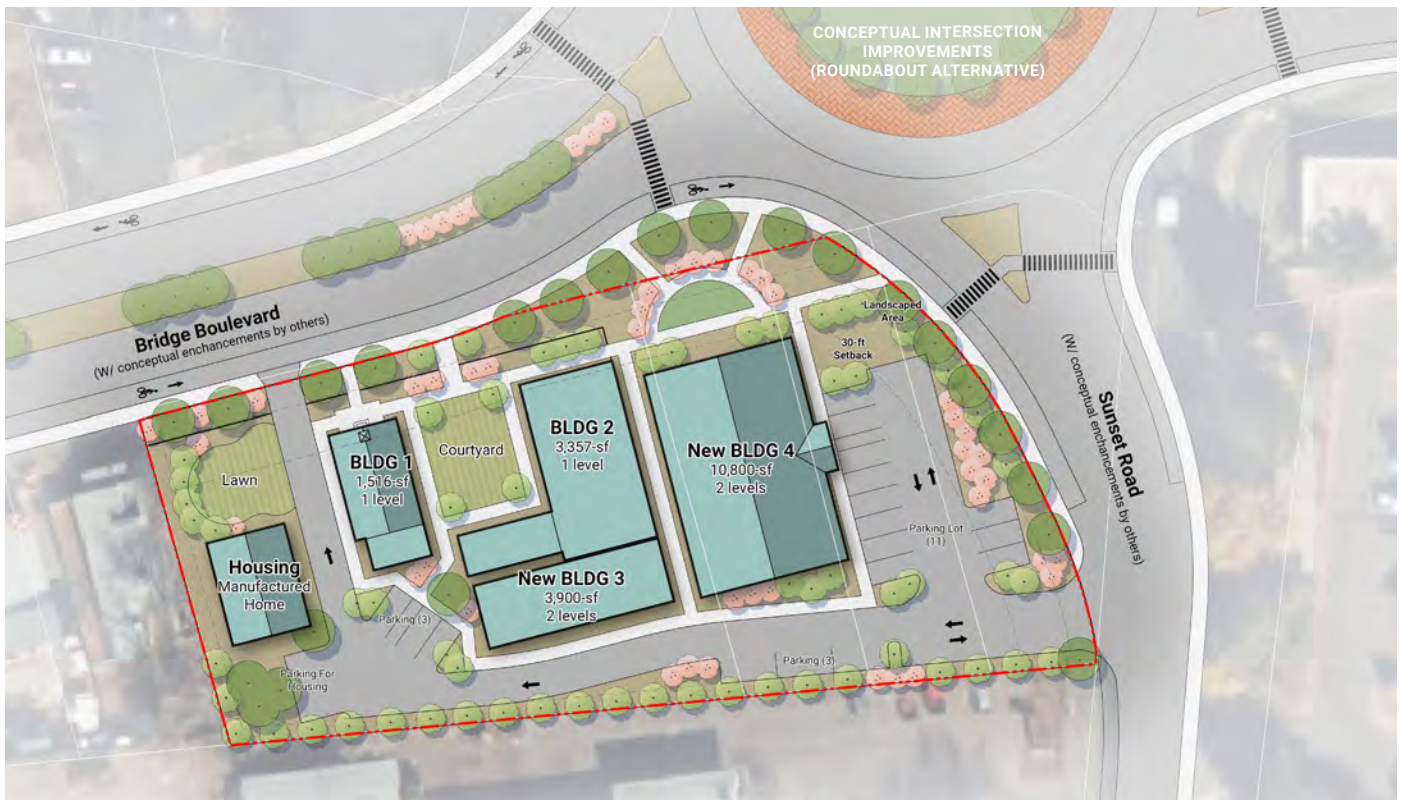


Figure 3.2.1. Concept A.1 – Five Points Church Property



Figure 3.2.2. Concept B.1 – Five Points Church Property

Section 3.3: Preferred Site Reuse Plan

The preferred conceptual site reuse plan for the Five Points Church Property completely re-imagines the site for a new community-serving use focused on youth enrichment and family services housed in a cohesive campus. Uniquely, the site is designed with three distinct use areas; (i) the former church buildings will be adaptively reused as classroom and gathering spaces, (ii) a new building will house additional classroom, office, and gathering spaces, and (iii) the existing residence on the west side of the Property will remain to house EMI's director (or other staff). This design shows multiple pedestrian connections into the site and substantial landscaped spaces along Bridge Road, Sunset Road, and along the other property boundaries. EMI can use this conceptual reuse to guide future site improvement decisions including the construction documents that will be needed to obtain local permits and dictate development activities. Figure 3.3.1 depicts the preferred reuse site reuse plan for the Property.



