



Environmental Planning Commission

Staff Report

Agenda Number: 3
Project Number: 1001620
Case #: 07EPC 00247
Project Number: 1004831
Case #: 07EPC 00248
Project Number: 1005406
Case #s: 07EPC 00249/ 07EPC 400086/
07EPC 00250/ 07EPC 00251/ 07EPC 00253
February 14, 2008

Agent	Planning Department
Applicant	City of Albuquerque
Request(s)	Text Amendments to the City Comprehensive Zoning Code Text Amendments to the Subdivision Ordinance Text Amendments to the following plans: West Side Strategic Plan (including the adoption and insertion of the Southwest Albuquerque Strategic Action Plan in its entirety), the Southwest Area Plan, the Rio Bravo Sector Development Plan, the Tower/Unser Sector Development Plan, and the West Route 66 Sector Development Plan
Location	Citywide for the Zoning Code and Subdivision Ordinance The Southwest Albuquerque Strategic Action Plan encompasses all public and private property on both sides of and within the boundaries of the following four streets: Central Avenue on the north, Senator Dennis Chavez Boulevard on the south, Old Coors Road on the east, and Paseo del Volcan Boulevard on the west.
Size	Approximately 9970 acres

Staff Recommendation

That a recommendation of APPROVAL of 07EPC-00247 Text Amendment to the Comprehensive City Zoning Code (14-16-1) be forwarded to City Council based on the findings on pages 21-22 and conditions of approval on pages 22-23.

That a recommendation of APPROVAL of 07EPC-00248 Text Amendment to the Subdivision Ordinance (14-14-1) be forwarded to City Council based on the findings on pages 23-24 and condition of approval on page 24.

That a recommendation of APPROVAL of 07EPC-00249 Text Amendment to the West Side Strategic Plan to include adoption and insertion of the Southwest Albuquerque Strategic Action Plan in its entirety be forwarded to City Council based on the findings on pages 25-28 and conditions of approval on pages 28-29.

That a recommendation of APPROVAL of 07EPC-400086 Text Amendment to the Southwest Area Plan be forwarded to the City Council based on the findings on pages 29-30.

That a recommendation of APPROVAL of 07EPC-00250 Text Amendment to the Rio Bravo Sector Development Plan be forwarded to City Council based on the findings on pages 31-32.

That a recommendation of APPROVAL of 07EPC-00251 Text Amendment to the Tower/Unser Sector Development Plan be forwarded to City Council based on the findings on pages 32-34.

That a recommendation of APPROVAL of 07EPC-00253 Text Amendment to the West Route 66 Sector Development Plan be forwarded to City Council based on the findings on pages 34-35.

Staff Planner

Paula Donahue, Senior Planner

City Departments and other interested agencies reviewed this application from 12/10/2007 to 1/18/2008. Agency comments were used in the preparation of this report and begin on page 37.

Summary of Analysis

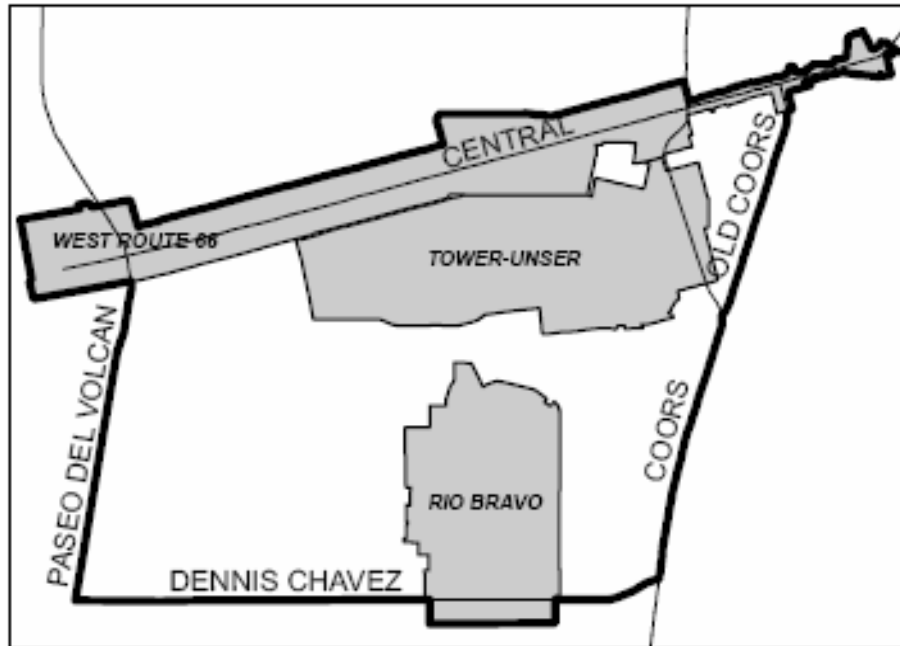
This application requests that the Environmental Planning Commission recommend approval of the attached *Southwest Albuquerque Strategic Action Plan (Action Plan)* to the City Council. The *Action Plan* is intended to become an addition to the *West Side Strategic Plan*. The *Action Plan* is a compilation of strategies that include proposed strategic capital investments for public projects and proposed text amendments to existing plans and ordinances to address five *Action Plan* goals. The application further requests that the Planning Commission request City Council approval of proposed text amendments to City plans and ordinances contained in Chapter 3 of the *Action Plan*. Proposed text amendments are for the *West Side Strategic Plan*, the *Southwest Area Plan*, *Rio Bravo Sector Development Plan*, *Tower/Unser Sector Development Plan*, *West Route 66 Sector Development Plan*, *City of Albuquerque Comprehensive Zoning Code*, and *City of Albuquerque Subdivision Ordinance*. The *Action Plan* includes proposed text amendments to the *Development Process Manual (DPM)* for information only. DPM amendments must be consistent with adopted policies in ordinances and are adopted through an administrative process.

Most policies and regulations that pertain to Southwest Albuquerque development are in two area plans, three sector development plans, the City Comprehensive Zoning Code, Subdivision Ordinance, and the Development Process Manual. Some portions of Southwest Albuquerque rely primarily on citywide regulations for development guidance. The application of these many policies and regulations has failed to produce development that contributes to the formation of complete neighborhoods that collectively make a complete and cohesive community.

Over 5,000 acres of Southwest Albuquerque's 9,970 acres is developed. Vacant land is primarily in unincorporated portions of Bernalillo County. From 1990 to 2005 the Southwest Albuquerque population grew from approximately 16,500 to approximately 40,200 and is anticipated to reach over 66,000 by 2025. From 2003 through 2007, 5,724 building permits were granted for Southwest Albuquerque, 5,696 of them for single-family detached houses. The recent application of plan policies and citywide regulations to so much acreage makes Southwest Albuquerque an excellent area for examining the effect of City development regulations.

Albuquerque residents are ready to embrace the vision of living in a sustainable city that conserves nonrenewable energy. This *Action Plan's* five interconnected goals and recommendations for future development and redevelopment contribute toward accomplishing that City vision. Goal attainment would make Albuquerque residents' daily lives more efficient and hopefully, less frustrating and more fulfilling. The proposed actions would enable people to walk, use wheelchairs, bicycle, or drive short distances to accomplish activities associated with daily living in closer proximity to their homes and to easily take public transportation to other parts of the city.

Area residents, business owners, property owners, interagency representatives, and developers reviewed an earlier version of the *Action Plan* in March 2007. Many of their comments are reflected in changes made to this *Action Plan* draft. The major exceptions are the recommendation to undertake an area-wide transportation study as a part of the *Action Plan* rather than calling for one as a future action and the unintentional omission of some additions to maps. Some suggestions from the development community have been included. Others that were contrary to the five stated goals of the plan were not included. Current agency comments are addressed in the Conditions of Approval. Staff recommends that an Approval recommendation be forwarded to City Council with conditions.



BACKGROUND - PURPOSE OF REQUEST

This request to the Environmental Planning Commission is to recommend the following actions to the City Council. A synopsis of the proposed text amendments is located in this Staff Report (pp.8-10).

1. Adopt the *Southwest Albuquerque Strategic Action Plan (Action Plan)* in its entirety as an addendum to the *West Side Strategic Plan* and adopt proposed amendments to other sections of the *West Side Strategic Plan*, *Rio Bravo Sector Development Plan*, *Tower/Unser Sector Development Plan*, and *West Route 66 Sector Development Plan*;
2. Adopt text amendments to the *Comprehensive City Zoning Code*
3. Adopt text amendments to the *Subdivision Ordinance*.

AREA CHARACTERISTICS AND ZONING HISTORY

Physical Context

The *Southwest Albuquerque Strategic Action Plan* area lies between Paseo del Volcan Boulevard on the west, Old Coors Road and the Coors Boulevard southerly extension on the east, Central Avenue on the north and Senator Dennis Chavez. Boulevard on the south. The Plan area includes properties on both sides of these streets and all property west of Paseo del Volcan that is within the West Route 66 Sector Development Plan.

Paseo del Volcan coincides with the eastern Ceja (eyebrow) of the Southwest Mesa. The plan area slopes down to the east over several miles to Old Coors Road and its southern extension,

Coors Boulevard. Old Coors Road and Coors Boulevard mark a dividing line between Southwest Albuquerque and the steep slope into the South Valley to the east.

The *Action Plan's* 9970 acres is split jurisdictionally: about 54% (over 5300 acres) is within City limits and about 46% is in unincorporated portions of Bernalillo County. Over 5000 acres is developed: most developed land is within City limits, but a small amount is in unincorporated portions of the County that are located within the City/County patchwork area between Coors and 98th Street. Vacant land lies primarily in unincorporated portions of Bernalillo County.

The primary mass of unincorporated land lies between 118th Street and Paseo del Volcan in the western portion of the plan area. A patchwork pattern of unincorporated properties lies primarily south of Bridge between Unser Boulevard and Old Coors Road, with a few parcels west of Unser between Tower and Sage. This patchwork pattern of City and County jurisdiction has created confusion for infrastructure installation and maintenance and police and fire responsibility.

From 1990 to 2005 Southwest Albuquerque population grew from approximately 16,500 to approximately 40,200 and is anticipated to reach over 66,000 by 2025.

Land Use and Zoning

About 8,400 acres or almost 84% of the plan area is zoned. The remainder is public right of way in the form of arroyos, streets, and trails. R-1 zoning, limited to the development of single-family detached houses, is designated for only 1,025 acres, another 87 acres is zoned for mobile homes, and almost 3,400 acres outside City limits is zoned A-1 for one house per acre. Approximately 2,755 acres are designated zones that allow attached housing units (townhouses and apartments), but most have been developed with detached single-family housing on small lots.

Over 2,700 acres are now developed with single-family detached houses. This repeated development type has created a monotonous uniformity. If this housing type were mixed with others, then perhaps aging in place and more diverse households would be welcome in Southwest Albuquerque. The housing type does not preclude efficient walking, bicycling, and transit access, it is the subdivision layouts that make driving the only somewhat efficient mode of transportation. Even driving is not efficient with the limited access to the street network.

Refer to maps on the following Action Plan pages: Land Use – page 2-9, Existing City Zoning – page 2-10, and Existing County Zoning – page 2-11.

History of Area Development

Most development in the *Action Plan* area has occurred since the year 2000, providing many examples of current development practices. From 2003 through 2007, 5,724 building permits were granted, 5,696 of them for single-family detached houses. Alamosa Neighborhood in the northeast corner of the Plan area and Westgate Neighborhood west of 98th Street developed much earlier.

Little master planning for cohesive development has occurred in the southwest, resulting in a patchwork of walled-in subdivisions, incomplete street networks, and too few public or private facilities and services.

Many existing adopted plans, City ordinances and the Development Process Manual (DPM) are intended to guide development in Southwest Albuquerque, yet their application has failed to produce development that contributes to the formation of complete neighborhoods that collectively make a complete and cohesive community.

