City of Albuquerque
PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

January 16, 2013

To: **Dan Lewis, President, City Council**

From: **Richard J. Berry, Mayor**

Subject: **Project# 1009414 - 12EPC-40061 Volcano Heights Sector Development Plan (SDP)** – The Environmental Planning Commission (EPC) recommends Approval of the Volcano Heights Sector Development Plan (VHSDP) to the City Council. The Plan area includes approximately 570 acres bounded by Paseo del Norte on the north before it curves to the southeast, Volcano Trails SDP on the west, Volcano Cliffs SDP on the south, and the Petroglyph National Monument on the east. Currently zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES and proposed to be zoned SU-2 VHTC (Town Center), SU-2 VHRC (Regional Center), SU-2 VHVC (Village Center), SU-2 VHMX (Mixed Use), SU-2 VHNT (Neighborhood Transition), and/or SU-2 VHET (Escarpment Transition). (Zone Atlas Maps: B-10 & 11, C-10 & 11) Mikaela Renz-Whitmore and Petra Morris, Staff Planners

Introduction

The proposed VHSDP (12EPC-40006, -40007) is a new sector plan for an undeveloped area that would replace existing zoning, which allows predominantly single-family housing, with mixed-use zones to implement a Major Activity Center at the intersection of Paseo del Norte and Unser Blvd. Establishing a Major Activity Center at this location was a key recommendation of the Rank II West Side Strategic Plan 2011 Volcano Mesa Amendment intended to address the imbalance of jobs and housing and provide an opportunity for significant economic development and job creation on the West Side.

The Volcano Heights SDP provides policies and regulations to guide development over the next twenty years and beyond. The Plan envisions a walkable, urban district accessible by vehicles, pedestrians, cyclists, and transit users, while protecting and enhancing the unique natural environment as an integral part of the volcanic landscape connected to the Petroglyph National Monument.

- The Environmental Planning Commission (EPC) recommended approval of the Rank III Volcano Heights Sector Development Plan (VHSDP) by a vote of 7 to 0.
- The Planning Department worked with all stakeholders to reach consensus on the Plan. There is no known opposition.
- The proposed VHSDP envisions a walkable, urban district with a focus on employment opportunities and higher-density residential areas in a mixed-use development pattern.
- The Plan includes a Town Center zone surrounding a proposed transit corridor that would link Unser Boulevard to the north with Paseo del Norte to the south in order to avoid the Paseo del Norte/Unser Boulevard intersection, which is expected to carry significant regional traffic in the future and likely experience considerable congestion over time.
- The Plan requires a mandatory street network as the backbone for new development to help coordinate predictable development across properties and over time.

- The Plan also includes a combination of regulations and incentives to ensure that development is compatible with and enhances the natural environment that is part of the unique volcanic landscape abutting the Petroglyph National Monument and its Escarpment.
- The Plan's goals and policies are supported by the zoning, building design, site development, open space, and general regulations. The Plan also recommends necessary next steps for Plan implementation and development.

Summary of Plan

The main planning themes of the proposed VHSDP include:

- Creating opportunities for employment and local and regional retail and services at the scale of a Major Activity Center on the City's West Side as part of a strategy to reduce traffic congestion on river crossings over time;
- Providing flexibility to respond to market conditions through mixed uses allowed in all proposed zones and a streamlined development review process;
- Providing predictability for property owners, developers, and nearby residents through detailed design standards to help ensure quality development across property lines, along corridors, and over time;
- Coordinating land use and transportation closely in order to create an urban built environment that supports existing and future residents and new businesses and works well for all modes of transportation, including autos, pedestrians, cyclists, and transit; and
- Balancing the density and intensity of land uses needed for a walkable, urban employment center with responsible protections for the unique landscape and sensitive lands next to the Petroglyph National Monument east of the Plan area as well as existing single-family neighborhoods north and south of the Plan area.

In order to implement a Major Activity Center, the Volcano Heights Sector Development Plan proposes changing all zoning within the Plan area to allow a mix of residential and non-residential uses at various densities and intensities most appropriate to their context, considering the existing land uses nearby.

- **Transition Zones** are proposed next to existing single-family residential areas to the north and south of the Plan area (i.e. VHNT: Volcano Heights Neighborhood Transition) and to the Petroglyph National Monument on the Plan's eastern boundary (i.e. VHET: Volcano Heights Escarpment Transition). Transition Zones allow the most limited range of uses in order to provide the maximum compatibility with existing single-family residential areas to the north and the south of the Plan area as well as sensitive lands within the Petroglyph National Monument to the east.
- The **Town Center Zone** (i.e. VHTC: Volcano Heights Town Center Zone) includes the most dense land uses, surrounding a proposed transit corridor east of the Paseo del Norte / Unser Boulevard intersection. This Town Center zone is envisioned to develop over time with transit-oriented development that is pedestrian- and bicycle-friendly. Town Center is not adjacent to any single-family zone and far enough west of the Escarpment Transition that its more intense development is not expected to negatively impact the Petroglyph National Monument.
- The **Regional Center Zone** (i.e. VHRC: Volcano Heights Regional Center) is a predominantly auto-oriented zone lining the Paseo del Norte and Unser Boulevard corridors, as these roads are expected to continue to function primarily as limited-access arterials vital to moving regional traffic. This zone would allow larger blocks that could accommodate larger retailers, with site development regulations to help ensure that the area remain a high-quality built environment still accessible by and attractive to pedestrian and cyclists. Regional Center includes the broadest range

of uses, as it is located in the center of the Plan area and buffered from the Transition Zones by the Mixed Use zone.

- A **Village Center Zone** (i.e. VHVC: Volcano Heights Village Center) is proposed near the intersection of Universe Boulevard and Paseo del Norte, directly east of a Village Center zone in Volcano Trails. This zone is intended to mirror and extend development opportunities at the density and scale of a village center in this area.
- A **Mixed-Use Zone** is proposed for all other properties in the Plan area. The **Mixed Use Zone** allows a broad range of uses to allow flexibility of development to meet market demand as the area develops over time. This Mixed-Use Zone is intended to result in medium-density development that includes both non-residential and higher-density residential opportunities. A broad range of block sizes are allowed in order to accommodate everything from fine-grained residential development to campus-like office environments, while still accommodating all transportation modes, including pedestrians and cyclists.

The proposed zones include site development standards (i.e. regulations about building placement on a site, structure heights, etc.) specific to each zone [Section 6] as well as general to all zones [Section 7]; building design standards (i.e. regulations about building massing and façade compositions, limits on a small range of building materials that are prohibited, windows, and options for required architectural details) specific to each zone [Section 6] as well as general to all zones [Section 8]; sign standards [Section 9]; and open space, landscaping, and site lighting design standards [Section 10].

History and Background

In 2004, the Albuquerque City Council initiated a planning process for Volcano Mesa, an area annexed by the City in 1981. Located along the volcanic escarpment of the city's Northwest Mesa, Volcano Mesa includes unique features and special characteristics and conditions worthy of preservation and protection. In 2006 City Council adopted the Volcano Heights Sector Development Plan, which encompassed the Volcano Mesa area; however, the Plan was challenged in District Court and ultimately remanded to the City in 2008/9.

In 2010, and at the direction of City Councilor Dan Lewis and then Planning Director Deborah Stover, the Planning Department and City Council staff revisited the plan. The Planning Team separated the Volcano Mesa into three separate Sector Development Plans (SDPs) and an amendment to the West Side Strategic Plan (WSSP). Taken together, the Rank II Volcano Mesa Amendment and the three Rank III Sector Development Plans create recommendations, goals, policies, and new land-use regulations to guide the development of the unique Volcano Mesa community.

- The Volcano Mesa Amendment to the WSSP was adopted in February 2011 and recommends the designation of the Volcano Heights Plan area as a Major Activity Center.
- Volcano Cliffs SDP was adopted by City Council on May 2, 2011.
- Volcano Trails SDP was adopted by the City Council on August 15, 2011.
- A Volcano Heights SDP was submitted to the approval process in July 2010, heard several times by the EPC, and withdrawn in October 2011.
- In August 2012, a new Volcano Heights SDP was submitted to the EPC that included the following new strategies:
    - tailored zoning and regulations to support a revised development vision to match changed market conditions,
    - new transition zones to protect existing residential neighborhoods to the north and south and sensitive lands to the east,

- a new mandatory road grid to help coordinate predictable development along corridors, across property lines, and over time, and
- a new mechanism to balance building heights and increased density bonuses with protections for the natural environment and incentives to improve the built environment.

Context

Volcano Heights is one of three sector plan areas within Volcano Mesa, which is surrounded on three sides by more than 7,000 acres of open space, including the Petroglyph National Monument, designated in 1990. Volcano Heights includes approximately 10 acres of basalt rock outcroppings scattered throughout the Plan area that are related to nearby volcanic activity that formed the Escarpment. The outcroppings have cultural, historical, and geological significance, as they are part of a unique landscape and a rich heritage of spiritual use by Pueblo peoples. Topography varies throughout the Plan area, and there are significant views to Sandia Peak to the east. The area's unique cultural and natural conditions have guided the development of policies that are sensitive and responsive to the unique needs, challenges, and opportunities of this environment.

Volcano Heights includes 570 acres surrounding the intersection of Paseo del Norte and Unser Boulevard. The area within the Plan boundary is undeveloped, with over 30 different property owners and properties ranging in size from 2.5 acres to 68 acres. There are single-family residential neighborhoods to the north, with some commercial activity near the intersection of Universe and Paradise Boulevards. Some multifamily and single-family development exists to the west.

Key Issues

- **Traffic**: Stakeholders have had concerns about the effect of proposed development on regional roads and traffic congestion. A traffic study was performed that indicated that the proposed walkable, transit-oriented development pattern together with mandatory street grid would decrease congestion on regional roads, particularly at peak a.m. traffic hours, compared to prior proposals or development under existing zoning.

- **Open Space**: Stakeholders have also had concerns about the effect of urban development on open space, the unique landscape, and sensitive lands within the Plan area and within the adjacent Petroglyph National Monument. Stakeholders and City staff have worked diligently to balance the regulations and incentives in the Plan to ensure context-sensitive development while not requiring preservation of natural features on private property. The Plan proposes a mechanism of compromise through an innovative optional height bonus system, described in Section 7 of the Plan, which allows additional building height for commensurate benefits to both the natural and built environments through a menu of options.

- **Infrastructure and Implementation**: Stakeholders have expressed concerns about how the Plan would be implemented, given the need for considerable coordination between City departments and other agencies. The following summarize separate but parallel efforts outside the sector planning process to coordinate infrastructure and implementation.
  - **Water**: The Albuquerque-Bernalillo County Water Utility Authority is reviewing a draft plan for major water and wastewater infrastructure needed to support new development in the area, which it expects to adopt in Summer 2013.
  - **Drainage**: The Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) is requesting approval from its board to commission a Drainage Management Plan for the Volcano Heights Plan area. If approved, the Plan would be conducted in 6-12 months and

would identify needed drainage infrastructure, recommend a construction timeframe (likely ahead of area development), and work out a financing mechanism with property owners.

- **Access**: The current policies limiting access on Paseo del Norte and Unser Boulevards pose a significant challenge and potentially an impediment to the proposed walkable development pattern. The City's Planning and Municipal Development Departments are working together to gain approval for additional access within Volcano Heights from the Metropolitan Transportation Board, which has jurisdiction over access-limited roadways in the region.
- **Financing**: While financing the cost of development is primarily the responsibility of property owners, the extent of infrastructure needed in the area and the importance of the potential jobs and retail activity in a Major Activity Center merit consideration for City support with coordination and financing. The Plan includes recommendations for existing mechanisms, such as Special Assessment Districts (SADs), Tax Increment Development Districts (TIDDs), Public Improvement Districts (PIDs), as well as innovative mechanisms such as public-private tax rebate options that can help offset the higher costs of more compact, sustainable development that can help reduce traffic congestion on roadways and river crossings compared to standard suburban development, which contributes to regional traffic concerns.

Conclusion

The Volcano Heights Sector Development Plan furthers a preponderance of City goals and policies, including those in the Comprehensive Plan, West Side Strategic Plan, Major Open Space Facility Plan, and Northwest Mesa Escarpment Plan. The Administration and the Planning Department respectfully request that the City Council accept the EPC's unanimous recommendation of approval of the VHSDP, as recommended in the findings and conditions within the December 6, 2012 staff report (see Record). The zone changes are adequately justified per R-270-1980, and the Plan will be more advantageous to the local and wider community by establishing a Major Activity Center on the West Side, with development standards to create a walkable, urban district balanced with protections for the unique natural and cultural landscape of this area. The Plan provides regulations and incentives that include flexibility to meet market conditions while providing predictability of high-quality development for property owners and surrounding and future residents. The Plan is expected to create opportunities for employment and development to serve the West Side and enhance the built and natural environments over the next 20 years and beyond.

Title/ Subject of Legislation: Subject: 1009414/12-EPC-40061 VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN

Approved:

2/13/13

Robert J. Perry **Date**
Chief Administrative Officer

2/8/13

Approved as to Legal Form:

2/8/13

David Tourek **Date**
City Attorney

Recommended:

1/16/13

Suzanne Lubar **Date**
Acting Director

Cover Analysis
1009414/12-EPC-40061 VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN

1. **What is it?**
The Volcano Heights Sector Development Plan is a proposed Rank III plan with zoning, regulations, policies, and goals for a 570-acre area surrounding the intersection of Paseo del Norte and Unser Boulevard on the City's West Side, bounded on the east by the Petroglyph National Monument.

2. **What will this piece of legislation do?**
This plan will replace existing zoning (RD, SU-1 PRD FAR. 5, and SU-1 for C-1 USES) with new SU-2 mixed-use zones intended to create a walkable, urban district with a focus on employment and high-density residential uses. The plan includes goals, policies, zoning regulations, development standards, and incentives for the area to guide development over the next 20 years and beyond.

3. **Why is this plan needed?**
Current zoning in the Plan area is predominantly R-D (Residential Developing area). This zone is primarily a holding zone for undeveloped areas, allowing mostly single-family and townhouse uses. Since this area was annexed in the 1980s, the surrounding land has developed primarily as single-family subdivisions, putting significant stress on regional roads that are needed for all retail and service trips, as well as for commuting to employment centers across the river to Albuquerque's east side or Rio Rancho. By changing zoning, the Plan provides the opportunity to create a Major Activity Center, with jobs and higher-density housing in walking distance to transit.

   The Plan also sets design standards for new development to ensure a high-quality built environment for property owners and existing and future residents. The Plan also requires a mandatory street network and frontage standards to coordinate development across property lines, along corridors, and over time.

   Lastly, the Plan provides a mechanism to balance the need for density development key to a walkable district with protections for sensitive lands within and surrounding the Plan area.

4. **How much will it cost and what is the funding source?**
The Plan does not include recommendations for capital improvement projects. Implementation of the proposed land regulations will be of no net expense to the city. The proposed Plan has no immediate fiscal impact on the City. See attached fiscal impact analysis for further details.

5. **Is there a revenue source associated with this contract? If so, what level of income is projected?**
No.

6. **What will happen if the Volcano Heights Sector Development Plan is not approved?**
The area would likely develop primarily as single-family and townhouse subdivisions in a pattern similar to much of the West Side. This would contribute to more traffic congestion on the area's already stressed road network and continue the auto-dependent development pattern and jobs/housing imbalance on the West Side. In the future, these factors are expected to lead to river crossing times in excess of sixty minutes, as commuters from the West Side have little choice but to work on the East Side.

7. **Is this service already provided by another entity?**
No.

FISCAL IMPACT ANALYSIS

TITLE: **The Volcano Heights Sector Development Plan** R: O: FUND:

DEPT: **PLANNING Department**

[x] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.

[ ] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

		Fiscal Years 2012	2013	2014	Total
Base Salary/Wages					-
Fringe Benefits at		-	-	-	-
Subtotal Personnel		-	-	-	-
Operating Expenses			-		-
Property			-	-	-
Indirect Costs	8.52%	-	-	-	-
Total Expenses		$ -	$ -	$ -	$ -
[ ] Estimated revenues not affected					
[x] Estimated revenue impact					
Amount of Grant		-	-	-	-
City Cash Match					
City Inkind Match					
City IDOH	*8.52%	-	-	-	-
Total Revenue		$ -	$ -	$ -	$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

COMMENTS: This is a request to adopt the Volcano Heights Sector Development Plan (12EPC-40061). The VHSDP area is generally bounded by Paseo del Norte to the north before it curves southeast, the Petroglyph National Monument on the east, Volcano Cliffs SDP to the south, and Universe Boulevard to the west. Total acreage is approximately 570 acres. The Plan includes zones recommended to be part of a Major Activity Center by the Rank II West Side Strategic Plan Volcano Mesa Amendment from Spring 2011.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

The adoption of this Plan by itself does not create a fiscal impact to the city. The Plan does not recommend capital projects. Any capital projects identified in the future would be intended to support new development expected over the next 20 years and/or to improve quality of life in the area. Potential projects could include multi-modal street construction, park and ride facilities for transit, or streetscape enhancements to provide safe and convenient transportation for transit users, pedestrians, and cyclists as well as motorists. Potential funding through the General Fund or the CIP could be invoked; in addition to State and Federal funding sources. The City's portion may be a part of a specific department's CIP program (this Plan does not include this information) or the 1% for the Arts program. Cost estimates are not included in the Plan.