1: Artist rendering depicting the planned landscaping areas along Bridge Boulevard and exterior facade treatments for the former church buildings - final design to be determined (Source: EMI).



Notable Design Elements

The following lists and summarizes notable site design components as depicted on the site reuse plan.

- **Church Buildings (Bldgs 1 & 2):** The former church buildings will be preserved and adaptively reused for classrooms, gathering spaces, and some office functions. The facades will be refreshed with paint, windows, and repairs. The central courtyard (between the buildings) will be defined with new sidewalks, lawn, and landscaping; the courtyard could be used for passive recreation, learning activities, and community events.
- **New Program Building (Bldg 3):** A new 10,240-sf two-level building is planned at the east side of the property. The building will include classrooms, offices, storage areas, and common gathering areas. A walled courtyard is planned along the east facade (between the building and Sunset Road); the courtyard will feature paved patio space, a fountain, garden plots, and an iconic clock tower. A passenger loading/drop-off area is planned on the south side of the building.
- **Staff Housing:** The existing residence (the manufactured home) will remain on the property to house the EMI director or other staff. A new garage is planned on the south side of the residence. A new lawn space is planned between the residence and Bridge Boulevard; this could support outdoor learning activities and passive gatherings.
- **Motor Vehicle Parking and Circulation:** A new 12-stall surface parking lot is planned along the south property boundary. A full driveway access is planned from Sunset Road. A northbound, one-way driveway is planned to connect to Bridge Boulevard.
- **Pedestrian Access:** Each building/use area will be connected via sidewalks to accommodate the pedestrian movements on the Property. Notably, a pathway extends along the northern portions of the Property, and another extends from the parking lot. There are several sidewalk connections to the adjacent rights-of-way to create safe and convenient access for individuals arriving by foot from the surrounding neighborhoods.
- **Landscaping and Amenities:** The Property frontages along Bridge Boulevard and Sunset Road will be heavily landscaped with trees and plants conducive to the New Mexico climate. Additionally, landscaped buffers are planned along the south and western site boundaries. These landscape features will provide shade and elevate the Property's appearance as seen from adjacent rights-of-way and the surrounding neighborhoods.





Figure 3.3.1. Concept C.1 – Preferred Site Reuse Plan for the Five Points Church Property



**Conceptual Roadway
Enhancements**
(Based on Bernalillo County
Planning Documents)

(w/ conceptual enhancements by others)
Sunset Road

G 3

Clock
Tower

Fountain

Walled
Courtyard

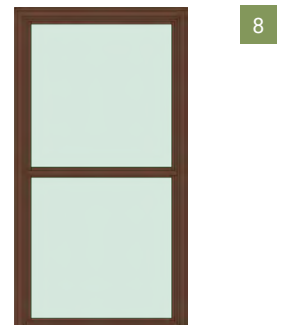
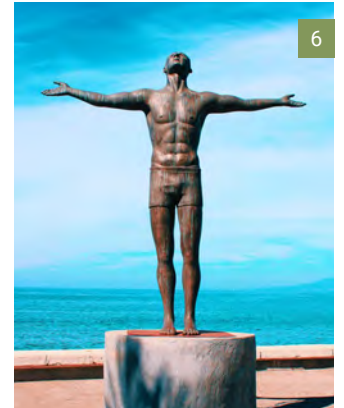
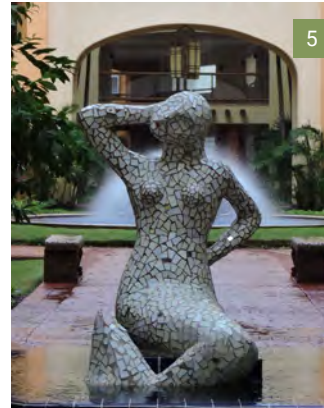
Plots

15-ft
Buffer

30-ft
Setback

Drop Off Zone





1 - 3: Examples of clock tower features - final materials and shape to be determined (Sources: mitosh | unsplash.com & juan-rojas | pexels.com). | 4. Example of landscape buffer and wall along roadway. | 5 & 6: Examples of art /sculpture elements - final design to be determined (Sources: katie-schankula & duardo-cardenaz | pexels.com). | 7. Sample color palette planned for the future building exteriors (Source: EMI). | 8. Example of windows shapes for site buildings (Source: EMI).



Chapter 4:

Implementation Recommendations



Section 4.1: General Recommendations

EMI has the goal to transform the Five Points Church Property through a combination of adaptive reuse activities, and site redevelopment. To achieve its goal, EMI can execute near-term actions to position the Property for reuse/redevelopment; these actions include clarifying zoning and permitting requirements, addressing known and suspected hazardous conditions, and preparing for engineering/architectural designs that will lead to permits and eventual site construction. Below are key planning-level recommendations for EMI to complete to ready themselves for site redevelopment. These actions should occur prior to final project design, permitting, financing, and construction activities.