Public Facilities/Community Services

Southwest Albuquerque is underserved by both public and private services. *Action Plan* Goal 2 *Provide Convenient Public Services* discusses issues, obstacles and opportunities for better public service provision. Existing Public Facilities are shown on the Existing and Proposed Southwest Albuquerque Facilities *Map on page 2-20*.

Comprehensive Plan Development Area Designations

Activity Centers: The *Comprehensive Plan* Map “Development Areas with Activity Centers and Transportation Corridors” shows within the *Action Plan* boundaries two community activity centers (Unser/Central and Old Coors/Bridge) and one proposed Community Activity Center (Gibson/98th). Just outside *Action Plan* boundaries are the Major Activity Center Atrisco Business Park (north of Central between Unser and Coors Blvd.) and a Community Activity Center (Coors/Rio Bravo).

Developing and Established Urban: The area between Old Coors Road and 118th Street, about half the *Action Plan* area, is designated Developing and Established Urban. These designations coincide with the developed portion of the plan area. The *Action Plan* area along Central (from Old Coors Road to 98th Street), the Alamosa Neighborhood, and older portions of the Westgate Neighborhood are designated Established Urban. The remainder of the *Action Plan* area east of 118th Street is designated Developing Urban.

Semi Urban, Rural, Reserve, and Designated Open Space: The *Action Plan* area west of 118th Street is designated Semi-Urban on rising slopes of the Ceja, Rural along the ridges of the Ceja landform, and Reserve between the Ceja ridges and Paseo del Volcan Boulevard. The Ceja ridgelines are currently designated to become part of the Major Public Open Space network.

Green Principles

Action Plan recommendations are intended to transform the currently disconnected pattern of subdivisions in Southwest Albuquerque into a more cohesive community where walking, bicycling, and taking public transportation to accomplish daily living are easy and rational choices. The recommended text amendments to citywide ordinances are intended to enable the creation of cohesive neighborhoods across the City.

Recommendations include 1) creating a network of neighborhoods that each have a variety of housing types and easy access to a network of mixed-use neighborhood activity centers that have parks, schools and/or shopping or public services and mixed-use community activity centers that have shopping, offices, higher density housing and transit transfer opportunities, 2) preserving local Major Public Open Space, and 3) forming an interconnected system of trails and multimodal streets to support walking and bicycling to local destinations and taking mass transit to other parts of the City. All of these principles support and mirror the principles now

articulated in the pilot version of LEED for Neighborhood Development Rating System proposed by the U.S. Green Building Council, the Congress for New urbanism, and the Natural Resources Defense Council.

LEED for Neighborhood Development standards are intended to encourage developers to revitalize existing urban areas, reduce land consumption, reduce automobile dependence, promote pedestrian activity, improve air quality, decrease polluted storm water runoff, and build more livable, sustainable communities for people of all income levels. LEED provides rating systems that are voluntary, consensus-based, market-driven, grounded in accepted energy and environmental principles, and that strike a balance between established practices and emerging concepts.

Adopted Plans

Both the *West Side Strategic Plan* (WSSP) and *Southwest Area Plan* (SWAP) are intended to provide more area specific policies than the *Albuquerque/Bernalillo County Comprehensive Plan*.

The City adopted the WSSP in 1997 and the County adopted it in 1999. It was last amended in 2005 to limit zoning district changes from non-residential to residential. These amendments were in reaction to the west side's inadequate street infrastructure, schools, parks, and commercial development. The *West Side Strategic Plan* has authority only over property within City limits.

The County and Extraterritorial Land Use Authority amended and adopted the *Southwest Area Plan* in 2001. The Extraterritorial Land Use Authority no longer exists. The *Southwest Area Plan* primarily has authority over unincorporated lands.

The following three sector development plans establish zoning districts for distinct areas within Southwest Albuquerque. The City adopted the *Rio Bravo Sector Development Plan* (RBSDP) Amendment #1 in 1999 to replace the sector development plan adopted in 1983. Although portions of the *Tower/Unser Sector Development Plan* area are not within City limits and are either undeveloped or developed according to County regulations, only the City adopted the sector plan in 1989. The Plan was amended in 1997. The City adopted the *West Route 66 Sector Development Plan* in 1988. The Plan indicates that the entire plan area is intended for annexation into the City, but that has not happened and may not.

Existing Ordinances

The *Subdivision Ordinance* (City Code Article 14-14-1) regulates subdivision layout, drainage, and street connectivity. Currently, the ordinance does not require subdivisions to provide public space, efficient walking routes within subdivisions or to nearby destinations, enough vehicular exits to prevent traffic-loading on a few major streets, or variation in lot sizes to break up development monotony. It is silent on the phenomenon of rear yard walls facing public streets. These walls separate each large and small subdivision from adjacent development so that driving a vehicle is the only option for both short and long trips. Rear yard and subdivision perimeter walls along every collector and arterial street and even some major local streets create an atmosphere suitable for travel by vehicle and much less so for walking or bicycling.

The *Comprehensive City Zoning Code* (City Code Article 14-16-1) establishes zoning districts that regulate land use, density, and design of each lot. What it does not do is limit the size of any one zoning district or the repeated application of one permissive residential building type (single-family detached, townhouse, apartment building) per zoning district. This lack of guidance has led to monotonous subdivisions that do not individually or collectively make complete neighborhoods.

The *Development Process Manual* (DPM) is adopted through an administrative process. It is intended to provide more design guidance than the ordinances with which it must be consistent. This *Action Plan* recommends several amendments to improve street connectivity for vehicle travel and to improve street design efficiency, safety, comfort, and connectivity for walking to local destinations and eventual mass transit stops.

Long Range Roadway System

The *Long Range Roadway System Map* (LRRS), produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways and designates the following Southwest Albuquerque streets:

Coors Boulevard, Unser Boulevard, Senator Dennis Chavez Boulevard, and Paseo del Norte Boulevard are Limited-Access Principal Arterials.

98th Street is a Principal Arterial.

Old Coors Road is a Minor Arterial.

Bridge Boulevard, 86th Street, Tower Road, Sage Road, Arenal Road, and Blake Road are Collector Streets. Tower Road and Sage Road are designated to become Minor Arterial streets.

Eucariz Road is designated to become a Collector street. Currently it is a Local Street.

114th Street is identified as a Collector Street from Central Avenue to DeVargas Street.

118th Street from I-40 (north of the Plan area) to Pajarito Road (considerably south of the Plan area) is a principal arterial street location study corridor.

This proposed street network provides several wide streets onto which all individual subdivision travel is funneled from very few subdivisions exits. Current streets are unfinished prohibiting travel north from Senator Dennis Chavez Boulevard on all eventual north/south streets except Coors Boulevard and Paseo del Volcan. Those two major streets are almost five miles apart. The current incomplete street network is frustrating to the current population. The finished street network may also be insufficient to serve the projected population efficiently.

Comprehensive Plan Street Designations

In addition to the *Long Range Roadway System Map*, the *Comprehensive Plan* designates the following Southwest Albuquerque streets as Enhanced Transit and Express corridors. These designations were assigned to Southwest Albuquerque streets prior to the large amount of development that has occurred there. These designations affect both public right-of-way and private development design:

Central Avenue (Coors Boulevard – 98th Street) and Unser Boulevard (Central Avenue – Senator Dennis Chavez Boulevard) are designated Enhanced Transit Corridors; Coors Boulevard, Senator Dennis Chavez Boulevard, and Paseo del Volcan Boulevard are designated Express Corridors which supports the idea of having limited access to these streets. If there were a more complete interconnected network of local, collector and minor arterial streets this designation might have been effective for moving traffic out of the area. These three streets are where local services could be located. The limited access and express corridor designations will hinder walking and bicycling to future services in the area. **The Action Plan recommends relaxing limited access requirements in activity center locations to allow more intersecting streets and more street crossings to support transit use.**

OVERVIEW OF THE ACTION PLAN

The *Action Plan* has three chapters and several appendices.

Chapter 1 briefly outlines the *Action Plan* intent – to provide development guidance that helps Southwest Albuquerque and other new and redeveloping parts of Albuquerque become complete communities that are integral parts of the larger City; discusses existing conditions; and describes the plans, regulatory documents, topography, development trends, and land ownership patterns that shape existing Southwest Albuquerque development, ordinances that shape all new development within the City limits including Southwest Albuquerque, and a different Southwest Albuquerque future as articulated by the many people who participated in the planning process.

Chapter 2 presents five sets of strategic actions organized around the following five Action Plan goals:

1. Build complete, interesting, cohesive neighborhoods and a network of activity centers to serve them.
2. Increase and improve public access to services and facilities.
3. Plan and build a complete, interconnected system of parks, trails and open space.
4. Increase and improve retail and commercial services.
5. Develop a complete multi-modal transportation network.

Each of the five sections of this chapter contains one of the five goals; a future vision; a description of the issues, obstacles, and opportunities for attaining the goal; and a package of strategies. Details of the recommended actions listed under each strategy are in Chapter 3 of the *Action Plan*. Because a portion of the plan area is outside City limits, recommendations are also offered to Bernalillo County Government for their consideration.

Chapter 3 contains proposed plan and ordinance text amendments in strike-out and underline form and a detailed proposed timetable for implementing proposed public projects, plan and ordinance amendments that are not yet drafted, and transportation studies.

Although the *Southwest Albuquerque Strategic Action Plan* was prepared in compliance with adopted goals and policies of the *Albuquerque/Bernalillo County Comprehensive Plan*, amendments to the Comprehensive Plan to more clearly direct the formation of complete communities, neighborhoods, and activity centers will be proposed and submitted after *Action Plan* adoption.

Appendices include the three studies leading to the Action Plan, information about Metropolitan Redevelopment tools, transportation information, a technical team list, and a list of participants in the planning process.

TEXT AMENDMENT RECOMMENDATIONS BY PLAN

West Side Strategic Plan

- Insert the entire Southwest Albuquerque Strategic Action Plan as an addendum to the West Side Strategic Action Plan.
- Amend the map on page 30 to add activity centers.
- Amend sub area maps for Westland South, Bridge/Westgate, Gun Club, and Rio Bravo to add activity centers.
- Amend Section B.1. to clearly describe activity center contents.
- Remove the illustration of a typical Community Center and replace with illustrations from the Southwest Albuquerque Strategic Action Plan.
- Add policies 1.17 and 1.18 to more fully describe community and neighborhood centers.
- Amend and/or add policies 3.46, 3.48, 3.63a, 3.63b, 3.69a, and 3.69.b to fully describe individual community and neighborhood centers in specific west side communities within the Southwest Albuquerque Strategic Action Plan boundaries. Amend B.3. to describe the 98th/Gibson , the 118th/Dennis Chavez , and the Paseo del Volcan/Dennis Chavez Community Centers.
- Amend Policy 3.92 and Policy 7.16 and add Policy 7.18a to further encourage activity center development.
- Rewrite the bulleted discussion under Residential Development as policies 4.7, 4.8, 4.9, 4.10, 4.11, and 4.12 to be consistent with the rest of the West Side Strategic Plan.
- Rewrite the bulleted discussion under Commercial Development as policies 4.13 and 4.14 to be consistent with the remainder of the West Side Strategic Plan.
- Amend the Transportation/Infrastructure Plan in Section B.6 to be consistent with the Southwest Albuquerque Strategic Action Plan's Existing & Proposed Southwest Albuquerque Transportation Network Map.
- Amend Policy 6.6 to support a sub-regional transportation system plan for undeveloped portions of Southwest Albuquerque.
- Remove the existing illustration, "Transit Friendly subdivision Design" and replace it with illustrations from the Southwest Albuquerque Strategic Action Plan.
- Add Policy 6.18 to support a network of bus transit routes to serve activity centers.
- Amend the "Proposed Trails Map" to include trails and trail corridors identified in the Southwest Albuquerque Strategic Action Plan.