PREPARED BY: 12/27/12
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APPROVED: 1/16/13
DIRECTOR (date)
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CITY ECONOMIST (date) 1-17-13
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VOLCANO HEIGHTS SDP

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Environmental Planning Commission

Agenda Number: 02
Project Number: 1009414
Case #: 12EPC -40061
December 6, 2012

Staff Report

Agent	Mikaela Renz-Whitmore
Applicant	City of Albuquerque
Request(s)	**Recommend Adoption of the Volcano Heights Sector Development Plan (SDP)**
Legal Description	See attached map
Location	Paseo del Norte on the north and south, Universe Blvd. on the west, Petroglyph National Monument on the east
Size	Approximately 569.11 acres
Existing Zoning	RD, SU-1 PRD FAR. 5, SU-1 C-1 USES
Proposed Zoning	SU-2 VHTC (Town Center), SU-2 VHRC (Regional Center), SU-2 VHVC (Village Center), SU-2 VHMX (Mixed Use), SU-2 VHNT (Neighborhood Transition), and/or SU-2 VHET (Escarpment Transition) General Design Regulations are associated to varying degrees with all properties within the Volcano Heights SDP boundary.

Staff Recommendation

APPROVAL of 1009414, based on the Findings beginning on Page 11 and subject to the Conditions beginning on Page 17.

Staff Planner

Mikaela Renz-Whitmore, Planner

Summary of Analysis

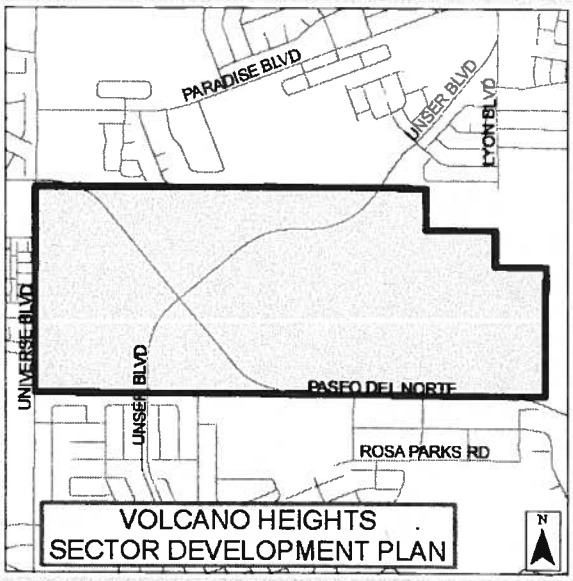
The Planning Department requests an Environmental Planning Commission (EPC) recommendation of approval to City Council for the Volcano Heights Sector Development Plan (SDP).

The Volcano Heights SDP provides policies and regulations to guide development over the next twenty years and beyond. The Plan envisions a walkable, urban built environment accessible by vehicles, pedestrians, cyclists, and transit users, while protecting the integrity of the volcanic landscape connected to the Petroglyph National Monument.

This staff report should be read in conjunction with the October 4, 2012 staff report, which provided a full analysis of applicable plans and policies as well as public comments received up to that date.

Staff has responded to public and agency comments (see Attachment 1: Comment Matrix) and prepared conditions of approval incorporating those items that staff recommends updating in the draft Plan prior to adoption. Written comments received since the first EPC hearing are included as Attachment 2. The Plan represents considerable consensus regarding many previously controversial issues (e.g. building heights, density, rock outcroppings, and the balance of regulation versus incentives to guide new development). The remaining issues of contention lie primarily outside the scope of the Sector Plan, particularly involving the next steps toward implementing the Sector Plan and coordinating with City departments and other agencies on infrastructure planning, etc.

Based on the Findings, staff concludes that this Plan supports many important City policies and goals, represents a balance of interests across stakeholders, and embodies compromises reached through a public involvement process. Adoption of this Plan will allow development consistent with a Major Activity Center, which would provide a significant opportunity to address the imbalance of jobs and housing on the City's east and west sides.



City Departments and other interested agencies reviewed this application from 09/04/2012 to 09/14/2012
Agency comments used in the preparation of this report begin on Page 28.

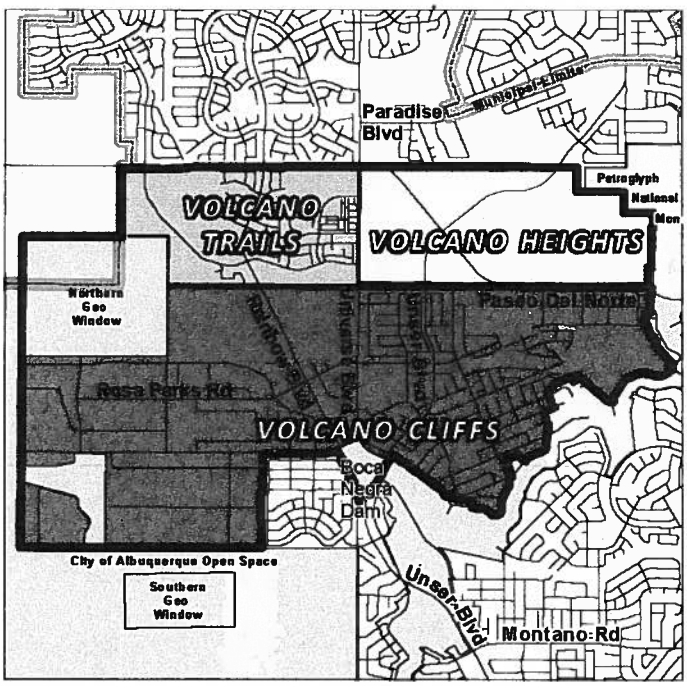
I. INTRODUCTION

Proposal

The City of Albuquerque requests review and approval of a new Sector Development Plan for Volcano Heights, including zone changes for all property within the Plan area.

Context

Volcano Heights Sector Development Plan (SDP) is one of three sector planning areas within Volcano Mesa, which covers approximately 3,532 acres and is surrounded by the Petroglyph National Monument. Volcano Heights covers approximately 570 acres surrounding the intersection of Paseo del Norte and Unser Boulevard.



The area within the Plan boundary is undeveloped, with over 30 different property owners and 99 properties ranging in size from 2.5 acres to 68 acres. Most properties are 5 acres. Five large property owners own approximately 75% of the Plan area.

Single-family residential areas exist to the north. Some commercial activity exists to the northwest of the Plan area, and some multifamily and single-family development exists to the west.

There are approximately 10 acres of basalt rock outcroppings scattered throughout the Plan area related to nearby volcanic activity that formed the Escarpment. The outcroppings have cultural, historical, and geological significance, as they are part of a unique landscape and a rich heritage of spiritual use by Pueblo peoples. Other topography varies throughout the Plan area, and there are significant views to Sandia Peak to the east.

Paseo del Norte and Unser Boulevard already carry a significant portion of the area's regional traffic and will become more important over time. Paseo del Norte connects to one of the largest employment centers (Journal Center & I-25). Unser Boulevard, one of the few north-south arterials on the West Side, connects Rio Rancho to the north with I-40 to the south. Congestion on both roads is expected to increase in the future.

II. STATUS

The VHSDP was heard at the Environmental Planning Commission (EPC) on October 4, 2012. There was general support for the Plan's vision and goals, including zone changes to increase density and intensity at the scale of a Major Activity Center.

The majority of concerns about the Plan related to how it would be implemented, given the need for considerable coordination between City departments and other departments and agencies. Many departments and agencies have been involved in the planning effort to date, but property owners wanted more clarification about the appropriate procedures moving forward and commitments to work with property owners on implementation. In particular, property owners requested information about coordinating the following:

- drainage with Albuquerque Metropolitan Area Flood Control Authority (AMAFCA),
- water infrastructure with the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA), and
- additional access on Paseo del Norte and Unser Boulevard with City Department of Municipal Development (DMD) and the Mid-Region Council of Governments (MRCOG).

Staff met with each of these agencies since the EPC hearing, and the information gathered for each is summarized separately below. In general, staff is satisfied that the sector plan is providing the appropriate level of detail, although some base data and information about parallel planning efforts is proposed to be added to the Sector Plan in the Conditions found below.

Future implementation steps require that land use, zoning, and the development vision be in place through the adoption of the sector plan. In this case, the Sector Plan is the horse, and implementation is the cart, which will include engineering at a more detailed level and the financing arrangements to facilitate construction. Fortunately, there are ongoing parallel planning efforts by other agencies that have or will identify the infrastructure necessary to realize this vision and exercise the entitlements to be granted by the Sector Plan. Unfortunately, staff did not discover any plans by these departments or agencies to invest public monies in infrastructure in Volcano Heights, so property owners will still be responsible for bearing the financial burden of implementation, as would be the case in any other development in the City. Staff is proposing to add a policy to the Plan encouraging the City to prioritize Paseo del Norte and Unser Bouelvard for funding as regionally important infrastructure.

Drainage (AMAFCA)

AMAFCA is considering performing a Drainage Master Plan (DMP) for the Volcano Heights Plan area, which would identify the key drainage infrastructure needed to support future development. Partly due to prohibition of runoff from development flowing onto the Monument and partly to ensure adequate capacity in the regional drainage facility that would receive developed flows from Volcano Heights, AMAFCA is willing to bear the considerable initial cost of planning and engineering to develop a DMP, which is budgeted for 2013. If approved by the Board of Directors, a Request for Proposal would be issued in early 2013. Once initiated, the DMP process would likely take 8-12 months. Subject to approval of its Board of Directors,

AMAFCA would also like to construct the trunk infrastructure ahead of development, which will cost less than trying to construct once some development is in place. Property owners would need to agree up front to some kind of reimbursement for the cost of construction, likely at the time development occurs on each property. This coordination between property owners and AMAFCA would take place through AMAFCA's DMP process. Construction is expected to take 6-12 months.

AMAFCA is comfortable with the Sector Plan development vision, alignment of Mandatory Streets – particularly the Park Edge road, which provides additional opportunities to manage runoff before it enters the Monument, and flexibility provided in the Plan to move streets through an administrative process if deemed necessary by future engineering analysis. AMAFCA staff agreed that the Sector Plan is not the appropriate vehicle for drainage engineering. Most importantly, AMAFCA needs some assurance of a solid Sector Plan with land-use and changed zoning in order to proceed with the DMP.

Once a DMP is adopted by AMAFCA, the City Hydrologist, as the liaison with AMFCA, typically issues a letter to AMAFCA indicating the City's intent to implement and enforce the DMP for development that occurs within the DMP boundary. As development projects come into the City, the City Hydrologist is responsible for collecting any assessments or equivalent that property owners may owe to reimburse AMAFCA for constructed drainage improvements.

Staff feels comfortable that this information addresses property owners' concerns about the proper coordination to plan drainage in Volcano Heights.

Water (ABCWUA)

ABCWUA has a draft Northwest Mesa Integrated Infrastructure Plan currently under review, expected to be adopted by the ABCWUA in 2013. The Infrastructure Plan identifies necessary trunk water transmission infrastructure needed to support development within the area that includes Volcano Heights. This plan, begun in 2010, includes assumptions for non-residential development in Volcano Heights, so its recommendations should still be applicable, given the relatively minor changes to the overall development scheme in the latest 2012 Volcano Heights SDP draft.

Some of this base data is proposed to be added to the Sector Plan, but ABCWUA agreed that the Sector Plan is not the appropriate vehicle for detailed engineering information. Most importantly, ABCWUA also confirmed that land-use and zoning entitlements need to be in place prior to the next implementation steps, as water service will not be provided without them.

Unfortunately, there is no intent at this time to put water infrastructure identified in the Infrastructure Plan on any list for public funding. Public funds are only used to address deficiencies in current service. As with development in other areas, the cost of constructing this infrastructure would be the responsibility of property owners within Volcano Heights, whether communally through some kind of upfront agreement among property owners, such as an SAD

or equivalent, to prorate the initial cost or on an individual basis to service development projects as they come in. In the latter case, the first in would pay the cost to extend regional water service to reach the individual property, and property owners along that trunk line would pay the initial investor back over time as they developed their own properties. This method is typical of development throughout the City.

Staff feels comfortable that this information addresses property owners' concerns about the proper coordination to plan regional trunk water transmission in Volcano Heights.

Additional Access on Limited-Access Roads (DMD & MRCOG)

In early October, Staff presented the access modifications recommended by the Sector Plan to the Transportation Coordinating Committee (T[CC), which provides recommendations to the Metropolitan Transportation Board (MTB) – the ultimate authority for granting additional access through its member jurisdictions (City of Albuquerque, City of Rio Rancho, New Mexico Department of Transportation, Bernalillo County, Sandoval County, etc.). Staff asked the T[CC to consider the potential benefits to the transit-oriented, multi-modal development scheme to both the regional traffic network as well as regional economic development, as well as the dilemma posed by the current access modification process, which requires each development to request access individually by proving sufficient traffic counts to warrant additional access and a net benefit to the traffic network. In the case of Volcano Heights, no individual development would be likely to prove sufficient traffic counts without development, but development will not happen without additional access. Further, each individual access point will not benefit the traffic network; rather it is the coordination among the proposed additional access points in Volcano Heights that will benefit the system. The T[CC agreed to consider an alternative means of granting access within Volcano Heights in the coming months.

In late October, Staff met with with Rob Perry, Chief Administrative Officer at the City, Mike Riordan and Wilfred Gallegos of DMD, and Suzanne Lubar and Russell Brito of Planning to discuss the City's commitment to secure additional access points on the limited-access Paseo del Norte and Unser Boulevard. The City agreed to move forward with these efforts parallel to the sector planning process. As a follow up to this meeting, Staff presented to the New Mexico Department of Transportation and DMD staff at a joint meeting in November about additional access. A follow-up meeting for additional discussion is expected in the coming weeks. The City will continue to work with the Mid-Region Council of Governments (the convening agency for the MTB) on several fronts to secure access modifications.

For now, the sector plan is showing the appropriate level of detail for transportation planning, including the Mandatory Streets, non-mandatory street options, and recommended additional access points along Paseo del Norte and Unser Boulevard, which can help guide the efforts described above. The efforts to secure access modification necessarily take place outside but parallel to the sector planning process, as the sector plan itself has no power to change the access.

Staff has discussed with DMD the issue of assisting property owners with the cost of constructing Paseo del Norte and Unser Boulevard, two vital regional roads on the West Side. For now, there is no movement on that front. Property owners are still expected to construct the portion of these roadways along their properties at the time the properties develop, following City policy for all development in Albuquerque. As mentioned above, Staff is adding a policy to prioritize these roads for funding, and as the sector plan moves forward, Staff will continue to raise the issue with DMD and the City Administration, which plays a role in prioritizing road construction funds. Property owners should also remain proactive in advocating for public funds.

Staff feels comfortable that this information addresses property owners' concerns about the proper coordination to plan roadways and access in Volcano Heights. While these issues have not been resolved, they are being addressed through appropriate parallel planning efforts.

Plan Area Boundary

Between the public meeting about open space issues on August 21, 2012 and the first EPC hearing October 4, 2012, Staff modified the Plan area boundary. Based on information from AGIS about the location of the Petroglyph Monument Boundary, Staff believed there was additional space between the edges of private property and the beginning of the Monument. AGIS information classified this space as City-owned Major Public Open Space. Staff therefore moved the Park Edge Road west into this space.

Subsequently, Staff has received the official survey of the Petroglyph National Monument boundary, which shows the Monument beginning farther west than originally thought. Staff therefore recommends moving the Park Edge Road back to the approximate location shown at the August 21 public meeting. The disadvantage of this move is the creation of two small remnant pieces of private property between the Monument edge and the Park Edge Road. Should these prove undevelopable, Staff believes it would be most appropriate for property owners to consider these either usable or detached open space. Doing so would follow the policy of providing as much single-loaded road as possible abutting the Monument.

III. NEIGHBORHOOD/PUBLIC CONCERNS

The following neighborhood associations were notified: Paradise Hills, Paradise Ridge Homeowners Association, Taylor Ranch, Ventana Ranch, Volcano Cliffs, Volcano Trails, and the Westside Coalition of Neighborhood Associations.

Alan Schwartz expressed a general concern that the proposed development vision does not meet the intent of the policies from the West Side Strategic Plan (WSSP) and Comprehensive Plan. These concerns are addressed in detail in Attachment 1: Comment Matrix. In general, Staff wants to clarify that the Sector Plan proposes that all but the Transition Zones be designated a Major Activity Center, which would meet the preponderance of objectives for MACs as set out in the Comprehensive Plan.

Mr. Schwartz and some Commissioners requested an analysis of how the proposed Sector Plan would affect the jobs-housing imbalance. Because the proposed zones are mixed-use and could develop within a wide range from exclusively non-residential to exclusively residential, it is not feasible to perform such an analysis. It is more important to note that compared to the existing R-D zoning, the proposed zone changes provide the opportunity for an employment center where none existed before. The Sector Plan does not have the power to create jobs, and staff believes that the current proposal to allow a mix of high-density residential, commercial, and manufacturing uses provides the best opportunity to attract a wide range of jobs, goods, and services and new residents in a development pattern that is walkable, bikable, and transit-supportive.

Rene Horvath testified to the concerns of her Taylor Ranch Neighborhood Association. These include fugitive dust (typically fill from construction that escapes the site and blows into the Monument, covering the Escarpment), architectural detail and quality, open space preservation, and regional traffic congestion. Staff believes the draft plan adequately addresses these concerns. Section 7.5 addresses fugitive dust. Sections 6 & 8 address architectural detail and quality. Sections 7 & 10 address open space preservation. Sections 4 & 5 address regional traffic congestion, including the following vital components:

- recommended additional access from Unser Boulevard and Paseo del Norte,
- a loop road to disperse traffic before the Unser/Paseo intersection,
- a mandatory street network that sets a grid of streets,
- non-mandatory streets that provide additional access and traffic dispersal,
- a compact development pattern to encourage walkable districts,
- a transit connection to encourage multi-modal transportation options, and
- a focus on creating an employment center to provide opportunities for jobs on the West Side that can eliminate the need for river crossings each morning and evening.