Action 1: Zoning and Development Standards Clarification

Site redevelopment and adaptive reuse activities on the Five Points Church Property will require land use approval and compliance with the Bernalillo County Code (“zoning requirements”). In a preliminary review of these standards, there are certain inconsistencies and site design requirements that may pose challenges to site development and permitting. EMI should engage with the County to seek clarification on the land use allowances and design considerations for the Property; those conversations should include the following topics.

- **Land Use Classification:** The Property is zoned C-1 which allows for a broad range of land uses. Based on EMI’s intent for the Property the proposed use could be considered “Schools and related facilities” and/or “Institution” pursuant to the code’s definitions. Notably, schools are listed as both a permissible and conditional use; this represents a regulatory conflict in the County’s code and makes it unclear which land use approval is needed. It is recommended that EMI seek clarity from Bernalillo County Planning staff to determine (i) how the County will classify the use intended for the Property, and (ii) what is the land use permitting process for said use.

- **Parking Flexibility:** The County’s minimum parking requirement exceeds the demand for the proposed use; full compliance with the parking standards would consume a large portion of the Property. It’s recommended that EMI engage with Bernalillo County Planning staff to determine how it may obtain regulatory flexibility from the County’s parking requirements (this may necessitate a parking study or even a variance).

Action 2: Regulated Building Materials Study and Demolition Activities

Site redevelopment on the Five Points Church Property will include the demolition and removal of three legacy commercial buildings on the far east side of the Property. Due to their past land use activities and structural age, there may be a potential for those structures to contain hazardous building materials and other contaminants (e.g., lead-based paint, asbestos, toxic molds). EMI should conduct a Regulated Building Materials Survey (RMBs) for those structures to identify whether hazards are present. If present, the demolition plans/activities must include a process to safely collect and dispose of those hazardous materials (in accordance with state/federal law).



Action 3: Property Acquisition

At the time this planning document was written, EMI has ownership interest in the western portions of the Property while the conceptual reuse plans depict site improvements on the entire site. EMI should secure ownership (or purchase agreements) for the eastern portions of the Property before commencing engineering analysis, architectural design, and construction drawings (the reuse plan is heavily dependent on each parcel as depicted on the drawings).

Action 4: Title Report

Many times, a property may include easements and/or use restrictions that limit how it may be utilized and/or developed on certain portions of the land. EMI should obtain a title report for all of the parcels included on the reuse plan to examine whether there are impediments to property use/development; if those restrictive conditions are present, EMI can adjust its reuse plans/expectations or take further actions to remedy those restrictions. The title report information will help inform EMI whether the property title would pose challenges to property reuse/redevelopment.

Action 5: Utilities Analysis

The reuse plan includes a diverse set of land uses/buildings that may be more intense when compared to the former uses. It will be important to determine whether public water and sanitary sewer service is available to serve the new and repurposed buildings. Prior to creating construction documents, EMI should hire a civil engineering consultant to conduct a utilities analysis to identify (a) whether there is potable water and sanitary sewer capacity to serve the project (as depicted on the reuse plan), (b) the location of underground service lines (especially in the adjacent rights-of-way), and (c) whether EMI would be responsible for service line upgrades in conjunction with the site construction activities. This information would help EMI plan for potential infrastructure costs that would otherwise affect a project's feasibility.

Action 6: Roadway Improvements

Bernalillo County has plans to improve Bridge Boulevard with new travel lane configurations, sidewalks, bicycle facilities, and landscaping. These plans include two design alternatives at the intersection with Sunset Road: as a roundabout or a traditional intersection. Both alternatives will impact the Five Points Church Property in terms of right-of-way acquisition, access limitations, and reduced site area. EMI should engage with the County to understand the ultimate design for the roadway improvements and the potential impacts to the Property before commencing construction plan documents for their project. In those conversations, the County should define any potential site access limitations that would result from the roadway improvements (e.g., driveway location and spacing requirements/restrictions) as this would significantly impact the project design and feasibility.

Action 7: Construction Documents

Redevelopment projects require civil engineering analysis, architectural design, and construction documents for project permitting and to guide the site development activities. EMI should contract with design firms and secure consultant services to prepare construction documents that align with Bernalillo County permitting requirements. Typical plan sets address the spatial design/layout, grading, stormwater management, and utilities. The documents would also include architectural drawings including the building layout, construction methods, materials list, elevation designs, electrical and plumbing designs, and similar components associated with the planned and retrofitted buildings. After these documents are created, EMI or its consultant should secure the applicable land use approvals and building permits.





(Source: [cgift-habeshaw](#) | [unsplash.com](#))