Southwest Area Plan

- Amend Southwest Area Plan maps to show new Activity Center designations in the Southwest Albuquerque Strategic Action Plan area.
- Amend Policy 32 and actions a), b), and c) to discourage walled and gated communities and to avoid rear yard walls facing public streets.
- Amend Policy 41 to encourage co-location of public and private services and retail.
- Add actions g), h), and i) under Policy 44 to designate activity centers with a mixture of uses.
- Add action f) under Policy 59 to require activity center design geared toward pedestrians.

Tower/Unser Sector Development Plan

- Add a map to show designated activity centers.
- Amend A.1.c to require housing-type diversity.
- Add a new B.3.b and renumber the existing B.3.b and subsequent numbers to limit residential housing-type repetition.
- Remove existing text under C.1 and replace with text to more clearly describe the allowed uses and to limit residential housing-type repetition.
- Add the two new activity center zoning districts to lists of zoning districts that may be applied within sector development plan boundaries.

Rio Bravo Sector Development Plan

- Add a map to show designated activity centers.
- Add a paragraph to page 25 to allow activity center zoning to be applied to designated activity centers.
- Add information about the following major streets: Senator Dennis Chavez Boulevard, Unser Boulevard, and Gibson Boulevard.
- Add the two new activity center zoning districts to lists of zoning districts that may be applied within sector development plan boundaries.

West Route 66 Sector Development Plan

- Add a map to show designated activity centers within sector development plan boundaries.
- Add the two new activity center zoning districts to lists of zoning districts that may be applied within sector development plan boundaries.

TEXT AMENDMENT RECOMMENDATIONS BY ORDINANCE

Most development in Southwest Albuquerque has occurred since 2000. It reflects current development regulations and practices applicable throughout Albuquerque. The recommended amendments to the City of Albuquerque Comprehensive Zoning Code and Subdivision Ordinance will affect new development citywide. Proposed amendment citations are as follows:

City of Albuquerque Comprehensive Zoning Code

- Add to 14-16-1-5 (B) DEFINITIONS a definition for Live/Work Space.
- Add 14-16-2-30 Zoning Districts a new Community Activity Center Zone.
- Add to 14-16-2-31 Zoning Districts a new Neighborhood Activity Center Zone.
- Add 14-16-2-6(H) to follow 14-16-2-6(G) R-1 RESIDENTIAL Zone to limit zone district size.
- Add 14-16-2-8(A)(3) to follow 14-16-2-8(A)(2) R-LT RESIDENTIAL ZONE to limit residential housing-type repetition.
- Add 14-16-2-8(B)(3) to follow 14-16-2-8(B)(2) R-LT RESIDENTIAL ZONE to limit residential housing-type repetition.
- Add 14-16-2-8(I) to follow 14-16-2-8(H) R-LT RESIDENTIAL ZONE to limit zone district size.
- Add 14-16-2-9(A)(3) to follow 14-16-2-9(A)(2) R-T RESIDENTIAL ZONE to limit residential housing-type repetition.
- Add 14-16-2-9(J) to follow 14-16-2-9(I) R-T RESIDENTIAL ZONE to limit zone district size.
- Amend 14-16-3-8 DETACHED OPEN SPACE REGULATIONS to refer to the Albuquerque/Bernalillo County Comprehensive Plan.

City of Albuquerque Subdivision Ordinance

Amend 14-14-4-2 STREET LOCATION AND ARRANGEMENTS as follows:

- Amend (A) Basic Policies to correct the name of the Long Range Roadway System Plan.
- Add a new section (14-14-4-2(B) Street Connectivity.
- Add the following section and renumber subsequent sections accordingly:
14-14-4-3 (A) Basic Policies to BLOCK LOCATION AND ARRANGEMENTS
- Add the following section and renumber subsequent sections accordingly:
14-14-4-4 PEDESTRIAN ACCESS ROUTE LOCATION AND ARRANGEMENT
- Amend 14-14-4-5(A) PUBLIC RIGHT OF WAY STANDARDS AND STREET CHARACTERISTICS to change right of way widths to be consistent with those in the DPM

Proposed amendments to the ***Development Process Manual*** are included in the *Action Plan* for your information. These amendments must be consistent with amended policies in the Subdivision Ordinance. They are approved administratively, not through City Council Action.

PUBLIC PROCESS

Architectural Research Consultants (ARC) and their sub-consultants Gibbs Planning Group Inc. and Walkable Communities/Glatting Jackson assisted the Planning Department in preparing the Southwest Albuquerque Strategic Action Plan. The Planning Department and consultants conducted a bus tour; several interviews; focus groups with business owners, senior citizens, high school students, school representatives, and technical representatives of City and County

departments and other agencies and organizations; seven public meetings; a design workshop; and individual meetings with technical representatives to ensure adequate input.

A Preliminary Action Plan was published for technical review in July 2006, a revised Preliminary Action Plan was published for review in September 2006, and a Draft Action Plan was published for review in March 2007. These preliminary plans and three reports (Strengths, Weakness and Opportunities Report, Southwest Albuquerque Charrette Report, and Southwest Albuquerque Commercial District Retail Plan) were available to the public in paper and on the City Planning website.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Policy citations are in Regular Text; *Staff Analysis is in Bold Italics*

Charter of the City of Albuquerque

The citizens of Albuquerque adopted the City Charter in 1971.

Article I, Incorporation and Powers

“The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and no mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. **The purpose of the Charter is to provide for maximum local self-government.** A liberal construction shall be given to the powers granted by this Charter.”

Article IX, Environmental Protection

“The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, **insure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment.** To effect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.”

The Southwest Albuquerque Strategic Action Plan and its proposed text amendments to the West Side Strategic Plan, Southwest Area Plan, Rio Bravo Sector Development Plan, Tower/Unser Sector Development Plan, West Route 66 Sector Development Plan, City Comprehensive Zoning Code and Subdivision Ordinance are exercises in maximum local government. The City Council has the authority to create development standards for Southwest Albuquerque and for the entire City through legislative action (Article I).

The proposed text amendments are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment. (Article IX)

Albuquerque / Bernalillo County Comprehensive Plan

SECTION II.B. LAND USE

The Southwest Albuquerque Strategic Action Plan area contains all of the Comprehensive Plan Development Area designations. (Refer to Staff Report page 4.)

II.B.6. Activity Centers: The goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

On page 2-13 the Action Plan proposes a network of effectively spaced designated community and neighborhood activity centers along major streets to enable residents walking and bicycling short distances to efficiently obtain goods, services, education, and/or recreation. Future public bus service would be possible at many of these locations to enable residents to travel longer distances without using private vehicles.

On pages 3-15 through 3-20 the Action Plan also recommends two new zoning districts (Community Activity Center Zone CAC and Neighborhood Activity Center Zone NAC) that can be voluntarily applied to the Activity centers to support development of a variety of housing types and mixtures of residential and nonresidential land uses.

II.B.5. Developing and Established Urban: The goal for both Developing and Established Urban areas is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Pages 1-3 and 2-7 illustrate some of the monotonous development that has occurred to date in Southwest Albuquerque. On pages 3-20 and 3-21 the Action Plan proposes residential zoning district amendments that limit the area size for repeating a single housing type (single-family, townhouse, apartments. On pages 3-15 through 3-20 the Action Plan proposes Neighborhood Activity Center and Community Activity Center zoning districts to help create service areas that can help establish identity for neighborhoods and the larger Southwest Albuquerque community. The Proposed Transportation Network on page 2-35 shows a multi-modal network of trails and streets that tie the community together. One Percent for the Arts projects should be located in these publicly owned areas.

II.B.4. Semi Urban: The goal for Semi-Urban areas is to maintain the character and identity of special environmental, social or cultural conditions within them that limit urban land uses. The majority of this designation lies within unincorporated land within Bernalillo County.

Development approved by the County to-date appears to be similar to that approved in the Developing and Established Urban area. On page 3-9 the Action Plan recommends subdivision-building policies for the Southwest Area Plan.

II.B.3. Rural: The goal for Rural Areas is to maintain their separate identity as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns.

The Action Plan area designated as rural coincides largely with area to be considered for Major Public Open Space designation. Any development surrounding Open Space should follow Southwest Area Plan guidelines for low-density development. On page 3-23 the Existing and Proposed Southwest Albuquerque Public Parks, Open Space and Trails map shows a shaded area to consider for potential Major Public Open Space and Open Space trails. Page 3-33 shows a planned capital project list that includes Major Public Open Space acquisition of the Ceja.

II.B.2. Reserve: The goal for Reserve Areas is to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities, bounded by permanent open-space, in appropriate outlying areas, and to protect the non-urban development areas as Rural unless such planned communities are developed.

Page 2-13 of the Action Plan shows that future development outside Ceja Major Public Open Space land be concentrated around a potential Community Activity Center adjacent to the Dennis Chavez/Paseo del Volcan Boulevard intersection to avoid impacting the future Ceja Major Public Open Space. The Action Plan also recommends a smaller neighborhood size activity center that could act as an official entrance from Paseo del Volcan Boulevard to Major Public Open Space on the Ceja.

II.B.1 Designated Open Space: The goal for the Open Space Network is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan Area (both land lying within City boundaries and in unincorporated portions of the County).

Page 2-24 of the Action Plan strongly calls for purchase of much of this area as Major Public Open Space. The Action Plan also calls for completing a network of trails and public parks throughout Southwest Albuquerque that will connect to the eventual Public Open Space area. Recommendations are illustrated on the Existing and Proposed Southwest Albuquerque Public Parks, Open Space and Trails map on page 2-23.

SECTION II.C. ENVIRONMENTAL PROTECTION AND HERITAGE CONSERVATION

II.C.1. Air Quality: The goal is to improve air quality to safeguard public health and enhance the quality of life.

The Existing and Proposed Southwest Albuquerque Facilities Map on page 2-20 of the Action Plan shows how the proposed network of community and neighborhood activity

centers and proposed trails and bikeways mesh. The Existing and Proposed Southwest Albuquerque Transportation Network Map on page 2-35 shows trails, bike facilities and streets. The combination of these two maps shows a proposed system that should enable efficient walking and bicycling.

On pages 3-23 through 3-31 the Action Plan recommends text amendments to the Subdivision Ordinance and Development Process Manual amendments that require shorter block lengths, regularly spaced pedestrian and bicycle access to subdivisions, and limitations on rear yard walls facing public streets.

On page 3-35 the Action Plan recommends funding corrective public projects in existing subdivisions to provide more efficient pedestrian, bicycle and vehicular connections to well-spaced activity centers that serve daily needs. The proposed pilot project descriptions are on page 2-37.

The combination of proposals will enable residents to walk, bicycle, or take public transportation for some trips.

II.C.6. Archeological Resources: The goal is to identify and manage or acquire significant archeological sites for research, education, economic, and/or recreation use.

Page 2-24 of the Action Plan proposes the designation and purchase of a substantial portion of the Ceja area for Major Public Open Space. Several archeological sites are located there.

II.C.7. Cultural Traditions and the Arts: The goal is to emphasize and support unique cultural traditions and arts as viable components of the community's wellbeing.

Page 2-17 of the Action Plan discusses "Goal 2. Provide Convenient Public Services". It states that a key concept is "Plan ahead to provide the full spectrum of public services necessary for a complete community" and includes public art in the list of public services. The intimation is that public arts projects should be an integral part of public projects.