Kurt Anschuetz was concerned that the policy language was not strong enough or presented with enough coherency to guide decision-makers. Staff would like to clarify that "should" is the appropriate policy language to denote guidance ("shall" denotes regulatory language that is required, not guidance). Staff is recommending more cross-referencing of goals, policies, and regulations to provide more coherence and guidance for decision-makers.

Mr. Anschuetz also questioned whether the recommended additional access points are not sufficient to provide adequate safe pedestrian access throughout the Plan area and beyond. Staff believes the access points being recommended already push the envelope of what would be approved by the MTB, which has ultimate authority to grant access. Staff is discussing adequate pedestrian accommodations for crossing Paseo and Unser, including the possibility of pedestrian bridges or pedestrian refuges. Staff believes the language in the Plan provides the appropriate encouragement and policy direction for such accommodations. It should be recognized that pedestrian bridges, which provide the safest access for pedestrians, are costly but seldom used by pedestrians. Grade-separated roadways are also costly and have potential negative effects on adjacent commercial uses, which require visibility and access. Again, staff believes the Plan

proposes an appropriate balance of access for vehicles and pedestrians given the access limitations on Paseo and Unser.

Finally, Mr. Anschuetz emphasized the importance of balancing the interests of the community with the interests of property owners to develop on their property, particularly when it comes to ensuring architectural quality, encouraging contextual development that matches this area's unique cultural history, and protecting the area's unique natural environment. Staff believes the Plan strikes an appropriate balance between the interests of the community and property owners, between predictability of development for the community and flexibility of development for property owners, between the built and natural environment, and between incentives and regulations to accomplish the Plan's goals.

The AIA Albuquerque reviewed the Plan at the City's request and had three major concerns:

1. The Plan's design standards were overly prescriptive and may hinder or delay development.
2. The design review process did not seem to offer streamlined process, and in particular, the Volcano Heights Review Team may impose roadblocks without being staffed by design professionals.
3. The Plan's design standards did not address regional climate concerns, particularly requirements for glazing regardless of building orientation.

Staff responded to each concern extensively in the attached comment matrix, but in general, staff believes that the Plan provides appropriately specific design standards at the level of a master plan to address the checkerboard ownership within the Plan area. The Plan's design standards are typical of those decided by a master developer, which ensures an architectural standard and quality built environment and minimizes risk for individual developers who follow the plan, which allows a streamlined administrative review of projects without a public involvement process to avoid project delays or curveballs. Many of the design standards are presented as a menu of options, with requirements to incorporate, for example, two of 12 possible architectural features. In addition to this flexibility, the Plan's deviations available administratively and exceptions available via the EPC process provide adequate room for design innovations and accommodations for unforeseen challenges.

When major infrastructure must be coordinated, providing a streamlined review process is challenging. The Plan offers the opportunity for TIDDs, SADs, and PIDs to stand in for Site Development Plans for Subdivision, allowing projects within the TIDD/SAD/PID area to proceed directly to administrative approval for Site Plan for Building Permit. Where infrastructure is in place, projects that follow the standards of the plan are eligible for administrative review. The Volcano Heights Review Team can be formed with relevant representatives of agencies and departments at the discretion of the Planning Director or his/her designee to solve particular problems posed by a project. This non-judicial review body is intended to provide the freedom outside of an official process to work collaboratively and creatively to remove obstacles to development.

Lastly, Staff recommended conditions to include provisions for solar efficiencies and/or energy in both the minor deviations and exception languages to provide the flexibility to respond to climate and site context.

IV. CONCLUSION

Staff has responded to the outstanding concerns of property owners and stakeholders. Additional information about necessary infrastructure has been identified and in some cases incorporated into the draft plan. Additional meetings with implementing agencies have confirmed that Volcano Heights is on their radar, they are comfortable with the level of detail and direction provided in the sector plan, the sector plan must move forward in the adoption process as the next necessary step prior to implementing the Plan vision, and implementing agencies are prepared to coordinate with property owners in the future.

The Planning Department requests that the EPC vote to send a recommendation of approval to the City Council at the EPC hearing December 6, 2012. Based on Staff responses to Commissioner, agency, and public comments (see Attachment 1: Comment Matrix), the draft, subject to Conditions, is ready for Council review.

Together with the initial staff report, this staff report includes sufficient policy justification to support approval. The Plan provides policies and regulations to guide development over the next 20 years. The Plan supports the implementation of a preponderance of Rank I and II Plan policies, as well as providing compatibility with relevant Rank III Plans.

In particular, the Plan envisions an urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center. Not only does this vision promise to address the imbalance of jobs and housing on the City's east and west sides, it is also a unique opportunity to take advantage of an untapped market for vibrant pedestrian- and transit-oriented development on the City's West Side. The Plan's policies, regulations, and incentives are aimed toward placemaking partly as an economic development strategy. The Plan attempts to create a vibrant district where people can work during the day, play during the evenings and weekends, and live throughout the year. There is growing recognition that attracting and retaining talented employees is one of the strongest factors of economic resilience in this era of technology that allows many businesses to locate anywhere they choose. High-quality public and private spaces can attract and capture employers, retail, and potential employees who are part of the creative class, which values amenities available in urban areas. As an article on placemaking in On Common Ground explains, successful regions exhibit "qualities of place that satisfy the desires of creatives and reflect key principles – density, walkability, mixed-use, access to transit, concern for the environment – of smart growth" (Spring 2011).

This vision also benefits the regional traffic network by bringing goods and services closer to existing predominantly residential areas, reducing the number and length of trips on the region's already-congested roads. By providing opportunities for employment on the West Side, the Plan potentially alleviates the need for commutes east across the river to existing job centers and may increase reverse commutes from the east to the west side, which could help support regional transit operations, as the buses that serve the west side are typically empty as they head west

during peak a.m. travel hours and east during peak p.m. hours. The Plan's proposed pattern of dense, walkable, urban development accessible by pedestrians, cyclists, and transit, in addition to cars, offers further opportunities to reduce auto-travel and encourage healthful, sustainable transportation options. Lastly, the Plan's proposed mandatory street network provides a backbone street grid to serve new development, provide redundancy to benefit the regional traffic network, and disperse congestion on the area's existing roads. Land use and transportation have been closely coordinated in the Plan to be mutually supportive within the Plan area as well as beneficial to the existing development pattern and range of West Side development options.

While this vision of urban density might seem to be in conflict with the Plan area's location adjacent to the Petroglyph National Monument, the Plan uses a combination of policy, regulation, and incentives to ensure compatibility with and enhancements to the natural environment. The preservation of rock outcroppings throughout the Plan area is encouraged not only for conservation purposes but as part of a larger strategy of placemaking that capitalizes on the unique landscape that can contribute to and benefit from efforts to create sense of place. The optional bonus height system embodies this attempt to balance the benefits to built and natural environments, offering incentives for additional height and density in exchange for commensurate benefits for vibrant public spaces and preservation of views, rock outcroppings, and natural vegetation.

The Plan's strategies emphasize balance and compromise. The Plan embodies compromises among varied stakeholder interests on issues such as views, rock outcropping preservation, building heights, density, and predictability of high-quality development. The Plan balances the predictability of high-quality development across property owners, along corridors, and over time provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process. Lastly, the Plan's approach seeks a balance between regulations and incentives to accomplish its vision and goals. These strategies are presented in the Plan primarily through detailed tables and illustrative graphics in an attempt to provide clear, concise guidance to staff, developers, and property owners.

The Plan's vision, strategies, and innovative approach are ample justification for its adoption.

FINDINGS – 12EPC -40061 – December 6, 2012 – Recommendation of adoption of the Volcano Heights Sector Development Plan

1. This is a request for approval of the Volcano Heights Sector Development Plan, an area surrounding the intersection of Paseo del Norte and Unser Boulevard, including approximately 570 acres. The Plan area boundaries are Paseo del Norte to the north, the Petroglyph National Monument to the east, the Volcano Cliffs SDP to the south, and Universe Boulevard to the west.

2. The Plan area currently contains properties zoned RD, SU-1 for PRD, and SU-1 for C-1 uses.

3. In 2006, a Volcano Heights Sector Development Plan (SDP) was adopted for a larger area but was appealed to court and ultimately remanded back to the City in 2008/9. The plan area was broken into three distinct but related sector development plans intended to guide future development in the area that was renamed the Volcano Mesa community. Volcano Cliffs SDP was adopted in May 2011, and the Volcano Trails SDP was adopted in August 2011. The three plans share similar policy underpinnings that are included in the Rank II West Side Strategic Plan's 2011 Volcano Mesa amendment, which recommends the designation of a Major Activity Center in Volcano Heights. In 2010, another draft Volcano Heights Sector Development Plan was submitted to the adoption process, heard several times at the Environmental Planning Commission, and ultimately withdrawn in October 2011.

4. This 2012 Volcano Heights Sector Development Plan has a boundary modified slightly from previous planning efforts and includes a new zoning strategy, mandatory street network, policies, goals, and recommended implementation steps. The Plan includes regulatory site development standards and building design standards associated with each zone as well as general to all zones; street and streetscape standards; signage standards; and open space, landscaping, and site lighting design standards.

5. The Volcano Heights SDP provides a balanced approach to achieve the following:

   (A) The Plan addresses the imbalance of jobs and housing on the City's east and west sides by proposing to change existing zoning from single-family uses to a mixed-use, urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center.

   (B) The Plan addresses the challenge of multiple property owners and undeveloped land with highly coordinated land-use and transportation regulations that emphasize coordination across property owners, along corridors, and over time.

(C) The policies, regulations, and incentives in the Plan work together to create a distinct district with a sense of place that respects and enhances the unique natural environment and adds to the range of development options on the City's West Side.

(D) The Plan seeks to balance the built and natural environments through a combination of policies, regulations, and incentives that emphasize high-quality development as well as preservation options for views, rock outcroppings, and sensitive lands.

(E) The Plan seeks to balance the predictability of high-quality development provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process.

6. The Plan proposes to replace all zoning within the Plan area with one of the following zones: SU-2/VHTC (Volcano Heights Town Center), SU-2/VHRC (Volcano Heights Regional Center), SU-2/VHVC (Volcano Heights Village Center), SU-2/VHMX (Volcano Heights Mixed Use), SU-2/VHNT (Volcano Heights Neighborhood Center), or SU-2/VHET (Volcano Heights Escarpment Transition).

7. The proposed zoning is justified under R-270-1980 per the following considerations:

(A) The proposed zoning is consistent with the health, safety, morals, and general welfare of the city because it helps ensure that all development furthers the goals and policies of the Comprehensive Plan and other applicable plans and provides opportunities for additional employment on the West Side that can help address the imbalance of jobs to housing that creates significant traffic congestion and negatively impacts quality of life for residents.

(B) The Plan's proposed zoning implements established policies in the Rank I Comprehensive Plan, Rank II West Side Strategic Plan, Rank II Facility Plan for Major Public Open Space, Rank III Northwest Mesa Escarpment Plan that provide sound justification for the proposed zoning changes. (See also Findings # 7-11.)

(C) The proposed zoning poses no significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments as outlined in Findings #7-11.

(D) Existing RD zoning is inappropriate because:

1. community conditions have changed, including existing and anticipated traffic congestion and a preponderance of single-family residential uses without the balance of nearby employment opportunities; and
2. the proposed range of mixed uses in each zone would be advantageous to the community, as articulated in the Comprehensive Plan, by providing the opportunity for employment, retail, and services in close proximity to existing residential areas and future residents in the Plan area. (See also Finding #7.)

(E) Permissive uses in the proposed zones would not be harmful to adjacent property, the neighborhood, or the community because the mix of uses and the urban form resulting from the design standards create compatibility within the Plan area and with adjacent development. The Plan's proposed development pattern of walkable and transit-supportive retail, employment, and residential uses provides benefits for existing and future residents.

(F) Proposed zone changes do not require major and unprogrammed capital expenditures by the city. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all require property owners to collaborate, vote to institute the mechanism, and work with the City to implement the agreed-upon infrastructure improvements.

(G) The cost of land and other economic considerations are not the determining factor for the proposed zone change

(H) The VHSDP does not use "location on a collector or major street" as the justification for establishing mixed-use zoning within the Plan area; rather the location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.

(I) The Plan does not propose spot zones; rather the Plan proposes a rational nesting of zone categories, with the most dense and intense at the center, and least dense and intense at the borders where the boundaries abut existing single-family residential areas to implement Comprehensive Plan policies.

(J) The Plan does not propose strip zones; rather the Plan proposes a strategy of land use coordinated with a mandatory transportation network to allow the development of all properties, create transitions between zones, and implement Comprehensive Plan policies.

8. This Plan implements the following policies of the Rank I Albuquerque/Bernalillo County Comprehensive Plan:

(A) The West Side Strategic Plan's Volcano Mesa community and its Major Activity Center (MAC) designation and policies address the existing conditions of the Volcano Heights Plan area to ensure compatibility of development on vacant land with existing neighborhoods, urban services and facilities, and natural features (II.B.5 Developing and Established Urban Areas Goal and Policies c, d, e, g, n).

(B) Higher-density housing in the Volcano Heights MAC, with access to Paseo del Norte and Unser Boulevard, is appropriate to support employment and service uses. The MAC's development pattern, Transition zones, and proposed densities along arterial and collector streets will protect existing residential areas and views, minimize traffic, and enhance livability via context sensitive design standards and a mandatory street network (II.B.5 Developing and Established Urban Areas Goal and Policies h, i, k, l, m).

(C) The Volcano Heights SDP zoning and design standards will protect and preserve open space areas, including the Escarpment, Petroglyph National Monument, and basalt rock outcroppings. Community open areas that tie into the open space network are encouraged through a combination of regulations and incentives in the Plan (II.B.1 Open Space Goal and Policies c, d, f, g, h, j).

(D) The West Side Strategic Plan MAC for Volcano Heights will provide a way to address the jobs/housing imbalance in the area with new job opportunities, densities, and structure sizes that are appropriate to and buffered from nearly low-density residential areas via Transition zones (II.B.7 Activity Centers Goal and Policies c, e, f and II.D.6 Economic Development Goal and Policies a and g).

(E) More compact development, coupled with a multi-modal transportation system will improve air quality compared to what could be developed under the pre-existing zoning (II.C.1 Air Quality Goal and Policies b and d).

(F) Volcano Heights SDP contains a combination of regulations and incentives to protect, preserve, and enhance the area's unique archaeological resources, including an incentive for interpretive signage to educate visitors and residents about the area's history, culture, and geology (II.C.6 Archaeological Resources Goal and Policy c).

(G) The Volcano Heights SDP, particularly its zoning and design standards that include native plant lists and streetscape standards, will lead to a quality developed landscape that preserves and enhances the natural and built environments. Building, streetscape, and site development standards will ensure a quality developed landscape that preserves and enhances this community's identity via a high-quality built environment that is in harmony with the area's unique natural setting (II.C.8 Developed Landscape Goal and Policies a, d, e; II.C.9 Community Identity and Urban Design Goal and Policies b, c, e).

(H) Volcano Heights SDP's energy incentives built into the height bonus system, its multi-modal street network, and transit-supportive development pattern promote energy efficiency, variety of transportation, and expansion of transit corridors and service. The plan's multi-modal cross sections, mandatory street network, and transit corridor – coordinated with ABQ Ride, DMD, and the Mid-Region Council of Governments (MRCOG) – will serve existing and future transportation needs for all users and, in conjunction with the compact development pattern, reduce peak hour demands in the morning hours on regional roads (II.D.3 Energy Management Goal and Policies a and d, II.D.4 Transportation and Transit Goal and Policies c, f, o).

9. The Plan implements the following policies of the Rank II West Side Strategic Plan:

(A) The Plan's proposed density, mixed-use development pattern and scale, location at the intersection of major arterials, and multi-modal street network create the appropriate conditions to support a Major Activity Center on the West Side that provides opportunities for employment to address the existing jobs/housing imbalance (1.1, 1.9, 1.18, 3.85, 3.95, 3.96).

(B) The Plan's implementation strategies encourage the creation of Public Improvement Districts, Special Assessment Districts, and public/private partnerships, as well as further collaboration with implementing agencies such as Albuquerque/Bernalillo County Water Utility Authority, Albuquerque Metropolitan Area Flood Control Authority, ABQ Ride, Mid-Region Council of Governments, and City Department of Municipal Development (3.98).

(C) Mandatory street networks, requirements for usable and detached open space, and regulatory and incentive-based protections for archaeological and geological resources, native plant lists, grading and construction mitigation standards, and context-sensitive zoning and design standards will work together to protect the area's sensitive resources and encourage development in harmony with the unique natural setting (3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108).

(D) Adequate access and transportation choices for all users are supported by recommended intersections along Paseo del Norte and Unser Boulevard; proposed high-capacity transit corridor and transit-supportive densities, land uses, and development patterns; and multi-modal cross sections (3.110, 3.111, and 3.112).

10. The Plan implements the following policies in the Rank II Facility Plan for Major Public Open Space:

    (A) The Escarpment Transition zone limits building height, scale, massing, building color, and density adjacent to the Petroglyph National Monument to ensure compatible development. The transition zone works with the proposed single-loaded Park Edge Road to protect visual access and view corridors (Design Guidelines for Development Adjacent to Major Public Open Space B.3.A and B.3.B; Resource Management C.6.E, West Side Open Space, Section 4, Policy C.1).

    (B) Grading and construction mitigation regulations, Park Edge Road and associated bioswale/linear pond, and coordination with a future drainage management plan by AMAFCA will protect the escarpment by managing stormwater and controlling erosion (West Side Open Space, Section 4, Policy D.1).

11. The Plan implements policies in the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020) by limiting electrical uses in the Escarpment and Neighborhood Transition zones to ensure the appropriate siting of electrical facilities away from residential areas, sensitive lands, and highly visible topographic areas (Standard III.A.1, III.A.9, and III.A.10).

