

III. MONITORING & IMPLEMENTATION

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New Mexico's municipal planning legislation expects local governments to act on implementing the Plan after its adoption. Commitments to several categories of action are necessary to achieve the Plan's purposes.

A. MONITORING

Every plan must have a means to note both its accomplishments and shortcomings, thus providing a measure by which future actions can be undertaken. This function was formerly provided by the Goals Commission.

The Plan, when adopted in 1988, proposed a biennial systematic evaluation to assess its achievements and shortcomings. The evaluations were to examine the Goals endorsed by the Commission (mainly derived from the Comprehensive Plan), assess progress toward achieving them, and recommend City and County work program priorities. One biennial evaluation occurred (1990) resulting in an amendment of the Plan in several policy categories.

- Open Space acquisition - investigate alternative funding mechanisms for open space such as stronger open space dedication ordinance provisions, general obligation bonds, or sales tax.
- Park Planning and Development Guidelines - investigate density bonuses or other incentives to promote park dedication, linkages or facilities.
- Environmental Standards - review existing City and County development regulations protecting environmental resources and devise standards to improve and maintain those resources.
- Transit Improvements - revise development regulations to promote transit capital improvements: investigate use of an impact fee to fund park-and-ride lots.
- City Zoning Code - review to include:
 - a) site plan requirements and development standards to reduce the need for SU-1 zoning;
 - b) standards which minimize environmental damage to any portion of the Open Space network permitted to develop;
 - c) development requirements and review criteria and processes which avoid needless environmental alterations and degradation;
 - d) standards to ensure protection of cultural and historic resources by the possible development and application of a model Archaeological Preservation and Management overlay zone.

- Bernalillo County Comprehensive Zoning Ordinance - review to enact:
 - a) adequate development/performance standards which protect Rural and Semi-Urban areas natural and cultural resources;
 - b) appropriate standards and zoning for Planned Communities;
 - c) requirements for the location of noise-producing and noise-sensitive land uses;
 - d) requirements regarding the definition of and the zoning for residential care facilities;
 - e) protection of cultural and historic resources by the possible development and application of a model Archaeological Preservation and Management overlay zone.

B. OTHER PROGRAMS AND PROJECTS

Many pertinent measures other than regulatory ordinances can be enacted to reinforce and insure the Comprehensive Plan's success. The following measures to provide ongoing support, development, and maintenance should be considered:

- Establish economic and environmental impact analyses guidelines for major development projects;
- Formulate a city-wide redevelopment strategy that includes public/private cooperation;
- Conduct an area-wide land use and zoning study that leads to the creation of an industrial location policy sensitive to transportation, environmental, fiscal, and economic affects;
- Implement a comprehensive program to prevent hazardous and solid wastes from entering the groundwater supply;
- Continue the archaeological survey and establish a site management program;
- Establish administrative guidelines and/or processes for land use policy integration with transportation and utility systems expansion;
- Establish a comprehensive housing program which plans low-cost residences;
- Develop a strategic planning process that maintains local government's fiscal position;
- Carry out an area-wide outdoor recreation plan;
- Review transit-related goals of the Plan in conjunction with the update of the Metropolitan Transportation Plan.

C. PRIMARY PLANNING PRIORITIES

After adopting this new Plan (1988, as subsequently amended) by Albuquerque and Bernalillo County's elected officials, there are several analyses which should be initiated. The priority analyses are:

- Density distribution- identify appropriate large subareas for analysis of whether the gross residential density of the area is consistent with the policies of this Plan. Water pressure zones, Plan development areas, and Census Tract boundaries are relevant for this purpose. (Appendix E)
- Activity Centers Implementation Plan - an areawide analysis of existing conditions, land use, zoning, environmental features, and infrastructure capacity will provide the criteria for locating and developing Activity Centers. The criteria will determine uses, activities, size, spacing, and design requirements;
- Open Space and Outdoor Recreation Management Plan - analyze resource and use limitations for portions of the Open Space network that are not publicly owned. The study will verify acquisition priority (in accordance with the existing acquisition/priority list), recommend preservation techniques for protected areas, and assess development impacts upon the remainder of the network;
- Sub-areas planning - prioritize sub area planning needs, opportunities, and Comprehensive Plan policies and goals implementation. Relate sub-area boundaries to infrastructure and drainage provisions.