II.C.9. Community Identity and Urban Design: The goal is to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

Enabling Southwest Albuquerque and other new or redeveloping portions of Albuquerque to be distinct communities and collections of neighborhoods is the major thrust of all the recommendations in the Action Plan. All goals and recommendations support this Comprehensive Plan goal, particularly those recommendations to attain goal 1 starting on page 2-3 "Build complete neighborhoods and a network of activity centers to serve them." The key concepts of the future vision for the Southwest and other subareas of the City and Bernalillo County are to build complete communities, neighborhoods, and a network of community and neighborhood activity centers. The elements of complete communities are found on page 2-3, complete neighborhoods on

page 2-4, and activity centers on page 2-5. They all include developing distinct identities

SECTION II.D. COMMUNITY RESOURCE MANAGEMENT

II.D.1. Service Provision: The goal is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.

On page 2-17 the Action Plan explains the key concepts for Goal 2. Provide Convenient Public Services. They are to plan ahead to provide the full spectrum of public services necessary for a complete community and to concentrate highly visible public services in Neighborhood and Community Activity Centers. Both concepts and the recommendations that follow are intended to facilitate co-location.

II.D.3. Energy Management: The goal is to maintain an adequate, economical supply of energy through energy management techniques and use of alternative and renewable energy sources.

All five of the Action Plan goals on page 2-1 and their strategic recommendations on page 2-12 through 2-37 are intended to help make Southwest Albuquerque become more sustainable by providing a multi-modal transportation network and clustered land uses that enable and encourage walking and bicycling to Southwest locations and taking public transportation to other parts of the City.

On page 2-13 the Action Plan proposes a network of community and neighborhood activity centers and on page 2-35 the Action Plan proposes an interconnected network of streets and trails that will enable efficient walking and bicycling. Pages 2-3 through 2-6 define the elements needed to make an efficient and sustainable City: complete communities, complete neighborhoods, and neighborhood and community activity centers.

On pages 3-23 through 3-31 the Action Plan recommends Subdivision Ordinance and Development Process Manual amendments that require shorter block lengths, regularly spaced pedestrian and bicycle access to subdivisions, and limitations on rear yard walls facing public streets.

On page 2-37 the Action Plan recommends the types of corrective public projects in existing subdivisions that would provide more efficient pedestrian, bicycle and vehicular connections to well-spaced activity centers that serve daily needs.

The combination of proposals will enable residents to walk, bicycle, or take public transportation for some trips.

II.D.4. Transportation and Transit: The goal is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

On pages 2-33 through 2-37 the Action Plan proposes strategies to improve multi-modal transportation. In general, the strategies are 1) Complete the Southwest Albuquerque transportation network, 2) Provide full-multi-modal street access to activity centers, 3) Improve major and local street design to support walking, bicycling, and transit use, and 4) Initiate pilot projects using Action Plan street connectivity and design recommendations.

On page 2-36 the Action Plan proposes that activity centers be developed with a grid of streets with short distances between them to enable walking and to provide better multimodal ingress and egress to activity centers... the community and neighborhood service and gathering centers of the area.

II.D.5. Housing: The goal is to increase the supply of affordable housing; conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding, and displacement of low income residents; and assure against discrimination in the provision of housing.

On page 1-3 the Action Plan acknowledges that "Residents like their affordable housing and friendly neighbors, but want a greater diversity of housing price range, building style, unit type, and target markets." A considerable amount of entry-level houses have been built, but neighborhoods that are sustainable and nurturing to their residents have not.

On pages 3-20 and 3-21 the Action Plan proposes Zoning Regulations to provide more balanced neighborhoods with a variety of housing types.

On pages 3-15 through 3-20 the Action Plan proposes two new Zoning Districts for community and neighborhood activity center development. Both zoning districts require a minimum of 10% of activity center gross floor area to be housing.

II.D.6. Economic Development: The goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

On pages 2-13 the Action Plan proposes a network of Activity Centers that provide locations for these uses. On pages 3-15 through 3-20 the Action Plan proposes Zoning Code text amendments to provide Activity Center zoning districts for these uses.

II.D.7. Education: The goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

The community layout recommended by the Action Plan with its network of trails and streets, activity centers and complete neighborhoods should contribute toward an educational walking environment. The recommended provision of Major Public Open Space goes even further in allowing people to experience the natural world in their community's backyard. An applicable quote is as follows: "To find new things, take the path you took yesterday." Gary Snyder, The Practice of the Wild

On pages 2-17 through 2-19 the Action Plan calls for the provision of more libraries and other lifelong educational services in activity centers and community schools.

II.D.8. Human Services: The goal is to site human service facilities in locations that provide the greatest possible access to services, and to consider human rights and human service needs in development and redevelopment throughout the Plan area.

Pages 2-17 through 2-19 of the Action Plan calls for the provision of both publicly and privately provided services in activity centers. The proposed strategies for Plan Goal 2 “Provide Convenient Public Services” are to 1) plan service locations before and while development is occurring; 2) plan for long-range population changes; 3) program capital funding to acquire land, plan, and build facilities; and 4) develop facility service and distribution standards. Page 3-36 recommends capital expenditures for senior services and other public services.

II.D.9. Public Safety: The goal is to develop a safe and secure community in cooperation with the public and other governmental agencies.

The Action Plan’s recommendations for the street network will improve public safety. On pages 2-33 through 2-37 the Action Plan’s proposed strategies to create a multi-modal transportation network will provide better personal safety and better access time for emergency vehicles. The two strategies that best address this Comprehensive Plan goal are 1) Improve major and local street design to support walking, bicycling and transit use and 2) Initiate pilot projects using Action Plan street connectivity and design recommendations.

On page 2-36 under the strategy to improve major and local street design, the first strategy is to amend the Subdivision Ordinance and Development Process Manual to increase street connectivity; shorten block lengths; limit cul-de-sac use, double frontage lots and limited access to subdivisions; and improve intersection design for pedestrians. Recommended text amendments to the Subdivision Ordinance and Development Process Manual are on pages 3-23 through 3-31 of the Action Plan

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Planning staff realizes that EPC may make changes to the *Action Plan* in addition to those listed below. Planning staff responses to significant issues are noted below. Other agency comments are located at the end of the staff report.

Zoning Enforcement

Advance Planning staff met with Zoning Enforcement Staff to discuss comments. Planning staff agreed to the following recommendations:

- Define the size of “small” manufacturing on page 3-15
- Change the term “transfer stations” on page 3-16 to “transit facilities”
- Reword 4-16-2-31A (4) on page 3-18 to clearly indicate that uses that are conditional in C-1 or R-2, but permissive in either zone would be considered permissive

- Include the inadvertently omitted phrase “for lots subdivided after City adoption of this regulation” under 14-16-2-6(H) on page 3-20
- Remove references to the Housing Code on pages 3-16 and 3-18, but list per-person residential dimensions in the NAC and CAC zones to avoid unlivable conditions.

We agreed that instead of subsuming the CAC and NAC zones under Shopping Center Site, the text amendments would continue to refer to the C-2 zone for sign regulations.

Transportation

Advance Planning staff met with the Department of Metropolitan Development Transportation Division (DMD) staff to discuss comments. Planning staff agreed to the following recommendations:

- Work with DMD staff to correct the Existing and Proposed Public Parks, Open Space and Trails map on page 2-23
- Include language on page 2-26 and page 3-23 to indicate the MRCOG process for requesting additional driveways and street intersections on limited access road facilities
- Include a brief reference on page 3-13 to language included in Appendix B “The Southwest Albuquerque Commercial District Retail Plan” to explain why amending access policy is necessary for thriving activity centers
- Add the word “Bicycle” to item (5) on page 3-17, to item (5) on page 3-20, and to Subsection 14-14-4-4- on page 3-24
- Change the minimum width of pedestrian access paths from 6 feet to 8 feet and recommend concrete as the path material on page 3-25 and under item 12.a. on page 3-26
- Indicate that the width of the pathway is within an 18 feet wide access route is 8 feet on page 3-25
- Recommend a typical street mid-block and intersection cross section on pages 3-26 and 3-27
- Work with DMD to rectify the proposed capital improvements list of projects on pages 3-33 and 3-34 to reflect all proposed trails projects and to note that certain citywide funding sources for lighting and other work are only suggested sources for that type of work in Southwest Albuquerque.

As indicated in the *Action Plan*, MRCOG staff confirms that they agree to assist with a Sub-Regional Transportation Plan for the plan area in 2009 or after adoption of the Action Plan.

Parks and Recreation Planning and Design

Planning staff agrees to amend the following Action Plan sections as follows:

- The *Action Plan's* page 1-4 statement that “Public parks, trails, and open space are insufficient for current and anticipated population” will indicate that the statement is based

on the amount of existing developed parks and trails and designated Major Public Open Space within and adjacent to Action Plan boundaries.

- Planning staff will correct the *Action Plan's* page 2-21 statement concerning parkland acreage to indicate the correct amount of park acreage available for development. We still contend that it may be insufficient to serve the projected population and is not always located in areas that would most conveniently serve residents. National research indicates that families will use parks regularly if they can be reached with a ¼ to ½ mile safe walk.
- Planning staff will add possible funding sources for parks that include G.O. bonds and legislative appropriations, if impact fees cannot be used for land acquisition.

Planning staff still contends that there be a standard for private park construction whether the City takes control of these parks in the future or not.

The Dennis Chavez/118th Street area was identified as a good location for a future major park facility to serve the surrounding neighborhoods. The location is not exact. The rough cost estimate was based on a meeting with CIP staff.

Open Space Division

- Planning staff agrees to clarify references to Major Public Open Space where the *Action Plan* is referring to lands within the Ceja area.

NEIGHBORHOOD/PUBLIC CONCERNS

No comments received to-date for the December 6, 2007 final draft of the Southwest Albuquerque Strategic Action Plan. Earlier comments were incorporated into this draft.

CONCLUSIONS

From 1990 to 2005 Southwest Albuquerque population grew from approximately 16,500 to approximately 40,200 and is anticipated to reach over 66,000 by 2025. From 2003 through 2007, 5,724 building permits were granted for Southwest Albuquerque, 5,696 of them for single-family detached houses. The recent application of plan policies and citywide regulations to so much acreage makes Southwest Albuquerque an excellent area for examining the effect of City development regulations.

The Planning Department is proposing that the *Southwest Albuquerque Strategic Action Plan* become part of the *West Side Strategic Plan*. The *Action Plan* recommends strategic capital investments and text amendments to existing plans and ordinances that now regulate development in the Southwest Albuquerque area. Area specific text amendments to the *West Side Strategic Plan*, *Southwest Area Plan*, *Rio Bravo Sector Development Plan*, *Tower/Unser Sector Development Plan*, and *West Route 66 Sector Development Plan* are intended to provide guidance for public and private development in Southwest Albuquerque so that each development increment contributes toward forming a complete community. Text amendments to

the *City Comprehensive Zoning Code* and the *Subdivision Ordinance* have citywide authority. They are intended to provide guidance for building more complete collections of neighborhoods citywide.

This *Action Plan's* five interconnected goals and their recommendations for future development and redevelopment contribute to the City vision of becoming a sustainable city that conserves nonrenewable energy. *Action Plan* goal attainment would enable people to walk, use wheelchairs, bicycle, or drive short distances to accomplish activities associated with daily living in closer proximity to their homes and take public transportation to other parts of the city..

The *Southwest Albuquerque Strategic Action Plan* will help achieve Article IX of the Charter of the City of Albuquerque and achieves applicable goals of the *Albuquerque/Bernalillo County Comprehensive Plan*.