12. The Plan's height limits, color restrictions, drainage and construction mitigation regulations, reflectivity limits, Park Edge Road, Escarpment Transition zone, bonus height system, multi-modal street network, and sign standards complement many policies of the Rank III

Northwest Mesa Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35) and are compatible with the Rank III Unser Boulevard Design Overlay Zone (DOZ). Where this Plan conflicts with the NWMEP, this Plan prevails unless otherwise stated in this Plan. Where this Plan conflicts with the Unser Boulevard DOZ, the most restrictive regulation prevails. Where this Plan is silent, regulations of the other relevant Rank III plans prevail.

13. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Facility Plan for Open Space, Facility Plan: Electric System Generation and Transmission (2010-2020), Northwest Mesa Escarpment Plan, Unser Boulevard Design Overlay Zone, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

14. The Albuquerque/Bernalillo County Water Utility Authority, Albuquerque Metropolitan Area Flood Control Authority, and City Department of Municipal Development are planning for future implementation of infrastructure improvements in Volcano Heights that will help bring the Plan's goals and vision to fruition in collaboration with private efforts from property owners and other implementing departments and agencies.

15. After significant negotiations as to effective traffic systems; views, open space, and sensitive land preservation; and the balance of built and natural environments, the public involved in the planning process thus far supports the compromises about these issues embodied in the Plan. Major stakeholders, property owners, the National Park Service, and involved neighborhood associations understand that this Plan represents a balanced attempt to address and meet all needs for the benefit of the City and the larger region.

RECOMMENDATION - (10EPC-40061) (October 4, 2012)

APPROVAL of 12EPC-40061, a request for approval of the Volcano Heights Sector Development Plan, based on the preceding Findings and subject to the following Conditions.

P.M.

Mikaela Renz-Whitmore and Petra Morris,
Planners

CONDITIONS FOR RECOMMENDATION OF APPROVAL- Project # 1009414 12EPC 40061 December 6, 2012

[Note: Page and section numbers refer to the draft plan presented at the October 4, 2012 EPC hearing. Numbers in brackets refer to the line item in the Comment Matrix prepared for the December 6, 2012 EPC Hearing and included in this staff report as Attachment 1. PC = Public Comment, AC = Agency Comment, CC = Commissioner Comment, and SC = Staff Comment]

1. On page 4, section 1.3, add the following text to the end of the 3rd paragraph: "Safe, reliable electric service is the cornerstone of economic development for the Plan area." [AC 55]
2. On page 5, Exhibit 1.1, edit labels to show correct placement of Universe Blvd., Unser Blvd, and Golf Course Rd. [AC 21]
3. On page 8, section 1.7.2(ii), insert the following text: "The optional bonus height system is intended to provide additional height and density incentives for development in appropriate locations that enhances the built and natural environments." [PC 145]
4. On page 7, section 1.6, replace "Development Vision for Full Build-out" with "Anticipated Build-out". In the text of the following paragraphs, replace "vision" with "anticipated build out." In the titles of Table 1.1 and 1.2, replace "Development Vision" with "Anticipated Build-out." [PC 18]
5. On page 7, in the second paragraph under section 1.6, add to the end of the second sentence the following: "(approximately 477 acres)" [SC 1]
6. On page 14, section 2.1.1, add the following sentence to the end of the second paragraph: "Table 2.2 summarizes the precedence of this Plan with other relevant plans and procedures." [PC 24]
7. On page 14, Table 2.1, replace "Facility Plan for Electric Service Transmission and Subtransmission Facilities" with "Facility Plan: Electric System Generation and Transmission (2010-2020)." Note in the third column "Predominantly Policy" [AC 56]
8. On page 16, section 2.2.1(iii), add "and Regional Center" after "Escarpment Transition Zone." [SC 2]
9. On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence. [PC 200.2]
10. On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence. [AC 2]

11. On page 24, section 3.2.3(i), add the following text to the end of the existing text: "Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred."" "Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred." [AC 58]
12. On page 20, section 3.1.3, add the underlined phrase below to the existing language: "The provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, and standards as amended except for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and as noted herein." [AC 57]
13. On page 20, section 3.1.7(i), edit the end of the final sentence to read: "applicability of the various sections of this Plan to development and redevelopment projects." On page 22, Table 3.1, change the title to read "Applicability of Plan Sections by Development Type" and change the second item to read "Renovations associated with change of use/expansion of use with no expansion of building." [PC 106]
14. On page 26, section 3.2.6, add a new subsection (i) with the following language: "City Open Space Division should be included in the review process where the development occurs within the Impact Area as defined by the NWMEP or within 200 feet of a significant rock outcropping as shown in Exhibit 10.1." [AC 91]
15. On page 26, section 3.2.6, add as a final bullet of potential VHRT members: "An AIA representative(s) or other licensed design professional(s)." [PC 102.1]
16. On page 26, section 3.2.6, add the following text: "As the Plan area develops, PNM must be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement." [AC 59]
17. On page 28, in Table 3.2 for "Location/geometry of Mandatory Streets," edit the Minor Deviation Allowed description as follows: delete "affected" and add to the end of the sentence: "when it affects their properties." [SC 3]
18. On page 29, Table 3.2, add the following text as a new criterion under "Built-to zones/setbacks" after "changes to avoid natural and/or culturally significant features or sensitive lands": "building placement to protect view corridors or enhance solar efficiencies." [PC 77]
19. On page 31, Table 3.3, add the following text to the criteria for "Built-to Zones/Setbacks" after "changes in the width of a sidewalk": "or building placement to protect view corridors or enhance solar efficiencies." [PC 77]
20. On page 29, Table 3.2, add the following text as a new element beneath "Building Design Standards": in the second column: "Street screens next to elevated roadways" and in the third column: "Where the roadway grade exceeds the approved property grade by more than 4 feet, the requirement for a street screen may be eliminated." [PC 33]
21. On page 31, in Table 3.3, Major Deviation Criteria, under the "Criteria" column in the first paragraph, add the underlined phrase below to the existing language: "Changes to the build to

zones and setbacks may only be due to any changes to the street cross sections, changes due to utility use or changes in the width of the sidewalk." [AC 62]

22. On page 31, in Table 3.3, under the "Major Deviation Allowed" column in the first paragraph, add the underlined phrase below to the existing language: "A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features, or for the purpose of utility use, a greater allowance is permitted on a case-by-case basis." [AC 61]
23. On page 31, section 3.2.13(i), add the following to the end of the paragraph: ""and/or accommodate utility use or public utility structures." [AC 63]
24. On page 36, Table 3.6, change title of item 10 to read: "Renovation associated with change of use within an existing buiding or structure (with no exterior façade changes)". [PC 112]
25. On page 39, add a definition for "Approved Grade" as follows: "The grade approved by the City hydrologist that meets the requirements of the drainage ordinance, provides sufficient conditions to link to utilities, but imports the least amount of fill. Approved grade may or may not be the same as the nearest roadway grade." [PC 25]
26. On page 43, section 3.5, edit the definition of "Low Impact Design" to delete "green roofs" and add "water harvesting in landscape areas, parking islands, and street medians." [AC 49]
27. On page 46, section 3.5, add a definition for "Public Utility Structure" referencing the Zone Code definition in §14.16.1.5. [AC 60]
28. On page 49, section 3.5, add a definition for "Slip Lane" as follows: "A traffic lane provided along a thoroughfare to allow vehicles to drive at a slower rate than the through lanes without interfering with through traffic. Slips lanes are separated from the through lanes by a median and typically allow parking on one or both sides." [SC 4]
29. On page 50, add the following to the definition of Special Assessment District at the end of the existing text: "See Section 13.3.1." On page 50, add the following to the definition of Tax Increment Development District at the end of the existing text: "See Section 13.3.3." On page 46, add the following to the definition of Public Improvement District at the end of the existing text: "See Section 13.3.2.) [CC 5]
30. On page 57, add the following note above Exhibit 4.3: "NOTE: These recommended intersections are shown for illustrative purposes only. This Sector Plan does not have the power to grant access. Measurements are shown to demonstrate how far apart the proposed intersections are, given the existing limited-access policy of 1/4 mile (1,320 feet) spacing for RI/RO intersections and 1/2 mile spacing for full intersections." [AC 24]
31. On page 58, add a new section 4.5.4 with the following text: "Site distance shall follow current ASHTO standards." [AC 26]
32. On page 58, add a new section 4.5.5 with the following text: "ADA guidelines shall govern minimum sidewalk widths to to provide unobstructed passage from impedances, including but not limited to landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes. [AC 31]

33. On page 58, Exhibit 4.4, add a note as follows: "Note 2: Buffer = separation between the bicycle lane and vehicle lane." Add the same note to subsequent exhibits where a buffer is included. [AC 30]
34. On page 58, section 4.5.3, edit the first sentence as follows: "Alleys provide access for service and maintenance vehicles and access to parking areas for private vehicles while screening these vehicle uses from the public realm." [AC 25]
35. On page 59, add a note to Exhibit 4.4 that parking shown is reverse-angle parking. [AC 27]
36. On page 59, section 4.6.1(iii)f and subsequent sections, delete "match the material of the sidewalk and". [PC 116]
37. On page 61, Exhibit 4.6, label the center lane as "Turn Bay." Add a note as follows: "Note 2: The center lane is a two-way left turning lane." [AC 32]
38. On page 66, edit Exhibit 4.10 and 4.11 to move fence into the BTZ. [AC 35]
39. On page 66, edit Exhibit 4.10 to show curb and gutter at the median. [AC 34]
40. On page 66, Exhibits 4.10 and 4.11, revise to show BTZ ending at main façade. [SC 6]
41. On page 66, section 4.6.4, add a new subsection (iv) that introduces the idea of a bioswale/linear pond as appropriate and beneficial next to the Park Edge Road. On page 177, section 11.5.4, add a new goal for a bioswale/linear pond. On page 190, section 12.5.3, add a new subsection (iii) that includes a policy encouraging bioswale/linear pond next to the Park Edge Road. [AC 48]
42. On page 67, edit Exhibit 4.12 to label center lane as median and show tapering at intersection. Add a design solution to minimize conflict with bike lane and right-turning movement of vehicles. [AC 36]
43. On page 69, Exhibit 4.14, delete "Shared." [AC 37]
44. On page 71, section 4.6.6(ii), turn existing language into subsection a. Add a new subsection b with the following text: "Slip lanes are for one-way movement only. Directional signage shall be required."[AC 38]
45. On page 72, Exhibit 4.17, move tree location to the sidewalk. [AC 43]
46. On page 73, section 4.6.8(i), replace "major" with "minor." [AC 44]
47. On page 75, section 4.7.3(iii), change "development agreement" to "legally binding agreement duly executed and acknowledged" to be consistent with terminology in the City Zoning Code Section 14-16-3-1(E)(6)(b) 4 and 6. [PC 26]
48. On page 78, add a new section 4.7.7 Typical Streets with Public Utility Easement. Add a purpose/intent statement explaining that utilities are typically to be provided via alleys. Where alley access is not possible, electric utility facilities must be accommodated on streets. Add an exhibit as provided by PNM. On page 138, section 7.6.1(c), add a cross reference to section 4.7.7. [AC 64.2]

49. On page 78, section 4.7.6, add a new subsection (i) with the following language: "Prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations." Renumber subsequent sections accordingly. [AC 46]

50. On page 79, section 4.8.2, change "abutting" to "adjacent" and add to the end of the sentence "per the Street Tree Ordinance, Section 6-6-2-1. Delete section 4.8.6 entirely and renumber subsequent sections. [AC 11]

51. On page 79, section 4.8.3, add the following sentence at the end of the existing text: "It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities." [AC 67]

52. On page 80, section 4.9, include a new subsection 4.9.8 Encroachments with the following language: "Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities should be carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities." [AC 63.1]

53. On page 80, section 4.9.7, delete "and landscaped" and add "available from the Development Review Committee" after "City standards". Inside the bracket, add "See also" before "DPM" and delete "and reference pending for landscaping". [AC 12]

54. On page 82, section 4.11.3, add a new sentence to the end of the existing text as follows: "Where street furniture is placed within a public utility easement, approval by utility companies will be required." [AC 68]

55. On page 82, section 4.11.3, add the following sentence before the existing text: "Street furniture placement and procedure shall follow the DPM Chapter 8." Add to the end of the following sentence: "which may include the City Engineer, Zoning Enforcment Officer, and Code Administration Division." [SC 7]

56. On page 85, revise Regional Center sketch. [SC 8]

57. On page 86, section 5.2.5, revise the end of the first sentence in the second paragraph to read: "as well as some smaller-scale office uses." [SC 9]

58. On page 89, section 4.6.1(iii)i and where it appears in subsequent sections, add to the end of the bracket: "via a revocable permit." [AC 28]

59. On page 90, Table 5.1, edit MU-12 to read: "Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants" and MU-13 to read: and "Electric substations, telephone switching stations". [AC 69]

60. On page 92, Table 5.1, add a note corresponding to the asterisk on item OU-1: "* Model homes are limited to a time period until all the homes are sold in the neighborhood." [CC 7]

61. On page 92, Table 5.1, add an asterisk next to items OU-12 and OU-13 to correspond with the following note: "Note: As defined and regulated by the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020)." [AC 70]

62. On page 92, Table 5.1, item OU-6, change TC and VC to a conditional use. On page 97, Table 5.2, add an item OU-6 for Attached Garage, second column specifying Town Center and Village Center, with the following text: "Shall be alley-accessed." [PC 126]

63. On page 101, note #7 [SC 10]

64. In Section 6.0, edit language to remove subjective terms such as "generally" where they appear with "shall." Where it is intended that staff should have some latitude to interpret compliance, change "shall" to "should" to signal guidance versus a requirement. [PC 179]

65. On page 103, section 6.1.9(i), insert "should" prior to "have." In section 6.1.9(ix), change "are" to "should be." Reorganize 6.1.9 to group mandatory and non-mandatory standards. [PC 132]

66. On page 104, 6.1.0 and where it occurs in subsequent sections, replace "three-step process" with utilizing a process other than a one-step process." [PC 235]

67. On page 104, section 6.1.11(ii), page 111, section 6.2.12(ii), page 116, section 6.3.11(ii), page 121, section 6.4.12(ii), page 126, section 6.5.10(vi), page 127, section 6.5.11(vii), replace existing text with the following language: "To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited." [PC 75.2]

68. On page 105, section 6.1.12, and subsequent zones, add an item (xiii) with the following text "other, as approved by the Planning Director or his/her designee." [PC 138]

69. On page 109, section 6.2.9(iii), change "shall" to "may." [PC 183]

70. On pages 110 and 120, sections 6.2.10(i)a and 6.4.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, or glass block." [SC 20]

71. On page 124, section 6.5.4, and page 129, section 6.6.4, remove requirements for first floor-to-floor height, ground floor finish level, and upper floor-to-floor height. [PC 76]

72. On page 126, section 6.5.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, glass block, split-face concrete, pre-cast concrete panels, or tile." [SC 21]

73. On page 134, add a note to correspond with the existing asterisk in item I.a with the following text: "See Section 12.1.3 on page 180 for more discussion of the potential benefits." [PC 82]

74. On page 134, Table 7.2, add a note that 5 bonus points shall be granted for amenities made available to the public through a public access easement. [AC 13]

75. On page 137, section 7.4.4, edit the first sentence as follows: "Fill shall be limited to 4 feet except as deemed necessary for site development and drainage by the City hydrologist."[AC 90]

76. On page 138, add a new section 7.5.5 with the following text: "The National Park Service and/or City Open Space Division shall be permitted to monitor any construction staking and/or blasting activities near the Monument boundary. No construction easements on the Monument shall be granted." Renumber subsequent sections accordingly. [AC 88]
77. On page 138, section 7.5.5, move existing text to section 7.4 as a new subsection 7.4.6. Add new text to 7.5.5 as follows: "Clear limits of construction shall be established so that construction activities do not encroach on Monument. Construction or silt fencing shall be placed no less than 12" from the Monument boundary." [AC 87]
78. On page 138, section 7.6, add a new subsection 7.6.2 Drainage with the following text: "A Drainage Management Plan will be required to assure that the capacity of downstream drainage facilities is not exceeded by subsequent development of the Plan area." [AC 53]
79. On page 138, section 7.6.1(i) c., add the following sentence to the existing language: "Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks." [AC 73]
80. On page 138, section 7.6.1(i)b, add the following sentence to the existing language: "Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons." [AC 72]
81. On page 139, section 7.6.1(ii)b, add the following sentence to the existing language: "All uses shall require an encroachment agreement with PNM." [AC 74]
82. On page 139, section 7.6.1(ii)d, add the following phrase to the end of the existing language: "and are subject to removal." [AC 76]
83. On page 142, section 8.1, change "shall" wherever it appears to "should" to indicate purpose and intent. [PC 148]
84. On page 143, 8.4.1, add "(see Appendix E)" after "NWMEP." Insert a new Appendix E "Approved Colors," which should be the same as "General Regulation B - Approved Colors" in the Volcano Cliffs Sector Development Plan, and re-letter subsequent appendices accordingly. [PC 149]
85. On page 146, add a new section 8.8.5 with the following text: "All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair." [AC 77]
86. On page 154, Section 10.3.1, in the second paragraph, delete "a buffer of 100 feet." Delete the last sentence in brackets entirely. [SC 29]
87. On page 156, section 10.4.4(ii)b, delete "publicly accessible." [PC 154]
88. On page 157, section 10.4.7, edit the final sentence after the parantheses to read "irrigation shall be provided for a minimum of the first three growing seasons..." [AC 15]
89. On page 159, in Table 10.3 under item (iv) remove the second bullet in its entirety. [AC 19]

90. On page 159, section 10.5.1, add a final sentence as follows: "This provision is of major significance to the City of Albuquerque." [CC 1]

91. On page 161, Table 10.3, add the following sentence to the first bullet for item (xvi): "Other materials may be used as acceptable to the City Open Space Division." [PC 156]