Each planning project should be guided by a work program identifying tasks, personnel, requirements, and coordination needs. The work program should begin after the Plan's adoption.

D. THE ALBUQUERQUE PROGRESS REPORT

In the 1980's the Albuquerque/Bernalillo County Goals Commission worked to establish a number of community Goals, derived mainly from the Comprehensive Plan, which would become useful to the Mayor, the City Council, and to the Bernalillo County Commission in establishing annual objectives in ongoing planning and programming of resources. The Goals came to guide discussions and for preparation of annual budgets, notably the narrative description of work planned each year by each department, and how the work would cut across department functions and move toward accomplishment of the Goals.

The Plan, when adopted in 1988, proposed a periodic systematic evaluation to assess its achievements and shortcomings, to be conducted biennially. The proposed evaluation was to examine Goals, assess progress toward achieving them, and determine City and County work program priorities.

The Indicators Progress Commission, supported by the Mayor's office of Management and Operations Improvement (OMOI) replaced the Goals Commission. About every two years the OMOI publishes the Albuquerque Progress Report, an abbreviated version of which may be accessed on the City's web site. The Report contains benchmarks and measures of selected indicators that, over time, one can use to review progress being made toward the Goals as the metropolitan area grows and changes. In this same way, one may observe progress with respect to the Comprehensive Plan's goals and principles.

E. INTERJURISDICTIONAL COORDINATION

Although multi-county inter-governmental coordination, cooperation, and regional planning issues are complex, the Albuquerque/Bernalillo County planning effort must address and command attention to issues affecting the larger metropolitan area and the region. Aside from Albuquerque and communities in Bernalillo County, the Plan affects adjacent jurisdictions and the tribal governments. Common interests bind these jurisdictions together.

Jurisdictional distinctions are challenges to accomplishing the Plan's goals and policies. Neighboring jurisdictions have a vested interest in the Plan's success because of the area's interdependence. City and County actions will have many direct and indirect effects upon the jurisdictions in the region. A regional general plan would address all area jurisdictions with the aforementioned interdependence and interrelationships.

F. PLAN AMENDMENT

Agencies, boards, commissions, elected officials, public service organizations, and citizens may propose amendments to the Albuquerque/Bernalillo County Comprehensive Plan. Proposed amendments should be based upon analysis which substantiates the change.

Section 4 of this Plan's 1988 adopting resolution contains the standards for amending the Plan. It also notes the fundamental importance of the City Plans Ordinance, Art.7-4 R.O. 1974, as to Plan amendments. Procedures for amending the Plan are:

- 1) Schedule a pre-application discussion with the City Planning Department. The discussion will give the applicant an assessment of the proposed amendment.
- 2) Obtain and complete an application form from the City Planning Department. The complete application should be accompanied by the appropriate Plan amendment material (e.g. analysis justifying amendment, maps). An application fee, waived when either the City or the County apply, initiates the amendment process for other sponsors. .
- 3) Amendment scheduling occurs upon receipt of a complete application. Proposed Plan amendments are normally scheduled for public hearing by the Environmental Planning Commission and the County Planning Commission within eight weeks.
- 4) The proposed amendment is submitted to City and County departments and special districts for review and comment. An interagency review meeting is held at the beginning of the review period.
- 5) Agency comments on the proposed amendment are incorporated into the staff's report and analysis. The recommendations are conveyed to the Planning Commissions for public hearing.
- 6) Reports and recommendations of the staff and Planning Commission will be forwarded to the Mayor and the City Council and to the Bernalillo County Commission.
- 7) The City Council and Bernalillo County Commission normally hold a hearing only after receiving the staff and the Planning Commission's recommendations. Plan amendment proposals are normally scheduled for public hearing by the City Council and by the Board of County Commissioners within 10 weeks after the application is filed; if the schedule is inappropriate to either the Environmental Planning Commission or the County Planning Commission, the respective body may send a request to the City Council and to the Bernalillo County Commission asking for a time extension.
- 8) The Plan may be amended only after the City Council and the Bernalillo County Commission have held at least one public hearing at a time and place identified in a public notice in a daily newspaper of general circulation in Albuquerque. The notice shall be published at least fifteen days before the hearing date, provide a description of the proposed amendment's character, and the place where copies of the amendment may be examined.