FINDINGS - 07EPC-00247 (February 14,2008) Text Amendments to the City Comprehensive Zoning Code

1. This is a proposal for text amendments to the City Comprehensive Zoning Code to expand and clarify land use regulations for residential zones and to introduce new zones for community activity centers and neighborhood activity centers.
2. A proposed text amendment defines “Live/Work Space in 14-16-1-5(B) *Definitions*
3. A proposed text amendment creates a mixed-use zoning district that will be available for application in designated Community Activity Centers: 14-16-2-30 (*CAC*) *Community Activity Center Zoning District*.
4. A proposed text amendment creates a mixed-use zoning district that will be available for application in designated Neighborhood Activity Centers: 14-16-2-31 (*NAC*) *Neighborhood Activity Center Zoning District*.
5. Proposed text amendments to add 14-16-2-6 (H) to the R-1 zoning district, 14-16-2-8(A)(3) to the R-LT zoning district, 14-16-2-8(B)(3) to the R-LT zoning district, 14-16-2-8(I) to the R-LT zoning district, 14-16-2-9(A)(3) to the R-T zoning district, and 14-16-2-9(J) to the R-T zoning district either limit the total contiguous acreage of a zoning district or limit the repetition of any one use permissive within those zoning districts.
6. A proposed text amendment to 14-16-3-8 clarifies detached open space.
7. City Charter:
 - a. The proposed text amendments are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
 - b. The proposed text amendments are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).
8. Comprehensive Plan (II.B.6. Activity Centers): Proposed text amendments to define Live/Work Space, and to create the (CAC) Community Activity Center Zoning District and (NAC)

Neighborhood Activity Center Zoning District will facilitate the development of designated Community and Neighborhood Activity Centers that are intended to concentrate moderate-density mixed land use and social/economic activities to reduce urban sprawl, auto travel needs, and service costs. Southwest Albuquerque activity center development will enhance the identity of Albuquerque and the Southwest Albuquerque Community. (II.B.6. Activity Centers)

9. Comprehensive Plan (II.C.9. Community Identity and Urban Design): Proposed City Comprehensive Zoning Code text amendments to limit contiguous acreage or a residential zoning district and to limit the repetition of any one use permissive within those zoning districts will help identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

RECOMMENDATION - 07EPC-00247 (February 14,2008) Text Amendments to the City Comprehensive Zoning Code

That APPROVAL of case number 07EPC-00247, Text Amendments to the City Comprehensive Zoning Code, be forwarded to the City Council, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC-00247 (February 14,2008) Text Amendments to the City Comprehensive Zoning Code

1. On *Action Plan* page 3-15, define the size of “small” manufacturing allowed in Live/Work Spaces 14-16-2-30(A)(3)(d) CAC Community Activity Center Zoning District, Permissive Uses, Live/Work Spaces to be manufacturing that can be done in a space that is 2,000 square feet or less.
2. On *Action Plan* page 3-16, change the term “transfer stations” to “transit facilities” under 14-16-2-30(A)(4).
3. Reword 4-16-2-30(A)(5) on *Action Plan* page 3-16 to say “Uses listed as conditional in the C-1 zone if they are also listed as permissive in the R-2 zone and used listed as conditional in the R-2 zone if they are also listed as permissive in the C-1 zone, excepting uses excluded from the CAC zone.
4. Reword 4-16-2-31(A)(4) on *Action Plan* page 3-18 to say ”Uses listed as conditional in the C-1 zone if they are also listed as permissive in the R-2 zone and uses listed as conditional in the R-2 zone if they are also listed as permissive in the C-1 zone, excepting uses excluded in the NAC zone.”
5. Include the inadvertently omitted phrase “for lots subdivided after City adoption of this regulation” under 14-16-2-6(H) on *Action Plan* page 3-20.
6. On *Action Plan* page 3-16 remove references to the Albuquerque Uniform Housing Code under 14-16-2-30(A)(3)(e). Instead, to avoid unlivable conditions, list the same per-person minimum

residential dimensions for living space for Live/Work uses in the CAC zone as are listed in the Albuquerque Uniform Housing Code.

7. On *Action Plan* page 3-18 remove references to the Albuquerque Uniform Housing Code under 14-16-2-31(A)(3)(e). Instead, to avoid unlivable conditions, list the same per-person minimum residential dimensions for living space for Live/Work uses in the NAC zone as are listed in the Albuquerque Uniform Housing Code.
 8. On *Action Plan* pages 3-17 (14-16-2-30(H)(5) Off-Street Parking and 3-20 (14-16-2-31(H)(5), add the word “Bicycle” concerning pathways through parking areas.
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FINDINGS - 07EPC-00248 (February 14,2008) Text Amendments to the Subdivision Ordinance

- 1 This is a proposal for text amendments to the Subdivision Ordinance to require improved connectivity between neighborhoods, activity centers, and the public street network.
2. Proposed text amendments to 14-14-4-2(A) and to Section 14-14-4-4-5(A) *Public Right of Way Standards and Street Characteristics* change the references to the “Long Range Major Street Plan” to the “Long Range Roadway System Plan”.
3. A proposed text amendment is an added section 14-14-4-2(B) *Street Connectivity* to improve street connectivity for pedestrian, bicycle, and vehicular circulation.
4. A proposed text amendment is an added section 14-14-4-3 *Block Location and Arrangements* to improve basic subdivision block arrangement and street networks for pedestrian, bicycle, and vehicular circulation.
5. A proposed text amendment is an added section 14-14-4-4 *Pedestrian Access Route Location and Arrangement* to be consistent with existing language in the Development Process Manual.
6. City Charter:
 - a. The proposed text amendments are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
 - b. The proposed text amendments are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).

7. Comprehensive Plan (II.C.1. Air Quality): Proposed text amendments to add section 14-14-4-2(B) *Street Connectivity* to improve street connectivity for pedestrian, bicycle, and vehicular circulation; to add section 14-14-4-3 *Block Location and Arrangements* to improve basic subdivision block arrangement and street networks for pedestrian, bicycle, and vehicular circulation; and to add section 14-14-4-4 *Pedestrian Access Route Location and Arrangement* to be consistent with existing language in the Development Process Manual will foster development design that enables residents to choose walking, bicycling and taking public transportation to improve air quality to safeguard public health and enhance quality of life.
8. Comprehensive Plan (II D.4. Transportation and Transit): Proposed text amendments to add section 14-14-4-2(B) *Street Connectivity* to improve street connectivity for pedestrian, bicycle, and vehicular circulation; to add section 14-14-4-3 *Block Location and Arrangements* to improve basic subdivision block arrangement and street networks for pedestrian, bicycle, and vehicular circulation; and to add section 14-14-4-4 *Pedestrian Access Route Location and Arrangement* to be consistent with existing language in the Development Process Manual will foster development design that encourages bicycling, walking and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.
9. Comprehensive Plan (II D.9. Public Safety): Proposed text amendments to add section 14-14-4-2(B) *Street Connectivity* to improve street connectivity for pedestrian, bicycle, and vehicular circulation; to add section 14-14-4-3 *Block Location and Arrangements* to improve basic subdivision block arrangement and street networks for pedestrian, bicycle, and vehicular circulation; and to add section 14-14-4-4 *Pedestrian Access Route Location and Arrangement* to be consistent with existing language in the Development Process Manual will assist in developing a safe and secure community in cooperation with the public and other governmental agencies by requiring multiple routes for all modes of transportation and multiple access for emergency vehicles.

RECOMMENDATION - 07EPC-00248 (February 14,2008) Text Amendments to the Subdivision Ordinance

That APPROVAL of case number 07EPC-00248, Text Amendments to the Subdivision Ordinance, be forwarded to the City Council, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC-00248 (February 14,2008) Text Amendments to the Subdivision Ordinance

1. Add the word "Bicycle" to Subsection 14-14-4-4 PEDESTRIAN ACCESS ROUTE LOCATION AND ARRANGEMENT on *Action Plan* page 3-24
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FINDINGS - 07EPC-00249 (February 14,2008) Text Amendments to the West Side Strategic Plan including insertion of the Southwest Albuquerque Strategic Action Plan into the West Side Strategic Plan

1. This is a proposal for text amendments to the West Side Strategic Plan to insert the entire Southwest Albuquerque Strategic Action Plan and to make existing portions of the West Side Strategic Plan consistent with policies and strategies in the Southwest Albuquerque Strategic Action Plan.
2. The major amendment is to insert the entire Southwest Albuquerque Strategic Action Plan into the West Side Strategic Plan.
3. Text amendments listed on Action Plan pages 3-3 through 3-7 are to existing portions of the West Side Strategic Plan.
4. A set of amendments are changes to the map on West Side Strategic Plan page 30 "Community Service Areas and Community Activity Centers" to add activity centers from the proposed network of Southwest Albuquerque activity centers.
5. A set of text amendments and an illustration clarify the differences between community and neighborhood activity centers on West Side Strategic Plan pages 33 and 34, Section B: *Strategic Plan Elements and Development Strategies, 1. The Community Concept Activity Centers.*
6. West Side Strategic Plan Policies:
 - a. A proposed set of text amendment adds policies 1.17 and 1.18 to more fully describe community and neighborhood centers.
 - b. A proposed set of text amendments to Section B. Policy 3.46, Policy 3.48 and added policies B.3.63a, B.3.63b, B.3.69a, and B.3.69b more fully describe individual community and neighborhood centers in specific west side communities within the Southwest Albuquerque Strategic Action Plan boundaries.
 - c. A proposed set of text amendments to West Side Strategic Plan Policies B.3.92 and B.7.16 and the addition of Policy B.7.18a further encourage the development of activity centers.

- d. A proposed text amendment starting on West Side Strategic Plan page 174 that rewrites Section B.4. Residential Development as policies 4.7 through 4.12 and renumbers existing policies 4.7 through 4.12 makes this section consistent with the remainder of the West Side Strategic Plan.
 - e. A proposed text amendment starting on West Side Strategic Plan page 175 rewrites the bulleted discussion under Commercial Development to be policies, consistent with the remainder of the West Side Strategic Plan.
 - f. A proposed set of text amendments adding policies 4.13 and 4.14 under Commercial Development and renumbering following policies accordingly create commercial developments to be accessible by transit, limit parking spaces, and require an approved pedestrian and circulation plan.
 - g. A proposed text amendment replacing existing Policy 6.6 on page 190 with new text calls for a sub-regional transportation plan for Southwest Albuquerque.
 - h. A proposed text amendment adding Policy 6.18 on page 197 calls for a network of bus transit routes serving existing and future neighborhood and community centers.
7. A proposed set of text amendments add the following new community activity center descriptions to the West Side Strategic Plan: 98th/Gibson Community Center, 118th/Dennis Chavez community Activity Center, and Paseo del Volcan/Dennis Chavez community Center.
 8. A proposed amendment to the Transportation/Infrastructure Plan on page 185 of the West Side Strategic Plan makes it consistent with the Southwest Albuquerque Strategic Action Plan Transportation Network Map.
 9. A proposed amendment to the “Proposed Trails Map” on West Side Strategic Plan page 199 includes Southwest Albuquerque trails and trail study corridors identified in the Southwest Albuquerque Strategic Action Plan.
 10. City Charter:

- a. The proposed text amendments are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
- b. The proposed text amendments are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).