92. On page 161, Table 10.3, remove item (xix) in its entirety. [AC 16]

93. On page 162, section 10.6.2(i), add the following sentence to the existing language: "Public utility structures are excluded." [AC 79]

94. On page 162, section 10.6.2(iii), add the following sentence prior to the final sentence: "Use of block to create patterns is encouraged." Add the following phrase to the end of the final sentence: "except at public utility structures." [AC 80]

95. On page 180, a new policy section 12.1.8 shall be added with text as follows: "Open space areas should be considered for Low-Impact Design." [AC 50]

96. On page 180, section 12.1.3, add the following text at the end of the existing paragraph: "The costs of archaeological resource mitigation tend to be much higher than the alternative of in-place avoidance. The protection of archaeological sites through avoidance is included in this Plan as an incentive for greater development density and height through the optional bonus height system as well as rock outcroppings counting double their square footage to satisfy either usable or detached open space requirements. [See Section 7.3 and Table 7.2 for the bonus height system and Section 10.4.12 for the square footage incentive.]" [PC 82.1]

97. On page 182, insert a new 12.3.1 with the following text: "Regionally Signficant Roads: Paseo del Norte and Unser Boulevard through the Plan area are vital to the realization of the Major Activity Center and associated benefits of job creation and alleviation of regional traffic congestion. Both also serve a vital regional transportation function and will continue to serve existing and future development beyond the Plan area. The cross sections in this Plan are specifically designed to serve both regional transportation needs and the proposed multi-modal urban development pattern envisioned by the Plan. As such, the City should prioritize and secure funding to help with the construction of Paseo del Norte and Unser Boulevard within the Plan area per the cross sections within this Plan. Segments that are necessary for implementing enhanced transit service should be prioritized for funding." Renumber subsequent sections accordingly. [PC 36 and PC 36.1]

98. On page 182, section 12.3, add the following text as a new paragraph: "Developing walkable urban centers is key to ensuring pedestrian safety. The Federal Highway Administration (FHWA) recently designated Albuquerque as a Pedestrian Safety Focus City because of the high rate of pedestrian fatalities. Focus cities were identified based on more than 20 average annual pedestrian fatalities or a pedestrian fatality rate greater than 2.33 per 100,000 population. The FHWA will provide technical assistance to conduct training on street designs for pedestrian safety, including a Road Safety Audit in locations that have a high number of pedestrian involved crashes. A Road Safety Audit looks at all modes using the street, the current design and signalization, and the location of transit to provide short- and long-term recommendations for improvement." [SC 34]

99. On page 182, section 12.3, add the following text as a new paragraph: "MRCOG has conducted a street connectivity analysis of developed areas in the region. The analysis shows that a well-connected street network has lower levels of congestion than a less-connected network. The more connected the surrounding street network is, the less congestion there is on major arterials. The connectivity analysis is currently done by calculating the number of intersections per mile. Enhanced street connectivity can disperse traffic, enhance safety, provide alternative emergency routes, and support the use of alternative transportation modes to the single occupancy vehicle." [SC 35]

100. On page 182, section 12.3, add to the last sentence of the last paragraph: "as well as other employment and activity centers east of the Rio Grande. This route alternative responds to the projected growth throughout the region's Westside and the pressure that growth would impose on the roadway network and river crossings." [SC 36]

101. On page 182, section 12.3, add a new paragraph with the following text: "MRCOG stresses the connection between land use and transportation planning in the 2035 MTP. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 20% by 2035. MRCOG views transit-supportive developments such as Volcano Heights to be critical towards ensuring regional mobility and achieving regional mode share goals. As part of the HCTS, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions." [SC 36.1]

102. On page 182, section 12.3, add a final paragraph with the following text: "Rio Metro RTD will seek federal and other funding sources to implement the route that is ultimately selected as the locally-preferred alternative. The timeframe for implementation of service though Volcano Heights is dependent in part upon the approval and realization of the Volcano Heights SDP." [SC 36.2]

103. On page 183, section 12.3.4, add the following text after the heading: "The policies and regulations in this Plan should be updated to conform with MRCOG's Long Range Transportation System Guidelines [formerly called Future Albuquerque Area Bikeways & Streets or FAABS Guidelines], which will be an addendum to the Metropolitan Transportation Plan, expected in 2013. This document will contain guidelines on roadway design that are driven by land use context, are multi-modal, and that provide a flexible range of right-of-way and design options." [SC 38]

104. On page 183, section 12.3.4, change heading and reference in the first sentence to "Long Range Transportation System Guidelines." In the second sentence, delete the first instance of "transit" and edit the end of the sentence to read "as transit planning evolves." Delete the following sentence in its entirety. [SC 37]

105. On page 185, section 12.39(i), replace the first sentence with the following text: "City Planning and DMD should coordinate to request additional access on Paseo del Norte and Unser Boulevard within the Plan area. This access should be sought through multiple methods, including but not limited to the MTB and its committees and subcommittees (e.g. the Transportation Coordination Committee or T[CC and the Roadway Access Committee or

R[AC) and/or a pending update of the Future Albuquerque Area Bikeways and Streets (FAABS) plan (proposed to be renamed)." Move the remaining existing text to the end of subsection (ii). [AC 6]

106. On page 190, section 12.5.2, add the following sentences prior to the existing language: "Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one to two acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines shall be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020)." [AC 81]

107. On page 190, section 12.5.3, turn existing language into subsection (i) and add subsection (ii) with language about AMAFCA's drainage master plan. On page 195, add a new section 13.2.5 with language about AMAFCA's drainage master plan. On page 192, add an exhibit showing the expected regional water infrastructure needed in this area. On page A-37, add an exhibit showing the existing water service areas and text describing the draft Integrated Infrastructure Plan for the Northwest Area. [PC 9]

108. On page 192, add a new section 12.5.7 with a policy supporting a drainage management plan. [AC 53.1]

109. On page 196, section 13.3, add a new subsection 13.3.4 per the attached language. [PC 10]

110. On page 196, section 13.4, renumber Table 14.1 to 13.1. [PC 31]

111. On page 198, Table 13.1, add a new item E-4 Drainage Management Plan to implement new policy 12.5.7, Medium-term, "Coordinate with property owners to create a Drainage Management Plan to identify needed infrastructure and plan for its implementation" with lead agency AMAFCA and coordination required with "Property Owners, City Hydrology". See also Public Comments - Regional Infrastructure [PC 9. [AC 53.2]

112. On page A-9, Exhibit A.6, revise to make labels readable. [SC 43]

113. On page A-19, Exhibit A.28, revise to make labels readable. [SC 44]

114. On page A-22 and A-23, update information in second set of bullets to reflect existing conditions. [SC 45]

115. On page A-37, Appendix A.F.2, add the following language: "New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a new substation called Scenic Substation is under development as of 2012." [AC 82]

116. On page A-38, update Exhibit A.41. [AC 83]

117. Throughout the Plan, provide cross references between policies and regulations. [PC 81]
118. Update relevant exhibits with corrected Monument boundary and subsequent alignment of Park Edge Road. [SC 5]

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Attachments

Attachment 1: Comment Matrix
Attachment 2: Public Comments Received on or after October 4, 2012
Attachment 3: Agency Comments Received Since October 4, 2012

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Zoning Enforcement comments pending further review of Volcano Heights SDP.

Office of Neighborhood Coordination

Ventana Ranch NA (R), Paradise Hill Civic Assoc., Paradise Ridge HOA, Taylor Ranch NA (R), Volcano Cliffs Property Owners Assoc., Volcano Trails NA (R), Westside Coalition of NA's

9/11/12 – Newsletter Article in the September/October issue of the "Neighborhood News" newsletter both in print and online to all NA/HOA/Coalitions on ONC's list and to the public.

Long Range Planning

Metropolitan Redevelopment

The subject area does not lie within a Redevelopment Area, and therefore Metropolitan Redevelopment Section has no comment on this application.

CITY ENGINEER

Transportation Development Services (City Engineer/Planning Department)

The proposed Volcano Heights Sector Plan's Street and Streetscape Standards appear to be inventive with respect to layout, inclusive with respect to all forms of mobility, and scenic. The idea of the public transit system running along interior lanes with passenger depots located in a wide center median offers a solution to the congestion and chaos created by exterior lane movement. This Sector Plan offers an opportunity for the community and its visitors to come together within vibrant settings, to participate in diverse experiences, while providing the convenience of street parking and multi-use trails, along with attractive landscaping and new public transit concepts without compromising efficient flow of street traffic.

- Pg 4 Text 1.1 Boundary description is not in accordance with Exhibit 1.1. Universe Blvd. is mislabeled on the territory map. Please correct.
- Pg 18 According to sector plan, paragraphs 2.1.4, 2.1.5, regulations of this plan supersede COA Subdivision Ordinance and DPM. Many of the proposed development designs conflict with currently applied guidelines, standards and regulations. Will proposed street layouts be justified by a transportation engineer?

- Pg 55 Will proposed intersection spacing, geometry and horizontal alignment be justified by a transportation engineer?
- Pg 57 Please clarify intent of Exhibit 4.3 by text that refers to this signalized layout as "illustrative" and add the symbols +/- beside all numerical measurements.
- Pg 58 Please rephrase paragraph 4.5.3 "Alleys are an optional way to provide vehicle, parking, and service access…." to prevent misinterpretation of alleys as areas to park within. Perhaps "Alleys are an optional way to provide access for back entrance service, access to parking and vehicle movement to local development while screening….."
- Pg 59 Reverse angle parking on streets is discouraged due to sight restrictions. Backing into street is generally prohibited due to safety concerns.
- Please indicate, for clarity, that the street "buffer" is intended to provide a level of separation between the bicycle lane and vehicle lane. Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances; including landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes.
- Pg 61 Please label the center lane as two-way left turning lane in Exhibit 4.6.
- Pg 63 Steps / stairs are prohibited within COA ROW, in addition to fire escape features.
- Please add a note that building overhangs / canopies within COA ROW require a "Revocable Permit" issued by COA and annual fees.
- Pg 66 Please provide curbing in Exhibit 4.10 to show the median will be delineated to control hydrology and cross-over movement.
- Please remove railing / fencing from COA ROW shown on exhibits 4.10 and 4.11. COA prohibits railing / fencing w/in COA ROW.
- Pg 67 Exhibit 4.12, concern for conflicts between cars exiting parking lane, right turn movement and bike lane. Please provide solution to guide vehicles turning right at intersections from crossing into bike lane.
- Please label center lane as a median and show tapering at intersections.
- Pg 69 Please re-label "shared lane" to "lane."
- Pg 71 Slip lanes must ensure safe passage; therefore, directional signage is required. Additionally, the 6 ft landscaping placed between the moving traffic must provide clear sight distance as per AASHTO (American Association of State Highway and Transportation Officials) to guard against pedestrians cutting through medians into traffic.
- How will transit bus traffic traverse? Where are the bus depots? What lane will bus travel along, what lane will bus load and unload patrons, and are there any conflicts with the bike lane, 6 ft landscaping strip and slip lane?

- The 4 ft designated bike lane width begins at the curb & gutter flow line, therefore, the bike realistically has only +/- 2 ft of unobstructed pavement and only a 2 ft buffer is proposed. Is it possible to access more space by reducing 30 ft median?
- Concern for conflict on COA ROW between narrow street parking located adjacent to multi-use trail. Is there sufficient clearance for the vehicle door swing onto the trail's right-of-way to not impose on patrons using the trail? Is it possible to access more space by reducing 30 ft median?
- Pg 72 According to Exhibit 4.17, a tree is displayed on the adjoining dimension line between COA ROW and BTZ. Please clarify location.
- Pg 73 According to proposed plan, Universe Boulevard is a "major arterial" however MRCOG has classified it as a minor arterial. Please correct.
- Pgs 74-75 Paved alley widths less than 16 ft are discouraged.
- Please note that prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations.
- Proposed on-street parking dimensions provided in table 4.2 list 7-18 feet widths. Parallel street parking of 8 ft is suggested and reverse angle parking is discouraged because backing in / out of the street is considered a sight clearance hazard.

Traffic Engineering Operations (Department of Municipal Development)

Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

Hydrology (City Engineer/Planning Department)

In general, the Volcano Heights area drains to the southeast corner; Paseo del Norte and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo.

The Volcano Heights Escarpment Transition Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality. Hydrology recommends that a linear bioswale be considered parallel, but probably not straight, to the Park Edge Road. A bioswale is a long, linear pond with relatively flat bottom slopes and plants in it that provides time for the stormwater to infiltrate since the velocity is low. If the proper plants are included, it can also help remove pollutants. The plants in the bioswale would most likely have to be irrigated due to the limited amount of rain in Albuquerque, unless another source like a water tank wash line is used. This bioswale would help provide for improved stormwater quality and help the City meet the requirements of its EPA MS4 permit for stormwater quality.

The bioswale could be built between a bike/walking trail and the road, which would help distance pedestrians from cars and could be an amenity to the area. Of course, this amenity

would require additional ROW, but the cost/value of the ROW may be offset by increased property values.

Pg 43 Low Impact Design (LID) - "frequently used LID techniques include …"

a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used.

b. Add "water harvesting in landscape areas, parking islands and street medians."

Pg 44 Open Space- Add to paragraph "Open space areas should be considered for LID."

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

DMD continues to work cooperatively with the Planning Department to identify a process to address to access policy on the limited access facilities included in the Plan. DMD has agreed to assist the Planning Department with the process of seeking approval of either the current plan or some modified version of the access plan that better addresses the need of the Plan area.

Street Maintenance

No comments received.

WATER UTILITY AUTHORITY

Utility Services

Please see attached letter dated November 21, 2012.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Grading and Drainage: Erosion control and temporary soil stabilization should be done for any construction site greater than 1.0 not 10 acres.

Open Space Standards:

- Sidewalk width Credit of open space Requirements- Credit should not be given for sidewalks over 4'.
- Credit should be given for open space that is accessible to the public.
- Additional discussion with staff is needed on open space definitions.

Landscaping:

- Reduce minimum for median landscaping from 75% living vegetative materials to 30% cover.
- Add "the adjacent property owner" is responsible for street tree maintenance.
- 10.4.7 change to irrigation Shall be provided for a minimum of the first three growing seasons.

Open Space Division

OSD requests that all roads adjacent to the Petroglyph National Monument to be designated as Street Type 4.1, "Park Edge (One Side)" in the plan. This would include updating Exhibit 4.1 – Mandatory streets and Designations Map, Exhibit 4.2 – Character zones and Street Types and any other visual or textual references to the designation. Remnant spaces outside the eastern perimeter road to be dedicated to City Open Space Division. This request is based on experience with several previous developments which have employed single-loaded streets with success.

The color palette restrictions for residential buildings within the Northwest Mesa Escarpment View Area should apply to both roof and wall colors, as they already do for commercial buildings.

Open Space definitions in the glossary are very convoluted: consider simplifying (see attached table for suggestions).

Developers and their agents shall establish clear limits of construction so that construction activities do not encroach on Monument (e.g., require construction or silt fencing no less than 12" from BLM-surveyed property line).

Permit monitoring by NPS and OSD of any construction staking and/or blasting activities near the boundary (again, no construction easements will be granted).

No developed flows will be accepted on the Monument (linear bioswales, as proposed by City Hydrologist Curtis Cherne, might be one solution for protecting public land).

The height limit for residential structures in the impact area should be limited to 15' from natural grade, with a possible exception not to exceed 4' of fill if and only if required by the City Hydrologist.

PRD/OSD should be included in the development and design review processes where: 1) the development occurs within 200' of the NWMEP Impact Area, 2) where development occurs within 200' of a major rock outcropping, or 3) the development occurs within the NWMEP View Area.

Open Space Division would like to offer support for Diane Souder's letter to Hugh Floyd dated October 2, 2012. Specifically, we echo her comments regarding color palette restrictions for both commercial and residential buildings within the Northwest Mesa Escarpment View Area:

> Looking at the Mesa development as a whole, one must wonder at the visual impact that thousands of homes will have. We ask this Commission to look at the views from the monument, specifically in the vicinity of Piedras Marcadas Canyon as well as of the West Mesa from across the valley. The specifics of the View Area of the NWMEP (Policy #20) calls for "The Predominant colors used on structures within the View Area shall blend with the natural colors of the mesa" This makes sense. The plans calls for external surfaces of commercial and multi-family buildings to be in the pallet of Approved Colors, allowing for up to 80% of opaque materials on any façade to be other colors (such as white trim). Unfortunetely, the View Area regulations call only for roofs of single family homes to be of Approved colors and we ask that the plan require the same of single family homes as it does of commercial structures. The views from outside the area will be softened and muted with this simple requirement.

City Forester

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Sector Development Plan/Phase II - Volcano Heights request at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as they comply with SWMD Ordinance.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Need more time to review the Sector Development Plan Phase 2. An extension of 1 to 2 weeks was provided for the comments.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Currently, drainage from this area enters the Petroglyph National Monument, and subsequently, the Piedras Marcadas Dam. The Dam itself has limited extra capacity for developed runoff and allowing developed flows into the Monument would not be desirable. AMAFCA is in the

planning process of developing a Drainage Management Plan (DMP) for this area. This DMP will provide options for diverting runoff out of the watershed, as well as managing runoff within it. Stormwater detention, conveyance and water quality will all be important factors of this DMP. Presently, there is one drainage outfall for this area in Paseo del Norte and all runoff generated from this basin must be conveyed to that outfall. Diversion of some of this basin may also be feasible. A drainage structure (pipe, swale or street) along the Monument boundary would allow for the collection and diversion of runoff before it passes over the escarpment. The timeframe for this DMP will be to start in early 2013 and be finished within 14 months.

AMAFCA has no adverse comments with the SDP and would like have a statement included that says a separate DMP should be required to assure that the capacity of downstream drainage facilities are not exceeded by subsequent development of the Plan area.

ALBUQUERQUE PUBLIC SCHOOLS

The City of Albuquerque requests the Environmental Planning Commission's review and recommendation for adoption of the Volcano Heights Sector Development Plan to the City Council. The Plan is bordered by Paseo del Norte to the north, the Petroglyph National Monument on the east, Volcano Cliffs SDP boundary on the south, and Universe Blvd on the west. The Plan area includes approximately 570 acres and surrounds the intersection of Paseo del Norte and Unser Blvd. The purpose of the Plan is to support pedestrian-friendly and transit-supportive development with particular emphasis on employment, while buffering pre-existing single-family neighborhoods and sensitive lands on the borders of the Plan area from higher-density development toward the center of the Plan area.

The following schools serve students within the boundaries of the Plan:

- Sunset View Elementary School
- James Monroe Middle School
- Cibola High School

Currently all three schools have excess capacity.

Loc No	School	2011-12 40th Day	2011-12 Capacity	Space Available
396	Sunset View ES	528	650	122
490	James Monroe MS	963	1015	52
580	Cibola HS	1876	2100	224

APS does not oppose the proposed Volcano Heights Sector Development Plan.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

Please see attached letter of comments dated November 20, 2012.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Please see attached letter of comments dated November 20, 2012.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Volcano Sector Development Plan shall include:

1. In general, the Volcano Heights area drains to the southeast corner; Paseo del Norte and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo. The Park Edge Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality.
2. Pg 43 Low Impact Design (LID) - "frequently used LID techniques include …"
   a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used.
   b. Add "water harvesting in landscape areas, parking islands and street medians."
3. Pg 44 Open Space- Add to paragraph "Open space areas should be considered for LID."
4. Pg 4 Universe Blvd. is mislabeled on the territory map. Please correct.
5. Pg 57 Please clarify intent of Exhibit 4.3 by text that refers to this signalized layout as "illustrative" and add the symbols +/- beside all numerical measurements.
6. Please rephrase paragraph 4.5.3 to prevent misinterpretation of alleys as areas to park within.
7. Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances.
8. Pg 61 Please label the center lane as a two-way left turning lane in Exhibit 4.6.
9. Pg 66 Please provide curbing in Exhibit 4.10 to delineate median.
10. Please remove railing / fencing from COA ROW show on exhibits 4.10 and 4.11.
11. Please provide solution to guide vehicles turning right at intersections from crossing into designated bike lane.
12. Pg 66 Please label center lane as a median and show tapering at intersections.
13. Pg 69 Please re-label "shared lane" to "lane."
14. Clear sight distance will be required as per ASHTO for all landscaping within COA ROW.
15. Pg 72 Please relocate tree in Exhibit 4.17.
16. Pg 73 Please change text to identify Universe Boulevard as a "minor arterial".

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Attachment 1:

Comment Matrix

Note on reviewing the spreadsheet:

1. Comments were initially numbered by commenter in the order comments were received within four categories:
   - Public Comment (PC)
   - Agency Comment (AC)
   - Commissioner Comment (CC)
   - Staff Comment (SC)

2. Within the first three categories, comments were subsequently grouped into alphabetically listed topics for ease of review. The extensive cross referencing of comments and responses made renumbering the list infeasible with the time remaining, so comments generally follow numerical order within a topic except where several comments were grouped to address a specific subject. As much as possible, staff tried to list the topic with the cross reference; where none is listed, the comment is most likely within the same topic and category.
   - Building Heights
   - Design Standards
   - Development Review Process
   - Jobs/Housing Imbalance
   - Major Activity Center
   - Miscellaneous
   - Open Space / Landscaping Standards
   - Plan Support
   - Regional Infrastructure Planning / Development Financing / Incentives
   - Rock Outcroppings / Natural Environment
   - Single-loaded Road
   - Transportation Planning
   - Zoning

3. A searchable version of this spreadsheet will be posted to the City's project page: http://www.cabq.gov/planning/residents/sector-development-plans/volcano-mesa-area-sector-development-plans/volcano-heights-sector/volcano-heights-sector

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Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
Public Comments						
Building Heights						
PC	51		The roads are built at elevations in some cases 12 feet above grade. (note that this will have impact on buildings next to road, which have severe height limitations).	The Plan proposes to measure building heights from approved grade, not natural grade, partly to provide the option to developers to bring in the amount of fill necessary for infrastructure hookups from the existing roads. Since the current R-D zoning only allows 26 feet, the Plan's increased building heights to 40 feet by right and up to 75 feet in Town Center or 60 feet in Regional Center with the optional height bonus provide a significant increase, not a limitation, in possible development above the level of the roadway.	None	None
	51.1		(Cont'd)	Staff considered measuring heights from the roadway grade where abutting Paseo or Unser; however, staff believes it was not appropriate, given the additional heights allowed by the Plan, the NWMEP restrictions, and the balance the Plan tries to strike between those wanting higher buildings and those wanting severe height limitations.	(Cont'd)	(Cont'd)

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	52			In this regard the plan is very strict on what is allowed to bring in fill for development.	The fill restrictions respond to existing policies in the Northwest Mesa Escarpment Plan and stakeholder concerns about the negative impact of fugitive dust on the nearby Escarpment and irreplaceable Petroglyph resources. Fill restrictions in Section 7.4 allow the City Hydrologist flexibility to approve exceptions, which would include where connections must be made in the case of elevated roads.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	64			Building Heights: Too low and the bonus system is in connection not generous enough if utilized, especially in light the demanded/needed regional infrastructure costs as required by the city.	The current height limit in the existing R-D zoning is 26 feet, and it is current City policy that new development bear the cost for adjacent infrastructure. The proposed structure heights in the VHSDP center zones and mixed-use zone are either equal to that or much higher, with the possibility for bonus heights. Where heights are allowed above 26 feet, by right or through the optional bonus, the additional density should help balance the cost of infrastructure. The Plan does not set out a required development timeframe, so development would not be expected until the market justified the infrastructure costs. [See also lines PC 36 for Paseo/Unser funding, PC 47 on financial mechanisms, and PC 49 on regional infrastructure.]	None	None
	64.1			(cont'd)	The proposed building heights for the Center zones start with the current height limit of 40 feet set by the Northwest Mesa Escarpment Plan (NWMEP), adopted in 1989 and still in effect, with bonus height available up to 40 feet in Mixed Use zone and up to 75 feet in Town Center and 60 feet in Regional Center.	(cont'd)	(cont'd)

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
64.2			(cont'd)	Neighbors who bought property nearby had the expectation that heights would be the 26 feet allowed by the current RD zoning, or at most the 40 feet maximum allowed in the area by the NWMEP. The current Plan's proposal of a Major Activity Center with heights up to 75 feet is a significant deviation from that expectation.	(cont'd)	(cont'd)
64.3			(cont'd)	The proposed optional bonus height system is a mechanism that allows the additional heights necessary to support density in this area while providing benefits to the natural and built environment that make the prospect of taller buildings acceptable to existing residents. Staff believes this proposal involves concessions on both sides and ultimately helps achieve the goals of all stakeholders for a high-quality development that can provide jobs and services while still respecting the surrounding environment.	(cont'd)	(cont'd)

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	64.4			(cont'd)	Building heights have been a contentious issue in the past draft plans as well as this planning effort, and the current draft reflects the compromise reached after years of discussions. The City believes this negotiated agreement will allow the Plan to pass. Trying for additional heights may prove a roadblock to adoption.	(cont'd)	(cont'd)
PC	65			The Plan's low building heights is to help preserve views, but it will cause development up to this glass ceiling of max heights and then no one will have a view.	The current zoning has a height limit of 26 feet, and the same argument could be made of this limit's effect on views.	None	None

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Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
65.1			(cont'd)	Partly for this reason, heights are varied in the proposed zones. The heights proposed for Town Center and Regional Center, both by right and optionally through the height bonus, are higher than those allowed in the Mixed Use zone partly to provide incentives for density where it is most desirable but also to generally step down heights toward the edges of the Plan area and step up heights toward its center. Heights in Neighborhood Transition are limited to 26 feet and are not eligible for bonuses. Heights in Escarpment Transition step down toward the Monument edge to 15 feet in the Impact Area as defined by the NWMEP.	(cont'd)	(cont'd)
65.2			(cont'd)	Staff believes that not every development will take advantage of the optional bonus height, as the market seems to be moving toward lower heights and larger floor plates, and some development will not warrant the additional cost of providing the bonus criteria. Structure heights will most likely be varied throughout the Plan area, allowing a variety of view opportunities both from within and to the Plan area.	(cont'd)	(cont'd)

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	66			Topography of land is varied enough that taller building heights could be built without blocking offsite property (offsite of plan area) views.	In terms of enforcing the zoning code, there are generally two viable options to measure structure heights – measuring from natural grade or approved grade. Measuring from natural grade would reduce building heights where fill was required. The Plan proposes measuring structure height from approved grade (i.e. the grade the building would start after the necessary amount of fill is brought in). In the absence of a system that would allow a different measurement for structure height that could accommodate changes in topography, the proposed structure heights seem to reflect a consensus among property owners and stakeholders that will allow the Plan to be adopted.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	67			Current plan heights have be reduced as much as 50% from the prior plans.	The comparison here needs to be from the current R-D zoning, which allows structure heights up to 26 feet. While other Plans have proposed higher building heights, they have met considerable resistance to the heights proposed, especially in light of the NWMEP height limit of 40 feet in this area, which set that cap in 1989. The proposed optional bonus height system seems to be an effective mechanism to reach consensus from both sides that will allow the taller building heights in exchange for benefits to the natural and built environment that existing residents value. This negotiated agreement seems strong enough to get the Plan passed and in effect, which benefits everyone.	None	None

	Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	68			Other than bonus system, taller buildings can only be built if a single employer has over 150 employees and they must have a development agreement with the city, with claw backs. What if someone wants to build a building independent of that and clearly the building would hold more than 150 employees? This is a limitation on free enterprise of major investment dollars into our community. See page 132.	The bonus system is intended to create office buildings up to 75 feet high to accommodate employees, up to and exceeding 150, so you could do a spec building and get bonus height for improvements that benefit the natural and built environment. Because one of the overarching goals of the plan is to support the creation of an employment center at this location, the provision on page 132 was added based on your input from focus groups in order to provide flexibility and additional incentive for a major employer ready to enter the area with significant employment without having to negotiate the bonus system. Because a building done on spec has no assurance that a major employer will lease the space, as opposed to a series of smaller employers, the same provision is not extended to that circumstance.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	69			Heights are in direct relation to cost of infrastructure. If inadequate density is allowed, then ability to re-coup the cost of infrastructure as proposed may not be possible, especially if the topography of the property is not considered for drainage, water and sewer. The basalt rock limitations make the rigid aspects of the plan, financially very restrictive.	The current RD zoning allows only single-family development and still requires the landowner or developer to bear the cost of development. In comparison, the range of uses, height limits, and density proposed by this Plan should help balance the cost of necessary infrastructure. The bonus heights were considered partly based on the cost of building methods. Taller heights would require steel construction, whose additional cost would most likely never be recouped. The Plan provides many incentives and necessary flexibility to avoid rock outcroppings and redistribute density to more appropriate areas.	None	None
	69.1				Staff believes the Plan proposes the maximum amount of density that achieves the goal for a Major Activity Center while maintaining the consensus of stakeholders that will allow the Plan to pass and go into effect.	(cont'd)	(cont'd)

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	129	Note #7	101	The maximum height is 40' in the NWMEP view area as noted– TC, RC, Mixed U, NTZ p. 16 & p. 15 (NWMEP reference) How can you allow a formula that exceeds the NWMEP maximum height? K = max HT (40') + 15%k = 46'	This Plan bases its maximum heights on the NWMEP 40-foot limit. Because both plans are Rank III, the VHSDP can establish regulations that prevail over the NWMEP as appropriate. This regulation in particular is only allowed to create a tower element at the corner of a building to enhance the built environment. Where the entirety of a building exceeds the 40 foot limit, it must show a commensurate benefit to the natural and built environments through the optional height bonus system.	None	None
PC	145	7	131	Recommend striking this entire section	This section represents the biggest compromise in the Plan, providing incentives for protecting and enhancing the natural environment in exchange for higher densities and building heights in appropriate locations.	Staff will include an intent/purpose statement for section 7.	On page 8, section 1.7.2(ii), insert the following text: "The optional bonus height system is intended to provide additional height and density incentives for development in appropriate locations that enhances the built and natural environments."

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	146	7.2.6	132	NWMEP (VIEW" p. 15) restricts HT to 40' p. 16 (allows some fill) Cupola – 10' Equipment 6' 15% of 40' height and corner towers – to 46' 7.2.3 TC 150+ employee companies are exempt from the maximum height requirement. 7.2.3 – How to enforce the clawback 5 yr provision. Why would the city want to include this at all in a plan ?	See PC 129. This provision is provided in the plan to avoid a lengthy sector plan amendment process in order to accommodate a major employer that may need a building higher than 40 feet. This incentive helps to support the goal of attracting employment opportunities to the proposed MAC.	None	None
PC	147	Table 7.1	133	The point system seems really problematic for the city staff to implement and it may create some legal issues.	The point system is an innovative approach to meet the Plan goals, balance the competing interests of protecting the natural environment while creating an urban built environment, and achieve a compromise between those wanting higher density developments and building heights and those concerned about the impact on the visual and natural environments. See Table 7.3, which provides guidance to staff for granting bonus points.	None	None
	200.1	2.1.2(iii) / 7.2.1	16 / 132	2) Residential structures to be limited in height to 15', with no exceptions	Staff believes you are referring to the regulation within the Impact Area, which prohibits heights above 15 feet.	None	None

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Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
201.1			Also, regarding limiting structures in the Impact Area to 15', we do question that the height measurement is from the approved rather than the natural grade.	This Plan measures building heights from the approved grade in order to accommodate the existing conditions, which include undulating topography and bedrock. To develop in these conditions, some amount of fill will likely be necessary. If building height were to be measured from natural grade, this regulation would render some lots potentially undevelopable. The City would be required to compensate property owners, and there are no funds available.	None	None
PC 217			Building height Bonus system: We will support the building height bonus system as long as the incentives are strong for preservation of the rock outcrops and open space, etc. Not everyone is crazy about having tall buildings here. Tall buildings seem out of character for the mesa top and will block the views which the community enjoys. The bonus system should remain strong, not watered down.	Staff believes the incentives for preservation are sufficiently strong and represent a balanced approach toward achieving the goals for the preservation of the natural environment and enhancement of the built environment.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	224			There needs to be a more flexible design provision per building heights, that they can be modified to higher limits (exclusive of the bonuses), as need be in the future to meet basic industry cost parameters when cost of materials, site work and things like elevators or energy use are considered. If there is an economy of scale needed to complete a project, then the plan allows for this and takes this into consideration. This may come into play for not just building heights but block size too. Additionally, there should be wording to allow for broader flexibility per building placement and building sizes, when it comes to usual and customary building standards for an particular industry at a point in the future which we cannot predict, i.e. hotels, event centers or things such as floor heights for multi-story buildings.	Staff believes the administrative deviation language as well as the EPC exception language provides the flexibility you're requesting. See Tables 3.2 and 3.3 for deviations and Section 3.2.13(i)a-d for exceptions.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	227			Topography, still needs to be addressed outside of the City Departments listed above, especially when it comes to building heights. It is my understanding that building height restrictions come from some localized neighbors' demands, most of whom do not have views of the VHSDP, due to natural changes in elevation. For this reason, 26 ft and 40ft height limits are without merit, because large portions of the plan have elevation changes of ranging from 70-100 feet (within the plan itself). These elevation changes can allow taller building to be constructed and hidden from these neighboring eyes. To broadly apply a building height limit, to large areas (even considering bonuses for heights), ignores the benefits of the land's unique variable nature. To not leverage this feature ignores the real estate premise that a property has a highest and best use and should be allowed to develop in that manner.	See PC 64, PC 66, and PC 67.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	233			SECTION 7.0 SITE DEVELOPMENT STANDARDS MAXIMUM HEIGHT REQUIREMENT IN VHMX ZONE The current height limitation proposed 26', with allowance to go to 3 stories with specific bonus requirements met. We believe that a 3 story standard is appropriate with 4 stories allowed if the same bonus requirements are met. The intent of the sector plan is to create and attract "vibrant Major Activity Centers" and clearly a more intensely urban environment than adjacent areas. The VHMX zone can and should allow some 3 and 4 story structures. The VHVC is allowed that standard and is located in similar areas as the VHMX. Therefore, location should not be a problem relative to this consideration.	See PC 65 and PC 67.	Staff will consider your request.	Pending

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	233.1			Allowing the additional height opportunities will allow more diversity in the type of structure to be planned for this area. Therefore The Trails requests that the Maximum height be 3 stories with the option to increase to 4 stories based subject to meeting the required performance criteria.	(cont'd)	(Cont'd)	(Cont'd)
Design Standards							
PC	8	1.3	4	I don't believe that what has been suggested is attractive. "Recognized principles of urban design" don't apply necessary to New Mexico tastes. The plan speaks of flexibility for property owners, only to take it away completely with the proscribed (to condemn as forbidden, harmful, and unlawful) site development standards, building design, and form. The 250 + pages of detail would make development impossible.	Staff believes the site development standards and building design standards, in combination with the minor and major deviations and exceptions allowed, provide sufficient flexibility to accommodate a large range of attractive development. Similar standards have catalyzed development because they ensure quality across properties, along corridors, and over time.	None	None