11. Comprehensive Plan:

- a. Comprehensive Plan (II.B.6. Activity Centers): Proposed text amendments to add new Community and Neighborhood Activity Centers will help concentrate moderate-density mixed land use and social/economic activities to reduce urban sprawl, auto travel needs, and service costs. Southwest Albuquerque activity center development will enhance the identity of Albuquerque and the Southwest Albuquerque Community. (II.B.6. Activity Centers)
- b. Comprehensive Plan (II.C.1. Air Quality): Proposed text amendments to add policies 4.13 and 4.14 under Commercial Development to create commercial developments accessible by transit, to limit parking spaces, and to require an approved pedestrian and circulation plan; proposed amendment to the Transportation/Infrastructure Plan on page 185 of the West Side Strategic Plan that makes it consistent with the Southwest Albuquerque Strategic Action Plan Transportation Network Map; proposed text amendment replacing existing Policy 6.6 on page 190 with new text calls for a sub-regional transportation plan for Southwest Albuquerque; proposed text amendment adding Policy 6.18 on page 197 calling for a network of bus transit routes serving existing and future neighborhood and community centers; and proposed amendment to the "Proposed Trails Map" on West Side Strategic Plan page 199 will foster transportation network and commercial development design that enables residents to choose walking, bicycling and taking public transportation to improve air quality to safeguard public health and enhance quality of life.
- c. Comprehensive Plan (II D.4. Transportation and Transit): Proposed text amendments to add policies 4.13 and 4.14 under Commercial Development to create commercial developments accessible by transit, to limit parking spaces, and to require an approved pedestrian and circulation plan; proposed amendment to the Transportation/Infrastructure Plan on page 185 of the West Side Strategic Plan that makes it consistent with the Southwest Albuquerque Strategic Action Plan Transportation Network Map; proposed text amendment replacing existing Policy 6.6 on page 190 with new text calls for a sub-regional transportation plan for Southwest Albuquerque; proposed text amendment adding Policy 6.18 on page 197 calling for a network of bus transit routes serving existing and future neighborhood and community

centers; and proposed amendment to the “Proposed Trails Map” on West Side Strategic Plan page 199 will foster development design that encourages bicycling, walking and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

RECOMMENDATION - 07EPC-00249 (February 14,2008) Text Amendments to the West Side Strategic Plan

That APPROVAL of case number 07EPC-00249, Text Amendments to the West Side Strategic Plan, be forwarded to the City Council, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC-00249 (February 14,2008) Text Amendments to the West Side Strategic Plan

Correct the following errors and omissions in the Southwest Albuquerque Strategic Action Plan:

1. Correct the existing and proposed bicycle facilities on the Existing and Proposed Public Parks, Open Space and Trails map on page 2-23 to be consistent with the existing and proposed trails, lanes and routes on the June 30, 2007 Long Range Bikeway System Map in the 2030 Metropolitan Transportation Plan for the Albuquerque Metropolitan Planning Area.
2. Include the following language on page 2-26 and page 2-31 to state “MRCOG will work with the City to process requests for additional driveways and street intersections on limited access road facilities.”
3. Include a brief reference on page 3-13 to language included on page 4-25 in Appendix B “The Southwest Albuquerque Commercial District Retail Plan” to explain why amending access policy is necessary for thriving activity centers: “ The Study recommends that any retail planned within the Southwest study are be developed to both allow for a market rate of return for the investor and to enhance the quality of life for the area’s residents. Most retailers will need to be located along major roads and highways... The Study goes on to list basic planning guidelines for commercial development in the Southwest area that include building streets to allow for pedestrian walkability and traffic calming and placing a majority of buildings along sidewalks and street frontage.”
4. Rectify the proposed capital improvements list of projects on pages 3-33 and 3-34 to reflect all proposed trails projects on the June 30, 2007 Long Range Bikeway System Map in the 2030 Metropolitan Transportation Plan. Note that citywide funding sources for lighting and other work are only suggested sources for that type of work in Southwest Albuquerque.
5. Indicate that the statement on *Action Plan* page 1-4 concerning insufficient parks, trails and open space is based on the amount of existing developed parks, trails and designated Major Public Open Space within and adjacent to Action Plan boundaries.

6. On *Action Plan* page 2-21 indicate that the source for the standard park acreage per person is from a 1989 study done for the Albuquerque Parks Facility Plan and that park location that is within walking distance from residences determines how useful a park is to families. Also indicate that based on impact fees 71 acres need to be developed and 81 acres are available for development.
 7. On *Action Plan* page 3-35 add “G.O. bonds and legislative appropriations” as possible funding sources for parks.
 8. Clarify all references to Major Public Open Space where the *Action Plan* is referring to lands within the Ceja area.
-

FINDINGS - 07EPC-400086 (February 14,2008) Text Amendments to the Southwest Area Plan

1. This is a proposal for text amendments to the Southwest Area Plan to ensure consistency with the Southwest Albuquerque Strategic Action Plan policies concerning subdivision design and maps showing designated Activity Centers.
2. A proposed amendment to Southwest Area Plan maps will show new Activity Center designations in the Southwest Albuquerque area.
3. A proposed text amendment to Policy 32 on page 79 of the Southwest Area Plan will discourage walled and gated communities and rear yard walls facing public streets.
4. A set of proposed text amendments that create a new action a) and revisions to existing actions resulting in actions a), b), and c) on Southwest Area Plan pages 79 and 80 direct the design of subdivision edges.
5. A proposed text amendment adding Policy 41 c) encourages co-location of public and private services and retail uses.
6. A proposed set of text amendments adding Policy 44 g), h), and j) direct the designation and makeup of activity centers.
7. A proposed text amendment adding Policy 59 f) will require co-location, closely located buildings, easy pedestrian and bicycle access and universal design for buildings, paths, and open areas in large scale developments.

8. City Charter:

- a. The proposed text amendments are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
- b. The proposed text amendments are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).

9. Comprehensive Plan:

- a. Comprehensive Plan (II.B.6. Activity Centers): Proposed text amendments adding Policy 44 g), h), and j) directing the designation and makeup of activity centers will help concentrate moderate-density mixed land use and social/economic activities to reduce urban sprawl, auto travel needs, and service costs. Southwest Albuquerque activity center development will enhance the identity of Albuquerque and the Southwest Albuquerque Community.
- b. Comprehensive Plan (II.C.1. Air Quality): Proposed text amendments to Policy 32 on page 79 of the Southwest Area Plan to discourage walled and gated communities and rear yard walls facing public streets; a set of proposed text amendments that create a new action a) and revisions to existing actions resulting in actions a), b), and c) on Southwest Area Plan pages 79 and 80 to direct the design of subdivision edges; a proposed text amendment adding Policy 41 c) to encourage co-location of public and private services and retail uses; and a proposed text amendment adding Policy 59 f) to require co-location, closely located buildings, easy pedestrian and bicycle access and universal design for buildings, paths, and open areas in large scale developments will enable residents to choose walking, bicycling and taking public transportation to improve air quality to safeguard public health and enhance quality of life.

RECOMMENDATION - (07EPC-400086) (February 14,2008) (Text Amendments to the Southwest Area Plan)

That APPROVAL of case number 07EPC-400086, Text Amendments to the Southwest Area Plan, be forwarded to the City Council, based on the preceding Findings.

***FINDINGS - 07EPC-00250 (February 14,2008) Text Amendments to the Rio Bravo Sector
Development Plan***

1. This is a proposal for text amendments to the Rio Bravo Sector Development Plan to ensure that the Sector Development Plan is consistent with proposed policies, maps, and regulations in the Southwest Albuquerque Strategic Action Plan.
2. A proposed amendment adds a map to the Rio Bravo Sector Development Plan to show designated activity centers.
3. A proposed text amendment to page 25, sixth paragraph states that Community Activity Center and Neighborhood Activity Center zoning districts be applied to designated activity centers within Rio Bravo Sector Development Plan boundaries.
4. A set of proposed text amendments to Section II Rio Bravo Sector Plan Amendment, D. Plan Revisions, 2. Transit and Mobility starting on Rio Bravo Sector Development Plan page 27 discuss allowing cross streets in community and neighborhood activity centers on limited access streets.
5. A proposed text amendment will add the Community Activity Center and Neighborhood Activity Center zones that are added to the City Comprehensive Zoning Code to the lists of zoning districts that may be applied in the Rio Bravo Sector Development Plan area.
6. City Charter:
 - a. The proposed text amendments are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
 - b. The proposed text amendments are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).
7. Comprehensive Plan (II.B.6. Activity Centers): Proposed Rio Bravo Sector Development Plan text amendments to add a map to the Rio Bravo Sector Development Plan to show designated activity centers; to apply Community Activity Center and Neighborhood Activity Center zoning districts to designated activity centers within Rio Bravo Sector Development Plan boundaries; and to allow cross streets in community and neighborhood activity centers on limited access

streets will help concentrate moderate-density mixed land use and social/economic activities to reduce urban sprawl, auto travel needs, and service costs.

8. West Side Strategic Plan: The inclusion of maps to show designated activity centers and text amendments to list and apply zoning districts to enable activity center development, and proposed text amendments to allow cross streets in activity centers on limited access streets in the Rio Bravo Sector Development Plan support the following West Side Strategic Plan goals:
 - a. Goal 4 that land use considerations and overall growth and development concerns should be tied to infrastructure and funding considerations for realistic implementation
 - b. Goal 5 that the Plan should recommend solutions for design and development issues, as well as cultural and environmental concerns
 - c. Goal 10 that the Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents
 - d. Goal 12 that the Plan should provide for long-term sustainable development on the West Side.

RECOMMENDATION - 07EPC-00250 (February 14,2008) Text Amendments to the Rio Bravo Sector Development Plan

That APPROVAL of case number 07EPC-00250, Text Amendments to the Rio Bravo Sector Development Plan, be forwarded to the City Council, based on the preceding Findings.

FINDINGS - 07EPC-00251 (February 14,2008) Text Amendments to the Tower/Unser Sector Development Plan

1. This is a proposal for text amendments to the Tower/Unser Sector Development Plan to ensure that the Sector Development Plan is consistent with proposed policies, maps, and regulations in the Southwest Albuquerque Strategic Action Plan.
2. A proposed amendment adds a map (Figure 7) after page 28 of the Tower/Unser Sector Development Plan to show designated activity centers and renumbers the original Figure 7 and subsequent figure numbers accordingly.

3. Proposed text amendments to Chapter VI. Special Use Zoning Designations A. SU-1 PDA 1.c. clarifies existing text concerning residential use density and limits the repetition of one residential use.
4. A proposed text amendment adds a new B.3.b. RD/9 Dwellings per Net Acre, Supplemental Regulations that limits repetition of any one residential use and renumbers existing B.3.b. and subsequent numbers.
5. Proposed text amendments to C.RD/14 Dwellings per Net Acre and RD/20 Dwellings per Net Acres replace C.1.a. to clarify existing densities and replace C.1.b. to limit repetitions of any one residential use.
6. A proposed text amendment adds the Community Activity Center (CAC) and Neighborhood Activity Center (NAC) zoning districts to lists of zoning districts that may be applied in the Tower/Unser Sector Development Plan area.
6. City Charter:
 - a. The proposed text amendments are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
 - b. The proposed text amendments are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).
7. Comprehensive Plan:
 - a. Comprehensive Plan (II.B.6. Activity Centers): Proposed Tower/Unser Sector Development Plan text amendments to add a map to the Tower/Unser Sector Development Plan to show designated activity centers and to add the Community Activity Center (CAC) and Neighborhood Activity Center (NAC) zoning districts to the list of zoning districts that may be applied in the Tower/Unser Sector Development Plan area will help concentrate moderate-density mixed land use and social/economic activities to reduce urban sprawl, auto travel needs, and service costs.

- b. Comprehensive Plan (II.C.9. Community Identity and Urban Design): Proposed Tower/Unser Sector Development Plan text amendments to limit contiguous acreage of a residential zoning district and to limit the repetition of any one use permissive within those zoning districts will help identify this Albuquerque and Bernalillo County sub-area as a distinct community and collection of neighborhoods.

8. West Side Strategic Plan:

- a. The proposed amendment to include maps to show designated activity centers and text amendments to list zoning districts to enable activity center development in the Tower Unser Sector Development Plan support West Side Strategic Plan Goal 4 that land use considerations and overall growth and development concerns should be tied to infrastructure and funding considerations for realistic implementation, Goal 5 that the Plan should recommend solutions for design and development issues, as well as cultural and environmental concerns, Goal 10 that the Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents, and Goal 12 that the Plan should provide for long-term sustainable development on the West Side.
- b. The proposed text amendments to Tower/Unser Sector Development Plan Special Use zoning designations and RD zones to limit repetition of any one residential use support West Side Strategic Plan Goal 5 that the Plan should recommend solutions for design and development issues, as well as cultural and environmental concerns, Goal 10 that the Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents, and Goal 12 that the Plan should provide for long-term sustainable development on the West Side.

RECOMMENDATION - 07EPC-00251 (February 14,2008) Text Amendments to the Tower/Unser Sector Development Plan

That APPROVAL of case number 07EPC-00251, Text Amendments to the Tower/Unser Sector Development Plan, be forwarded to the City Council, based on the preceding Findings.

FINDINGS - 07EPC-00253 (February 14,2008) Text Amendments to the West Route 66 Sector Development Plan

1. This is a proposal for text amendments to the *West Route 66 Sector Development Plan* to ensure that the Sector Development Plan is consistent with proposed policies, maps, and regulations in the Southwest Albuquerque Strategic Action Plan.
2. A proposed amendment adds a map to the *West Route 66 Sector Development Plan* to show designated activity centers.
3. A proposed amendment add the Community Activity Center (CAC) and Neighborhood Activity Center (NAC) zoning districts to the list of zoning districts that may be applied in the *West Route 66 Sector Development Plan*.
4. City Charter:
 - a. The proposed text amendments are exercises in maximum local government. The City Council has the authority to create development standards through legislative action (Article I).
 - b. The proposed text amendments are intended to further the interest of the public by insuring the proper use of land and promoting and maintaining an aesthetic and humane urban environment (Article IX).
5. Comprehensive Plan (II.B.6. Activity Centers): Proposed *West Route 66 Sector Development Plan* text amendments to add a map to show designated activity centers and to add the Community Activity Center (CAC) and Neighborhood Activity Center (NAC) zoning districts to the list of zoning districts that may be applied in the *West Route 66 Sector Development Plan* area will help concentrate moderate-density mixed land use and social/economic activities to reduce urban sprawl, auto travel needs, and service costs.
6. West Side Strategic Plan: The proposed amendment to include maps to show designated activity centers and text amendment to list zoning districts to enable activity center development in the West Route 66 Sector Development Plan support West Side Strategic Plan Goal 5 that the Plan should recommend solutions for design and development issues, as well as cultural and environmental concerns, Goal 10 that the Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents, and Goal 12 that the Plan should provide for long-term sustainable development on the West Side.

RECOMMENDATION - 07EPC-00253 (February 14,2008) Text Amendments to the West Route 66 Sector Development Plan

That APPROVAL of case number 07EPC-00253, Text Amendments to the West Route 66 Sector Development Plan, be forwarded to the City Council, based on the preceding Findings.

***Paula Donahue
Senior Planner***

cc: ALAMOSA N.A. (ALM), *Jeanette Baca, 901 Field SW, Albuquerque, NM 87121
ALAMOSA N.A. (ALM), Miguel Maestas, 6013 Sunset Gardens SW, Albuquerque, NM 87121
ANDERSON HILLS COMMUNITY N.A. (AHC), *Chris Loustaunau, 3401 El Caballero Dr. SW, Albuquerque, NM 87121
ANDERSON HILLS COMMUNITY N.A. , Pam Garcia, 8515 Old Cottonwood SW, Albuquerque, NM 87121
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CRESTVIEW BLUFF N.A., Keli Krueger, 418 Crestview Dr. SW, Albuquerque, NM 87105
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LOS ALTOS CIVIC. ASSOC., *Carolyn Johns, 2903 Rio Vista Ct. SW, Albuquerque, NM 87105
LOS ALTOS CIVIC. ASSOC., Karen Cotter, 815 Rio Vista Cir. SW, Albuquerque, NM 87105
SKYVIEW WEST N.A. (SVW), *Tony Chavez, 305 Claire Ln. SW, Albuquerque, NM 87121
SKYVIEW WEST N.A. , Beatrice Purcella, 201 Claire Ln. SW, Albuquerque, NM 87121
STINSON TOWER N.A., *Norman Mason, 7427 Via Tranquilo SW, Albuquerque, NM 87121
STINSON TOWER N.A., Victor Wyant, 612 Cottontail SW, Albuquerque, NM 87121
VISTA SANDIA H.O.A. (VSD), *Tina McWilliams, 8524 Vista Serena Ln. SW, Albuquerque, NM 87121-3158
VISTA SANDIA H.O.A. (VSD), Carol Rael, 8108 Vista Serena Ln. SW, Albuquerque, NM 87121
WESTGATE HEIGHTS N.A., *Matthew Archuleta, 1628 Summerfield SW, Albuquerque, NM 87121
WESTGATE HEIGHTS N.A., Libby McIntosh, 1316 Ladrones Ct. SW, Albuquerque, NM 87121
WESTGATE VECINOS, *Kelly Thomas, 1201 Jenaro SW, Albuquerque, NM 87121
WESTGATE VECINOS, Sylvia Hayes, 10016 Ladrones SW, Albuquerque, NM 87121
WESTSIDE MERCHANTS ASSOC. (WSM), *Van Barber , 5201 Central NW, Albuquerque, NM 87105
WESTSIDE MERCHANTS ASSOC. (WSM), Miguel Maestas, 6013 Sunset Gardens SW, Albuquerque, NM 87121

Attachments

Southwest Albuquerque Strategic Action Plan

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement Division

Project # 1001620: Reviewed:

07EPC-00247

Provide definition for “small manufacturing”, pg. 3-15, proposed amendment, 14-16-2-30(A)(3)(d) ref.

Provide definition for “Transfer Stations”, pg. 3-16, proposed amendment, 14-16-2-30(A)(4)(d) ref. or the proposed language should be changed to “Transit Facilities”.

Proposed amendment is unclear and could be misinterpreted, permissive “Uses” should be further clarified and explained in this section 14-16-2-31(A)(4) ref.

Proposed amendment, pg. 3-20, 14-16-2-6(H)ref. should include the language- “for lots subdivided after City adoption of this regulation”

Proposed amendment, pg.3-16, 14-16-2-30(A)(3)(e) should be removed and pg.3-18, 14-16-2-31(a)(3)(e) should be removed.

Proposed amendment, pg.3-15, 14-16-2-30(A)(1)(a) and pg.3-18, 14-16-2-31(A)(1)(a) Not enforceable unless amendment to “Shopping Center Site” definition 14-16-1-5 to include both CAC and NAC zones.

Project # 1004831: Reviewed: No Comments

07EPC-00248

Project # 1005406: Reviewed: No Comments

07EPC-00249

07EPC-00250

07EPC-00251

07EPC-00253

07EPC400086

Office of Neighborhood Coordination

City-Wide – will be advertised in the Neighborhood News - siw

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

Reviewed, no comments.

Hydrology Development (City Engineer/Planning Department):

No comments received.

Transportation Planning (Department of Municipal Development):

The Transportation Division of the Department of Municipal Development previously reviewed the March 1, 2007 draft plan and submitted comments on April 11, 2007. We recently completed our review of the December 6, 2007 draft plan and have the following comments, some of which were raised previously and others are new based on revisions in the latest plan.

1. **Page 1-4, 3. Parks, trails and open space.** The plan states that “*The number of easily accessible public parks, trails and open space are insufficient for current and anticipated population.*”

Request: The City is currently implementing trail improvements as designated in adopted plans and policies. What are the standards or measures of adequacy that the City should be attempting to achieve and how do we currently rate against that standard?

2. **Page 2-23, Map of Existing and Proposed Public Parks, Open Space and Trails**

- Remove the proposed bike lanes shown along the Amole Arroyo Channel between 86th Street and Blake Road.
- Add proposed bike lanes to 98th Street between 86th Street and Dennis Chavez Boulevard. Also along 98th Street between 86th Street and Dennis Chavez, suggest removal of the *potential trail* designation in favor of a proposed trail.
- The Blake Road alignment needs to be added to the map. Extend the bike lanes on Blake Road from the Amole Arroyo Channel to Gibson Boulevard. Continue the bike lanes north and east of Gibson along a curve to the intersection of 98th and 86th Streets.
- Remove the proposed bike lanes shown along the Amole del Norte Channel between Blake Road and Sage Road, unless this facility is on a parallel street facility. If so, please designate the name of the street facility.
- Is the proposed trail just west of Coors Boulevard between Arenal and Dennis Chavez supposed to be on the Coors alignment or is this trail on some other alignment? If not the Coors alignment, what alignment does this trail follow?
- Clarify the specific location of the alignment of the east-west *potential trail* bikeway south of Amole Mesa Road between the north-south Ceja corridor and Unser Boulevard. The Amole Mesa Road alignment needs to be added to the map.
- Add bike lanes along Amole Mesa Road between 118th Street and 98th Street.
- Clarify in the legend the meaning of the blue line running along several of the major arterials on the map.

Request: Make the necessary changes and clarifications to the revised plan.

3. **Page 2-26, *Planning Guidelines for Commercial Development*** The first bulleted item under this subheading states “*Locate major retail at major intersections*”. Given the number of limited access roadways in the area (i.e. Unser Boulevard, Coors Boulevard and Senator Dennis Chavez Boulevard) and the restrictions on access, particularly at major intersections, this specific guideline may be misleading to the user of this Plan.

Request: The Plan needs to make clear that any additional driveway access to designated limited access roadways will require the approval of the Mid-Region Council of Governments consistent with procedures described in MRCOG resolution R-05-09.

4. **Page 2-31, *Three of Southwest Albuquerque’s primary streets are classified as limited access roadways***. The third sentence states that “*While some (limited access routes) are needed for regional travel, the Southwest Heights has an adequate number at this time. No additional limited access roads should be designated; and the “access restrictions” should be more relaxed where they pass through activity centers to allow for side streets.*” Until the Sub-Regional Transportation Study and Analysis proposed to be undertaken in 2009 by the Mid-Region Council of Governments is completed, how are we able to make this finding? There is no traffic data to indicate the adequacy of the roadway network, and no data to indicate what the impacts would be of “relaxing” the access restrictions through activity centers.

Request: The detailed transportation study needs to be completed **in advance** of adopting this Plan rather than after its adoption to ensure that the proposed network with the proposed changes and additions can adequately serve the future travel demand.

5. **Page 3-13, Amend Section II. Rio Bravo Sector Plan Amendment, D.** Under subheadings 1 (Senator Dennis Chavez Boulevard) and 2 (Unser Boulevard) the Plan states, “*The City of Albuquerque should request that the Metropolitan Policy Board permit additional access for cross-streets in the community and neighborhood centers.*” What is the consequence to these centers if the access policy is not amended?

Request: Add a brief discussion to the plan explaining the impacts on the viability of the centers if the access policy is not amended to allow additional access.

6. **Page 3-17, *City of Albuquerque Comprehensive Zoning Code*** Item (5) in the right-hand column. Suggest amending the beginning of the first sentence to read, “*Bicycle and pedestrian paths in parking areas shall be designed to provide clear, logical connections across or through parking areas.*” These walkways are as important to cyclists as they are to pedestrians in overcoming obstacles to accessing an activity center.

Request: Make the above change to the Plan.

7. **Page 3-20, *City of Albuquerque Comprehensive Zoning Code*** Item (5) in the left-hand column. Suggest amending the beginning of the first sentence to read, “*Bicycle and pedestrian paths in parking areas shall be designed to provide clear, logical connections across or through parking areas.*” This comment is essentially the same as that on page 3-17.

Request: Make the above change to the Plan.

8. **Page 3-23, *Subdivision Ordinance*** Subsection 14-14-4-2(B) 2 reads “*Street intersections shall occur at intervals no greater than 660 feet.*” The text needs to clarify that this provision does NOT apply to limited access arterials unless otherwise approved by the Mid-Region Council of Governments, and shall NOT apply to other principal and minor arterial roadways unless adopted as an exception to the City’s Development Process Manual (DPM).

Request: Add the above clarification to the Plan.

9. **Page 3-24, *Subdivision Ordinance*** Subsection 14-14-4-4. Amend the title of the subsection to read, “*Bicycle and Pedestrian Access Route Location and Arrangement*”

Request: Make the above change to the Plan.