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Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
8.1			(cont'd)	The Plan's detail assures existing and future residents that they can anticipate the built form in the future, and this assurance allows the streamlined development process that by-passes public involvement because it is already embodied in the Plan's standards. This provides predictability for future developers, eliminating risk from the development process, which is a significant advantage to property owners and future development.	(Cont'd)	(Cont'd)
PC 14	6	99	Permit the various owners to explore new designs of architecture.	The Plan's development standards allow flexibility for architectural design. Should this not be sufficient, the exception language on page 31 in section 3.2.13 is intended to accommodate new designs of architecture with EPC approval.	None	None
PC 15			Allow for phased development on the land while encouraging plans for high density, multifloored commercial building as may be required by future expansion.	The Plan's intent is precisely what you describe. Specifically, this draft does not include the minimum stories and required parking structures or FARs that previous drafts proposed. The minimum ground floor heights proposed in the 2012 draft help ensure the future compatibility of retail, expansion, and re-use of buildings over time.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	72	6.0 and 8.0	99 & 141	4. Building Design: a. Too Restrictive.	Staff believes the building design standards provide the predictability that helps ensure quality across property lines, along corridors, and over time. In addition to the compromise reached on heights, these building design standards are important to assure existing residents that development will be high quality, create a sense of place, and remain compatible with the nearby Petroglyph National Monument. The standards seem minimal, with choices provided that allow plenty of freedom and flexibility. Staff believes these design standards will be necessary to ensure the support of the widest range of stakeholders to get the Plan passed and into effect. If there are particular building materials that are missing and need to be added to make the Plan more workable and feasible, please let us know. Staff believes the Plan presents a reasonable balance. See also PC 92 for requests for more detailed architectural design regulations.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	73	6.X.9	103-126	b. Not much allowance for architectural freedom.	The Plan does not regulate architectural style. The building design standards include a range of building materials, a list of architectural details to choose from, and a provision that buildings must generally be articulated vertically and horizontally. Staff believes these restrictions are minimal and still allow architectural freedom.	None	None
	73.1	6.X.9	103-126	(cont'd)	In the case where more freedom is needed, the plan further introduces an "exception" for buildings of great architectural value to the city that would accommodate greater architectural freedom (3.2.13 on page 31).	(cont'd)	(Cont'd)

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	74	6.X.10	104-127	c. Very restrictive with materials used to build buildings.	Depending on the zone, there are between 3 and 8 materials listed, representing a range of building materials commonly used in high-quality buildings. Where only 3 materials are listed, for example in Town Center (6.1.10.i) and Village Center (6.3.10.i), this requirement is only for a percentage of the main façade facing a pedestrian-oriented street. The remaining portion of the building has a broader range of choices for building materials. The Plan also includes a provision that additional materials can be approved administratively by the Planning Director.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
74.1			(cont'd)	Because of the checkerboard property ownership and the expectation that development will occur over a long period of time, these regulations are intended to provide the kind of predictability of quality and compatibility that development under one property owner more typically provides, as that owner can make these kinds of material choices for all buildings in the development, while still providing flexibility of choice within a given palette. Staff is open to suggestions of building materials to broaden this palette to other high-quality building materials that accomplish the same purpose.	(cont'd)	(cont'd)
PC 75	6.X.10, 6.X.11, 6.X.12	104, 110-111, 116, 120-121, 126-127	d. Examples of strict standards, 1. requirements for certain percentage of a building to be masonry,	Masonry is only one of several optional materials permitted; other materials include stucco, brick, wood, metal, tile, concrete, EIFS, clapboard, and hardi plank, depending on the zone. If these materials are not sufficient, the Plan also allows alternative materials to be approved on a case-by-case basis by the Planning Director.	None	None

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Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
75.1	6.X.11 or 6.X.12	104, 111, 116, 121	(cont'd) 2. that windows must be set back in to a building.	Only the non-Transition zones include this regulation. This regulation does not specify the depth of setback in order to provide flexibility for developers to meet the intent without being restricted to an arbitrary depth. Further, the window setback is eligible for a deviation allowed administratively.	None	None
75.2	6.X.11 or 6.X.12	104, 111, 116, 121	(cont'd) 3. Type of glass to be used,	The type of glass is restricted to low light reflectivity to minimize the impact of development on views from east of the river into the development. The visual impact of development has been a major issue of contention about previous plans.	Staff will change language to allow either the glazing itself or some equivalent that ensures low reflectivity, such as a film or glass treatment.	On page 104, section 6.1.11(ii), page 111, section 6.2.12(ii), page 116, section 6.3.11(ii), page 121, section 6.4.12(ii), page 126, section 6.5.10(vi), page 127, section 6.5.11(vii), replace existing text with the following language: "To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited."

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	76			e. Limitation on the heights of floors in a building (which may not allow maximization of property with low building heights).	The current height limitation with the existing R-D zoning is 26 feet; the proposed heights in the zones in the VHSDP are equal to that or much higher, with the possibility for bonus heights up to 75 feet in Town Center. The higher proposed building heights provide significantly more opportunity than the current zoning to maximize property.	Staff will remove this requirement for the Neighborhood Transition and Escarpment Transition zones.	On page 124, section 6.5.4, and page 129, section 6.6.4, remove requirements for first floor-to-floor height, ground floor finish level, and upper floor-to-floor height.
	76.1			(cont'd)	The limits on story height are minimum, not maximum heights, and are intended to ensure that ground floors – 15 feet 1st floor minimum for development along the Transit Boulevard (4.6.5.iii.h) and 12 feet 1st floor minimum for development elsewhere – could accommodate retail in the future. This provision would provide opportunities for flex buildings for future re-use.	(Cont'd)	(Cont'd)
PC	131	6.1.4	101	ii 2. Interior clear height 12' ? Why mandate this in a Sector Plan ?	Minimum first-floor heights are included to ensure that buildings can be reused for a broad range of retail uses over time, even if they start out as residential developments. This requirement accommodates fluctuations in the market while still supporting the potential for commercial and employment activity in the future.	See PC 76.	See PC 76.

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	178	6.1.4	101	What is the purpose of restricting the internal dimensions of building floors? These are design regulations more appropriate as part of the building code, not a Rank 2 Sector Plan or even the City Comprehensive Zoning Code.	See PC 76 and PC 131.	See PC 76 and PC 131.	See PC 76 and PC 131.
PC	130	Note #1	101	Why and how can First Floor elevation be flush to sidewalk? This might not be possible on some sites.	See PC 140.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	140			"L" Ground Floor 12" Above sidewalk First floor-to-floor height a minimum 15' -- why?	The reference for this item is for ground floor entrances. The "L" label is required to ensure that there are appropriate entryways into a building at the ground level and that finished floor enters directly from the outside entry level and that stairs are not placed driectly inside the doorway. The level for the outside entry level can adjust as necessary to ensure that this happens through the use of stairs, ADA ramps, etc. Each development will be reviewed to ensure that the most appropriate solution is determined, and this will need to be a case-by-case evaluation on meeting the criteria. The 15' minimum height is specifically for the Transit Corridor to ensure that there is a scale of building to work with the context of the larger cross section of the street. This is a Context Sensitive Street solution that should remain in place.	None	None
PC	182	6.2.2	107	Under "Principal Building Standards" eliminate floor heights, ground floor finish level and upper floor-to-floor heights for reasons stated previously.	See PC 76, PC 130, PC 140, and PC 131.	See PC 76, PC 130, PC 140, and PC 131.	See PC 76, PC 130, PC 140, and PC 131.

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	77			Building Street requirements/Orientation, does not allow much different positioning to take advantage of solar aspects or view corridors. The streets should not be the only mechanism for building placement.	Administrative deviations are available for building placement to provide some flexibility for other considerations. The requirements are intended to provide predictability across property lines, along corridors, and over time. The build-to zone in some ways provides more flexibility than more standard setbacks in other plans, which are also typically coordinated with streets and property lines. The bonus height system rewards building placement to take advantage of view corridors. The exception language in 3.2.13(i)b provides flexibility to accommodate views and environmental design.	Staff will add minor and major deviations.	On page 29, Table 3.2, add the following text as a new criterion under "Built-to zones/setbacks" after "changes to avoid natural and/or culturally significant features or sensitive lands": "building placement to protect view corridors or enhance solar efficiencies." On page 31, Table 3.3, add the following text to the criteria for "Built-to Zones/Setbacks" after "changes in the width of a sidewalk": "or building placement to protect view corridors or enhance solar efficiencies."

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	89			[I] ask for the EPC Members to mind the community's interest in its significant investment in the Volcano Heights Sector during their deliberations of the draft VHSD plan's regulations when some stakeholders ask for public infrastructure support but balk at planning criteria that they judge to be too restrictive upon their individual interests. Community matters, and planning variables that do not fall under the rubric of the built environment as neatly as water, transportation, sewer, etc., are also relevant to the public's interests, not just for the here and now of the Volcano Height's Sector's development but also the greater Albuquerque community over the long term.	Staff agrees and believes that this Plan fulfills the community's stated desires for protecting the unique character of the area while providing appropriate, community supportive development opportunities for property owners.	None	None
	94.1			The persistent question, however, is this: What will the community be left with?	Staff believes the Plan's design regulations ensure quality development over time and transition zones to protect the adjacent neighborhoods.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	99			We ask for more architecture on buildings.	The design standards found in Section 6 and Section 8 are intended to ensure high-quality, articulated, architecturally interesting buildings. Some property owners find these requirements too detailed. Staff believes the Plan represents an appropriate balance. See also PC 73-76.	None	None
PC	215			Architecture features are lacking on new development. Lack of architecture with lots of walls is making Albuquerque look very monotonous and unappealing. This needs to change. All sides of the building facing a street should have more attractive architecture features. We support improving the looks of the built environment.	See PC 99.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	101			AIA Albuquerque is pleased to respond to your request for assistance with the draft Volcano Heights Sector Development Plan. We offer two sets of written comments, one drafted by Robert Heiser AIA, a former EPC commissioner, and the other by me, former Planning Department director. Members of the AIA Local Government Affairs Committee discussed and edited the lists, both of which our Board has approved.	Staff thanks you for your comments.	NA	NA
PC	102			Our comments are intended to be constructive, but we want to emphasize that certain aspects of the Plan trouble us very much. For instance, we believe the building design standards are unnecessarily and excessively prescriptive.	Design standards are prescriptive partly to ensure high-quality development and partly to provide predictability for nearby residents and other stakeholders. Because the public has been part of developing the Plan's standards, the approval process only includes requirements to notify the public of projects when they deviate significantly from Plan standards or involve a large amount of land. This allows streamlining of development review for small projects and projects that comply with the Plan's regulations.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	103			Your original letter asked us to evaluate the regulations and standards via design simulation, if possible, but resource constraints haven't allowed that. However, we can readily visualize some effects that will limit legitimate prerogatives of owners and architects. Moreover, broad public policy goals such as energy conservation will not be served if building design standards, especially for facades, impede the design of high-performance building envelopes. We strongly advise a new take on these standards.	Staff believes the minor and major administrative deviations in sections 3.2.10 and 3.2.11 as well as the exceptions provided in section 3.2.13 address the concerns about energy conservation.	See PC 77 for deviations to address context-sensitive building placement.	See PC 77.
PC	116	4.6.1f	59	4.6.1g and (similar). This is a perfect example of how restrictive this plan is. A requirement like this would not allow the majority of walkways in Old Town to exist and may inset areas between buildings and public sidewalks all over Albuquerque of tile, granite pavers, brick pavers and other materials would not be allowed. This requirement seems unwarranted and shouldn't apply to any site in the COA. Please show us a city where this exists.		Staff will strike the language on matching materials.	On page 59, section 4.6.1(iii)f and subsequent sections, delete "match the material of the sidewalk and".

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	132	6.1.9	103	I, II, III, IV all too restrictive	Staff respectfully disagrees. These standards are intended to ensure high-quality development, assure nearby and future residents of a predictable built environment, and provide adequate flexibility to allow for design choices to accommodate a variety of uses. Many of these standards are similar to those found in the Zone Code and other sector plans. If there are specific changes desired, staff is willing to consider them. Where these standards use "should," they are only guidance. Where they use "shall," it is required. The deviations and exceptions in the plan provide the flexibility to accommodate variations from the standards.	Staff will change text in (i) and (ix) and will reorganize this and subsequent sections to group mandatory and non-mandatory standards.	On page 103, section 6.1.9(i), insert "should" prior to "have." In section 6.1.9(ix), change "are" to "should be." Reorganize 6.1.9 to group mandatory and non-mandatory standards.
PC	133	6.1.9	103	VI, VII, VIII, IX, X all too	See PC 132.	See PC 132.	See PC 132.
PC	134	6.1.9	103	XII too restrictive	See PC 132.	See PC 132.	See PC 132.
PC	135	6.1.10	104	I, II, III, IV all too restrictive	See PC 132.	See PC 132.	See PC 132.

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	136	6.1.10	104	Why restrict materials such as EIFS? Clapboard, clapboard 50 yr warranty. Why are we restricting materials and requiring a warranty on materials in a Sector Plan?	Sector Plans typically include building design regulations, which may include restrictions on materials, in order to protect the intended character of the built environment. EIFS and clapboard represent building materials that degrade quickly with contstant contact from the elements and people and require a higher level of maintenance if they are used where they will be contantly in contact. Restricting these elements to accent useage and to the upper floors allow for them to last longer and not be an eyesore if they are not maintained by the property owner.	None	None
PC	144	6.5.10	127	Why is EIFS limited to 0% or 25%?	EIFS is permitted to be used only as accent material, up to 25% coverage. See also PC 136.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	137	6.1.11	104	Shall be recessed May be arched on ground level and flat top on upper floors Vertically proportioned – shall be w/multiple panes in double hung and casement Windows separated from other Windows – punched wall openings vs. grouped – shall be – why? Ornamental arches shall be deeper on ground fl and shallower on upper - why For all of the above, why is any of the above in a Sector Plan ? The Historic Overlay Zone Design Guidelines are not anywhere close to being this strict.	These are all design regulations that allow for consistency and predictability in the design of buildings. Many of the style elements, such as arches, use the phrasing "may be" which means it is not required, but can be used. The rest of the list are things that you must do "if" you are using them. For instance, if you are not using ornamental arches, then that regulation does not apply. But if you are using them, then there are regulations that must be followed.	None	None
PC	138	6.1.12	105	I-IV - why is this in the Sector Plan ?	Stakeholders have requested architectural details such as these to ensure quality development. They are presented as a choice of elements. Each zone requires 1 or more of these elements. See PC 89, PC 91, PC 99, and PC 215 for community requests.	Staff will include an "other."	On page 105, section 6.1.12, and subsequent zones, add an item (xiii) with the following text "other, as approved by the Planning Director or his/her designee."