10. **Page 3-25, *Development Process Manual*** The first sentence in item B 1. reads “*Pedestrian access routes between lots shall consist of a minimum 6-foot wide path in a 12 foot wide space*” Based on AASHTO guidelines, the *minimum* width of a shared path is **8 feet** not 6 feet. Either change the word path to sidewalk or increase the minimum path width to 8 feet.

Request: Make the above change to the Plan.

11. **Page 3-25, *Development Process Manual*** The last sentence in item B 1. reads “*Pedestrian access routes longer than 120 feet shall be a minimum of 18 feet wide.*” Clarify that the 18-foot width is not the width of the path, but rather, the overall width of the access space.

Request: Make the above change to the Plan.

12. **Page 3-26, *Development Process Manual*** Item 12 a. first sentence and last sentence. This comment is essentially the same as items 10 and 11 above.

Request: Make the above change to the Plan.

14. **Page 3-26, *Development Process Manual*** Item 23.2.3.A.1 thru 15. Principal and minor arterial streets inside and adjacent activity centers. Many of the proposed features, (e.g. 10 foot sidewalks, 6 foot planter strips, on-street parking) may collectively result in the need for a wider standard right-of-way width particularly at major intersection locations. Demonstrate that the standard 124 or 156

right-of-way is sufficient to accommodate these features on principal and minor arterial roadways inside and adjacent to activity centers.

Request: Add a typical cross-section of a mid-block and intersection location to the Plan.

- 15. Page 3-27, *Development Process Manual*** Item A.6 b. in the left-hand column reads, “Where public right of way width is narrower than the standard, reduce or eliminate the median to design sufficient space for pedestrians and bicycles.” A graphic is needed to clarify this provision for reducing or eliminating the median. Does this apply at intersections or is this intended at mid-block locations only?

Request: Add the necessary clarification and graphic to the Plan.

- 16. Pages 3-33 and 3-34, *Recommendation for Future Action – A.(1) Projects Already Funded and/or Planned*** Under the Trails section of the table, identify the termini of the two trails that are listed. Are these the only two trail facilities funded or planned? The map on page 2-23 shows there are a number of planned facilities. Suggest that if there are additional trails and bikeways that they be added to the table if the intent is to show both funded and planned facilities.

In the bottom half of the table on page 3-34, it lists the availability of the 2007-2016 G.O. Bond funds for several nonspecific programs (i.e.. Reconstruction of Major Streets, Reconstruction of Major Intersections, SW Arterial Roadway Improvements, City wide Sidewalk improvements, City wide Street Lights, City wide Neighborhood Traffic improvement, City wide Median Landscaping & Interstate Enhancements, City Wide Trails and Bikeways). The way it’s listed, the implication is that the entire amount of these programs is available to the South West Heights area. In fact, these funds will be expended on projects citywide, not just in the South West Heights area. Since these are nonspecific funds, we suggest these funding sources be removed from the table.

Request: Make the additions and modification of the table on pages 3-33 and 3-34 as noted above.

- 23. Page 3-36, *Recommendation for Future Action – B. Future Studies and Pilot Projects (unfunded)*** At the bottom of the table under the subheading *Develop a complete multi-modal transportation network*, it lists the Mid-Region Council of Governments (MR-COG) as being responsible for a couple of studies. Has there been any formal coordination with MR-COG to confirm that they are able to undertake this work effort in the identified 2009 timeframe? Also, since these studies are listed under the unfunded category, it again raises the question of when either of these studies will be done, particularly the sub-regional transportation analysis which is critical to the underlying concepts of this Plan?

Request: Verify the 2009 timeframe for each of the listed MR-COG transportation studies.

Traffic Engineering Operations (Department of Municipal Development):

No comments received.

Street Maintenance (Department of Municipal Development):

No comments received.

Utility Development (Water Authority):

No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

No comments received.

New Mexico Department of Transportation (NMDOT):

No comments received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No comments received.

Environmental Services Division

No comments received.

City Forester

Page 2-36 – Strategy – Improve major and local street design

Trees and landscaping should be considered in all traffic calming designs

Trees and landscaping should be considered in all pedestrian safety designs – Part of #5?

Page 2-36 #3 – also applies to p.3-26 DPM update

- Planting strips should be 10 feet wide minimum on principal or minor arterial streets. Length of continuous strip should be no less 10 feet. No more than 25% may be 8 foot wide to be used in restricted sites.
- Planting strips should be 8 foot wide on collector with continuous lengths exceeding 10 feet.
Page 2-36 #4
- Public landscaping on arterial streets only? Larger? Smaller?
Page 2-37 #11
- Street tree plantings and provisions for their water, soil, and space needs should be part of the policy and funding.
Page 2-37 #4
- Why arterial and collector only?
- Maintenance responsibility
 - Create special assessment districts at design stage or for any walled / isolated / upon request / neighborhood assoc / subdivisions... etc.... and the city can contract the work out

- Assign areas of responsibility during site design and provide information at sales of site. When someone buys a house/site... they are told exactly what they are responsible for and under what ordinance or rule. Then we just need someone to enforce
- Ordinance already covers who is responsible for site maintenance but irrigation cost and maintenance, level of responsibility, and what is allowed or not needs to be addressed in policy or ordinance update.

PARKS AND RECREATION

Planning and Design

Pg. 1-4: Parks, trails and open space

"Public parks, trails and open space are insufficient for current and anticipated population."

What is that statement based on? A context for this statement would be useful.

Page 2-21: Issues, Obstacles and Opportunities - Parks

"Using the City's standard of 2.6 acres of parkland for 1,000 people, the area would need a total of 172 acres of parks by 2025, approximately 50 additional acres above the current inventory. Over the next ten year, this land should be purchased close to existing and proposed neighborhoods."

This statement is incorrect based on impact fees 71 acres need to be developed and 81 acres are available for development, so no land needs to be acquired to meet future needs.

Page 2-24: Proposed Strategy: Expand Existing Parks and Construct New Parks

2. "In areas without parks, fund land acquisition, particularly in the western and southern portions of the study area."

What funding source would pay for land acquisition? Impact fees cannot be used for land acquisition.

Page 2-24: Proposed Strategy: Expand Existing Parks and Construct New Parks

4. "Ensure that privately-built parks meet City design and construction standards."

How would this be enforced? DRC does not have a parks representative, who would review for compliance? Check with legal, in previous discussions on this matter legal has advised that it is better not to have standards for private parks because if the property does not meet those standards the City could be held liable.

Page 3-35 Plan and Build an Interconnected System of Public Parks, Trails, and Open Space:
Community Park: Dennis Chavez/118th

Is this the APS site? How many acres is it? What is the cost estimate based on?

Open Space Division

Existing conditions, Page 1- 4: When referencing City Open Space, it must be referred as Major Public Open Space and must be capitalized. When open space is in lower case, it is private open space and not City Major Public Open Space.

Goal 3 (starting on page 2--21): There are many references to City Open Space or City funding for Open Space but is written in lowercase letters. If stating current or proposed City Open Space, it must be labeled appropriately as Major Public Open Space (MPOS). Also, map on page 2-23 needs to be consistent with any written changes to the Plan itself.

Entire Plan: All or any section referencing open space must be consistent to what type of open space the Plan is referring to. If it is City Open Space or open space that will be acquired and dedicated to the City of Albuquerque, it must be called Major Public Open Space. If private open space, it will be called open space. This must be changed throughout the entire Plan according to which type of open space the Plan is referring.

POLICE DEPARTMENT/Planning

No comment received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No adverse comments.

FIRE DEPARTMENT/Planning

No comment received.

TRANSIT DEPARTMENT

No comment received.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

County Planning

- County Planning Staff has reviewed this plan and has several minor comments:
- Please make note of the location on the recently approved Ceja Vista Master Plan relative to the Strategic Action Plan land use map.
- The area of Coors/Rio Bravo/Lamonica has recently been approved in the amended Southwest Area Plan to be a Community Activity Center similar to the one in the Albuquerque/Bernalillo County Comprehensive Plan, however with different policy language with regard to the distribution of core, adjacent and contributing uses.
- With regard to language in the plan that suggests revisions to County Zoning, it is preferable that Bernalillo County adopts policy and plan recommendations rather than amend the County Zoning Code.

- Please note that the City Council has adopted the Southwest Area Plan.
- Bernalillo County is unaware of a Sheriff's Command Center at the corner of Rio Bravo and Coors Boulevard.

County Parks and Recreation

The Bernalillo County Parks & Recreation Department reviewed the draft plan dated 3/1/07 and supports the plan's recommendations for open space acquisition, specifically the Ceja.

Page 2-21 suggests that Open Space needs to be "within and near" a community. The nature of Open Space makes it more sparsely located than parks and should not be required to be "within" a community. Large tracts of Open Space are destinations accessed by residents countywide. Distinguishing between "open space" and "Open Space" (for Major Public Open Space) may be appropriate.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to requested actions. AMAFCA notes that on the Transportation Network map on page 2-35 recent City and AMAFCA projects have been constructed and connected new trails are not shown.

ALBUQUERQUE PUBLIC SCHOOLS NEW COMMENTS FOR 1/17/08

The following schools fall within the **Southwest Albuquerque Strategic Action Plan** study area:

- Edward Gonzales ES
- Carlos Rey ES
- Mary Ann Binford ES
- Alamosa ES
- Truman MS
- New Southwest ES (adjacent to Edward Gonzales ES)
- New Southwest ES (south of Blake, west of Unser)
- Future elementary and middle schools due to growth in area most probably located in either/or in/around Ceja Vista Subdivision and Sun Cal (revenue sources for these projects are yet to be determined)
- The new southwest high school to be known as Atrisco Heritage Academy High School "AHA" (118th and Dennis Chavez) is located just outside of the plan area. However, the plan does recognize the need to plan and fund future joint-use activities at this site.

One of the main goals of the **Southwest Albuquerque Strategic Action Plan** is to increase and improve public services and facilities in this area. One of the key concepts toward meeting this goal is to encourage the use and development of school facilities as community centers. **The plan identifies all existing and future schools as neighborhood or community centers.** A neighborhood center offers a cluster of services within one-quarter to half-mile walk for nearby

residents. A community center provides a cluster of stores and services up to a three-mile radius. According to the plan, both types of activity centers should be pedestrian-oriented, pleasant to look at, not fronted by vast expanses of parking lots, and provide opportunities to socialize.

Many of these concepts related to schools as community centers are already occurring within the Albuquerque Public Schools district. APS has and will continue to work with other governmental agencies to establish joint-use agreements and memoranda of understanding in support of co-locating public facilities. APS will continue to involve other agencies in the design of new schools such as the new southwest high school (which will be located at 118th and Dennis Chavez) where alternates such as community health center and five community soccer fields a joint use concept between APS/County of Bernalillo/City of Albuquerque are being seriously concerned in the design process. APS will support the concepts outline in this plan to the extent that it is publicly and fiscally supported.

MID-REGION COUNCIL OF GOVERNMENTS

I've reviewed the draft SW Albuquerque Strategic Action Plan for the Mid-Region Metropolitan Planning Organization (MPO) here at the MRCOG. We agree to conduct a sub-regional transportation analysis and assist in developing a plan for undeveloped portions of Southwest Albuquerque (p. 3-36), based on coordination and cooperation with City of Albuquerque participants in the MPO process. The scope and schedule for analyses and plan development will depend on resources available as determined by our annual Unified Planning Work Program, a federally required work program for MPOs.

Mark A. Sprick, AICP, Transportation Planning Manager

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM currently has extensive existing and planned facilities in the Southwest Albuquerque Strategic Action Plan area. With the significant growth currently occurring in southwest Albuquerque and the plan for more growth, PNM needs to carefully review the eight proposed amendments and ordinances to the various plans governing the area and the City. PNM will be providing more detailed comments upon completion of that review. The review will be completed and submitted in a timely manner.