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	139	6.1.12	105	Towers are not that significant a part of vernacular nor are elaborate detailing and decorative windows. Is there a definition of 'elaborate' or 'decorative' in the zoning code that a designer or staff planner use to determine if you meet the ' shall' requirement of this section ?	Staff disagrees that towers, detailing, and decorative windows are not a significant part of the vernacular. See PC 138. City approval staff has sufficient expertise and experience to evaluate architectural elements.	Staff to consider changes to language to provide more specificity about "elaborate" and "decorative."	Pending
PC	141			Why are windows areas 25% in TC, 20% RC, 25% VC, 20% VHMX, 20% NT. This is an example of how difficult this plan will be to enforce -- why impose all of these different percentages?	Standards are tailored for each zone, as each zone is intended to create a different character of development appropriate to its location and context. The requirement is slightly higher in TC and VC, as they are intended to be the most pedestrian-friendly, urban areas. In general, these percentages are lower than those found in other sector plans.	None	None
PC	142			Doors windows – 50%-90% TC, 30% RC, 50% - 90% VC, 30% VHMX, 25% NT, 25% ET Same comment as above.	See PC 141.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	143	6.1.9	103	requiring rhythm, tripartite, a distinct base, middle, cap, cornice, transom, bulkhead, display windows ... this entire section should be taken out . It is too design restrictive . This Sector Plan is not an existing historic district , why impose these standards?	See PC 132.	None	None
PC	148	8.1	142	Building facades shall include architectural details and ornamentation. What is "ornamentation"? Not defined. Once again, this is over-reaching and problematic for the city to enforce.	This language is part of the purpose/intent statement for the building design standards.	Staff will change "shall" to "should" to signal guidance on the purpose, as opposed to a requirement.	On page 142, section 8.1, change "shall" wherever it appears to "should" to indicate purpose and intent.
PC	149	8.4.1	143	Why not include color list in this document?		Staff will add this information in the appendix.	On page 143, 8.4.1, add "(see Appendix E)" after "NWMEP." Insert a new Appendix E "Approved Colors," which should be the same as "General Regulation B - Approved Colors" in the Volcano Cliffs Sector Development Plan, and re-letter subsequent appendices accordingly.
PC	150	8.5.4	143	Is a sloped parking floor a ramp? Why is this restriction on ramp included? Some difficult sites might warrant a ramp along a street or integrated with a berm.	Yes, a sloped parking floor is a ramp. The restriction is guidance only to help ensure attractive parking structures.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	151	Table 8.1	144	Note 1: Garage Type D min 5 linear feet of fenestration on the street facade and be articulated to resemble main structure. Once again, this sort of requirement is too restrictive	This requirement is the same as the requirement in the Volcano Trails and Volcano Cliffs SDPs and is designed to create a pleasing visual environment from the pedestrian realm by reducing the prominance of the garage as the primary architectural feature of the house.	None	None
PC	152	9	147	This is more restrictive than COA and as restrictive as some historic districts. Is this a zoning dept enforcement problem?	All new development requires zoning review. Since there is no existing development in this area, enforcement should not be a problem since all review will follow the regulations contained in this Plan. The regulations of this Plan are tailored to ensure the creation of a high-quality, unique environment, and signage plays an important role.	None	None
PC	160	11.4.3	175	Real problems here:	NA	NA	NA
	160.1	11.4.3	175	• The design standards with shall in districts require design features w/ ornamentation, tripartite design towers - generally features not reflective of local cultural design – and on the other hand are not climate sensitive due to glazing requirements on buildings – regardless of façade orientation.	Staff disagrees that towers and design features with ornamentation are not part of local cultural design. See PC 77 for adjustments to address climate.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
160.2	11.4.3	175	• Courtyards must have a pedestrian connection to sidewalk or other building and buildings shall be rectangular...	Requirements for pedestrian connectivity to amenities such as courtyards seem appropriate to a pedestrian-friendly district. The requirement for rectangular buildings sets the fabric of the development along corridors. The plan includes flexibility for designs that break this pattern where it enhances the built environment. See Section 3.2.13(i)a for exceptions.	None	None
160.3			• Canopies for shading with photovoltaic (solarcollector) arrays seem not to be allowed, yet they are a basic sustainable design item.	Staff is unsure where the Plan would prohibit canopies for shading with solarcollector arrays.	Staff would remove any such prohibition in the Plan. Please provide additional information to locate the relevant section.	Pending
160.4	11.4.3	175	• Stucco & EIFS are limited	The limit on these materials does not seem to adversely affect the referenced goal. See PC 136 for discussion of material restrictions.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
	160.5	11.4.3	175	• Roof materials shall be (pitched) barrel clay tile, copper, standing seam metal, synthetic slate or similar materials per the plan. This restricts new technology in roofing materials such as photovoltaic roof tiles and the use of concrete roofing tiles and other materials.	The Plan provides flexibility to include other materials under the administrative minor deviation for non-dimensional building design standards and under the exceptions granted by the EPC for exceptional environmental design that benefits the natural environment. See Table 3.2 and section 3.2.13(i)a.	None	None
PC	161			Design standards are very restrictive, more so than historic overlay zones under Landmarks and Urban Conservation Commission standards. Contemporary design and materials are really discouraged by this plan and unique design solutions and response to site conditions with a range of geometry is discouraged.	Because this is a greenfield area without an established development pattern, the Plan's standards are intended to create a predictable development pattern and fabric of buildings. At the same time, the Plan provides flexibility for quality designs both administratively through deviations and by the EPC through the exceptions.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	162			This plan is way more restrictive than Mesa Del Sol...why? It will discourage development for years and will be difficult for the city to enforce, regulate and defend it due to its complexity, specificity, and variation from established COA standards that govern the rest of the city.	Mesa del Sol is under the control of one property owner who can set standards for quality, compatibility of development styles and site development patterns, etc. In Volcano Heights, the Plan serves as the master developer to guide these decisions in response to the checkerboard property ownership. The design standards are intended to assure high-quality built environment to protect invidual investments across properties, along corridors, and over time.	None	None
	162.1				The predictability provided by the Plan's specificity and complexity is intended to help the City enforce the implementation of high-quality development, as well as provide predictability for property owners about what is allowed and encouraged and for neighbors about what development results can be expected.	(cont'd)	(cont'd)
PC	163	6	99	Some building design standards read similar to H.O.A. rules rather than City sector plan regulations.	Staff believes the building design standards are appropriate for this sector plan.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	179	6.1.9	103	This section dictates design, and is arbitrary and capricious. Using subjective terms with a mandatory "shall" meaning it must be done with phrases like "generally...rectangular" or ..."shall be express with well-balanced facade compositions"...is aesthetic zoning. Architects will be held accountable for subjective design requirements by potential review bodies who have no expertise in design.	The vast majority of projects in Volcano Heights will be reviewed by administrative staff, who has the expertise and experience to judge design criteria appropriately. Staff believes you may be referring to the VHRT, which is a non-judicial body convened by the Planning Director or his/her designee to solve particular problems as a part of the administrative approval process. See PC 8, PC 14, PC 72-74, PC 99, PC 102, PC 132, PC 138, PC 161-162 for discussion of design standards.	Staff will clean up language to remove subjective terms where they are paired with "shall."	In Section 6.0, edit language to remove subjective terms such as "generally" where they appear with "shall." Where it is intended that staff should have some latitude to interpret compliance, change "shall" to "should" to signal guidance versus a requirement.
	179.1	6.X.9	103	Another example of subjective requirement with no clear public purpose is the requirement for "heavier massing "stated in (vii) and aesthetic zoning stated in (xiii) prohibiting vinyl and chain link fencing. Clearly these are aesthetic concern subjective in nature that serve no meaningful public purpose.	This requirement ensures quality contruction and the permanence of materials. Materials like vinyl and chain link are not durable or quality materials for fences.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	180	6.1.10	104	Here again are examples of aesthetic zoning. What is the purpose of (i) and (ii) dictating materials and coverage even process calling for only 75% use of stucco along one street type and then requiring it be placed on using a three step process.	The requirement is that at least 75% of the base façade (not the entire building) be one of several high-quality materials (3-part stucco being one) along pedestrian-oriented streets. This requirement is intended to create a high-quality built environment at the pedestrian scale. The other 25% of the base facade can be high-quality accent materials.	None	None
PC	181	6.X.10 - 6.X.13	99	Don't prohibit the use of certain materials or require certain construction procedures. Standards should be written to express the design intent such as providing shade and covered walkways for pedestrians. Don't dictate canvas awnings in our climate (they get sun rot) or see-through walls as required in 6.1.12. There are many solutions to providing visual interest without dictating what they must be. Avoid requiring the use of specific materials or construction methods or even non functional elements such as "tower elements".	The design standards are intended to provide predictability for developers, neighbors, and City review staff, partly to ensure a streamlined development review process. The Plan provides flexibility and guidance through administrative deviations and EPC-approved exceptions for other design solutions. See-through walls are not required by 6.1.12; they are one element in a list of 12 architectural features. Any two of the 12 are required to be incorporated, to be chosen by the developer.	Reference to canvas awnings was removed prior to the EPC draft.	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	183	6.2.9	109	Massing and Facade Composition (ii) & (iii) requirements need to be changed to design intent statements or change "shall" to "may."	Section 6.2.9(ii) already uses "may."	Staff will consider changing (iii).	On page 109, section 6.2.9(iii), change "shall" to "may."
PC	184	6	99	Change the word "awnings" to "shade structures" throughout.		Staff made this change prior to the EPC draft.	None
PC	185	6.2.9	109	Eliminate (xi).	Staff believes material restrictions are appropriate. See PC 72, PC 74, PC 136, PC 160, PC 180-181 for discussion of material restrictions.	None	None
PC	186	6.X.10 - 6.X.13	99	6.2.10. through 6.2.13. and other similar sections in the VHMX,VHNT,VHET, also should eliminate material restriction, specifying materials, and construction restrictions. Restate these as performance-based requirements or state what the urban design intent is.	Staff believes material restrictions are appropriate. See PC 72, PC 74, PC 136, PC 160, PC 180-181 for discussion of material restrictions.	Staff will add language to assert that these standards are performance-based requirements and state the urban design intent.	Language pending

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	187	6.X.10 - 6.X.13	99	These standards are unnecessarily restrictive and add to the cost of doing business. They restrict the design decisions of the owner and the owner's consultants, adding costs with no real benefit to the public.	Staff acknowledges that the restrictions may impact development costs. Because this area is intended as a Major Activity Center with a focus on drawing major employers, the design standards are intended to assure higher-quality development that creates a sense of place and is attractive for pedestrians, cyclists, and transit users. Staff disagrees that standards have no public benefit. See stakeholder requests for such design standards in PC 89, PC 94.1, PC 99, and PC 215.	None	None
	187.1			Furthermore, there is no assurance that they will create quality design. They pre-empt the responsibilities and the role of professionals licensed and given by the State under licensing requirements for architects, landscape architects, and engineers approved to do design.	These regulations provide guidelines and a pallette that might typically come from a master developer. The advantage for designers is that these elements are required, so the owner cannot "value-engineer" the quality design and products that a professional would typically like to use, but tend to be overridden during the development and construction phases. These regulations have been time-tested and developed by professionals in architecture, landscaping, and engineering.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	188	6.X.10 (v)	104 etc.	Eliminate (iv) requiring that changes can be only made after being "considered" by the Volcano Heights Review Team consisting of volunteers and city staff. This is not meeting the intent statement goal to "streamline the approval process". The review process cannot be handed to volunteers or even staff with no experience or expertise or training in architecture, engineering or other related building fields. This should be done throughout the plan.		Staff believes this requirement was changed to the Planning Director or his/her designee for the EPC draft.	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	189			While well organized the regulations as detailed in the above analysis are excessive & overly detailed as written. The Plan has over 150 pages of regulations. This is almost as many pages as the City Comprehensive Zoning Code. This seems excessive for an area of 570 acres.	Staff respectfully disagrees that the regulations are excessive and overly detailed. They seem to provide predictability while allowing enough flexibility and choice to accommodate a range of high-quality development. The City Zone code deals more with uses allowed than it does with the quality of development intended. Because of its potential as a Major Activity Center and its location abutting the Petroglyph National Monument in a unique volcanic setting, Volcano Heights deserves design standards that can help assure a high-quality built environment in harmony with the natural environment.	None	None
PC	190			The Plan pre-empts design prerogatives given to the owner, developer and their professional consultants by over regulation of design elements as stated in the previous comments.	Staff respectfully disagrees. See discussion of design standards in PC 14, PC 89, and PC 162.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	193			The Plan has many regulations that attempt to legislate "quality design" by dictating restriction on appearance, even calling for internal limits on heights of floors. Unlike the performance-based code adopted in the Downtown Urban Center, which does have a existing building inventory, this plan's regulations are excessive and in some cases capricious in what colors, material, and design elements are allowed. It is unclear how such regulations if implemented will insure "quality development".	It is precisely the fact that Volcano Heights does not have an existing building inventory, as Downtown does, that indicates the need for standards that create a predictable development pattern and fabric of buildings. Colors are regulated by the NWMEP, passed in 1989. See PC 89, 99, 94.1, and 215 for stakeholder requests for design standards. See PC 72, PC 74, PC 136, PC 160, PC 180-181 for discussion of material restrictions. See PC 138-139 for discussion of design elements.	None	None
PC	196			Good plans don't insure quality development nor do excessive regulations. Without a market-driven demand the Plan will not become a reality. In reality quality is hard to insure through a legislative process.	Staff agrees that insuring quality is difficult. Staff believes this Plan provides standards with the appropriate level of detail and flexibility to preclude low-quality development and ensure some measure of predictability across property lines, along corridors, and over time. Staff believes this Plan provides significant flexibility through mixed land uses, menus of options, administrative deviations, etc. to meet market demand now and in the future.	None	None

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
200.2	2.1.2(v) / 8.4.1	16 / 143	3) The approved color palette to apply also to all residential structures within the View Area		Staff agrees and will add this requirement.	On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence.
201.2			Additionally, application of the approved color palette as stated in the Northwest Mesa Escarpment Plan does not, as it turns out, regulate color for residential structures in the View Area.		See PC 200.2	See PC 200.2

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	225			There should also be flexible wording, when it comes to designs, for market demands, 20 to 30 years from now, that we cannot predict. That any plan approvals within the VHSDP cannot be unreasonably withheld, if it can be demonstrated that economic, market demand or legislative restrictions/requirements (i.e. state or federal) conflict substantially with designs of the VHSDP. This may not be just buildings, but open space or roads or common areas. An example may be that buildings are required to have energy generation on site and in doing so conflicts with color or reflective material restrictions in the VHSDP. Another example, may be the size of type of vehicles visiting the development and parking or road designs can change to accommodate these.	Significant changes such as those you describe (energy generation onsite, state law, etc.) would indicate the need to update the Sector Plan, rather than include a provision in this plan that is so broad as to admit any unforseen circumstance that conflicts with the Plan's regulations. Staff believes the Plan provides sufficient flexibility at this time (deviations, exceptions, etc.) to handle the unforseen (but more likely) challenges that property owners are likely to encounter. See PC 196 for discussion of market demand and PC 244 in Building Heights for discussion of the Plan's flexibility.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	234	6.X.4	101 etc.	SECTION 7.0 SITE DEVELOPMENT STANDARDS UPPER STORY HEIGHT OF 11' The Trails also requests that the definition of an upper story height be increased from 10' to 11'. Most of the product The Trails is developing for multi-story construction uses 9' ceilings. In order to meet the intent of the plan in number of stories allowed, a higher maximum dimension is requested to allow for 9' ceilings.	Staff believes you are referring to upper floor-to-floor minimums set by section 6.X.4. This floor-to-floor height would require the minimum be set at 10 feet from floor to floor. At finish the interior height would be 9 feet from floor to ceiling. But that would be the minimum that is allowed. If a developer chooses to do higher floor-tofloor height to allow for additional ductwork or higher ceilings, then that is permitted, as long as the overall height of the building does not exceed the maximum permitted.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	235	6.X.10 & 8.4.2	104 (etc.) & 143	SECTION 8.0 BUILDING STANDARDS STUCCO STANDARDS The current plan requires "integral color stucco" and "three-step process stucco". The Trails requests references that this standard be removed. The Trails and Longford Homes (a builder in The Trails) has significant experience in housing construction having constructed over 5,000 homes. From experience these required standards have limitations. We have found other options for stucco work better for various reasons. These other options should be allowed. Please remove requirements for "integral color stucco" or "three-step process stucco".	The intent of the regulation for three-step process is to prohibit a one-step process that does not last very long, becomes an eyesore, and detracts from the built environment.	Staff will change the text to prohibit a one-step process, leaving open the possibility of newer innovations.	On page 104, 6.1.0 and where it occurs in subsequent sections, replace "three-step process" with utilizing a process other than a one-step process."

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	Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
Development Review Process							
PC	70	3.2	24	3. Approval Process: a. Any site plan with significant infrastructure is required to have the most burdensome review, and the streamlined options are not viable.	With the current RD zoning, a site plan for subdivision would need to go through the EPC process, which involves a public hearing, and in some cases, go through EPC again to approve a site plan for building permit. The mandatory streets, no matter how well planned in a Sector Plan, will require engineering prior to construction, which appropriately takes place through the DRB process.	None	None
	70.1			(Cont'd) The plan backs much of the land into this category by putting forth a road network that ignores infrastructure/slope/drainage relationships and requires moving of roads by more than 10% to avoid topographical features. This is engineering the area in a re-active way.	The Plan does not require moving roadways 10%. Because preserving rock outcroppings is strictly voluntary, the Plan allows property owners to move the proposed Mandatory Streets up to 300 feet administratively where owners choose to avoid topographic features as a result of engineering-level studies (see page 28). This is planning at the sector plan level versus the engineering level, which necessarily comes next.	(cont'd)	(cont'd)

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Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
70.2			(cont'd)	Because there is no way to avoid review where infrastructure is needed, the Plan attempts to provide some streamlining for projects that need infrastructure by allowing them to go straight to building permit once the site plan for subdivision is in place OR the TIDD/PID/SAD process is complete. Typically, projects would still have to go through the Site Development for Subdivision process in addition to the TIDD/PID/SAD process, and in some cases, projects would still require the Site Development Plan for Building Permit.	(cont'd)	(cont'd)
70.3			(cont'd)	Further, the Plan allows most projects to go to DRB or directly to administrative approval, avoiding the EPC and public hearings altogether (see page 34).	(cont'd)	(cont'd)
70.4			(cont'd)	Infrastructure/slope/drainage engineering goes beyond the detail of a sector plan, which is why there is administrative approval available to provide flexibility in the placement of mandatory roads.	(cont'd)	(cont'd)

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	71	Table 3.4	33	b. For a plan with this level of detail, larger parcel sizes, greater than the 5 acres noted on page 33, meeting or being close to standard, should be allowed for a more streamlined approach.	The Plan sends projects (not properties greater than 5 acres but projects involving more than 5 acres) to DRB vs. EPC, which provides more streamlined development review. As most properties in the Plan area are 5 acres, and this is also a fairly standard size specified in the Zoning Code, this standard seems to make sense here. The only time projects would go to EPC, which is a 6 week process and includes public hearing, is if there is a request for major deviation from the plan (see Tables 3.4 and 3.5 on page 33 & 34 and Major Deviations listed in Table 3.3 on page 31).	None	None
PC	111	3.4	35	Just use COA criteria	In order to streamline development approval, this Plan provides a tailored public notification process. The Plan's detailed design standards are intended to ensure high-quality development that is predictable for nearby residents; therefore, public notification is eliminated for small projects and projects that meet the Plan's regulations.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	164	3.2.1	24	It is unclear as to what steps will be taken to "streamline the process". This Plan has more layers of control than other Sector Plans adopted by the City including the Downtown and the Uptown Urban Center Plans.	See PC 70, PC 71, and PC 111 for discussion of streamlined processes. Unlike Downtown or Uptown, Volcano Heights also has to accommodate infrastructure planning, which adds a layer of complexity not easily or advisedly streamlined.	None	None
PC	165	3.2.3	24	Follow adopted procedures already in place. Do not invent a new process unique to this plan only. Reference sections numbers for ease of use. Don't reinvent adopted, tested procedures already in place.	See PC 70 for discussion of intent of streamlining when significant infrastructure must be coordinated. This section is intended to provide some incentive for property owners to coordinate to create a PID, TIDD, SAD, or other financial mechanism to plan and implement regional infrastructure.	None	None
PC	166	3.2	24	Approval procedures should follow existing processes where adopted not create another process for an area of the city that contains only 570 acres (less than a square mile).	This Plan area represents a significant potential benefit to the City as a Major Activity Center, contributing to improving the jobs/housing balance and regional traffic patters. As such, the Plan is intended to provide incentives for development that meets these goals where it can, which includes a streamlined development process. See PC 164.		

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	168	3.2.7	26	What is the purpose of this approval? This appears to add a new layer to the review process.	As opposed to much development that would currently have to come through the EPC and then the DRB, this Plan allows developments that meet the Plan's regulations to come through the DRB directly, which has a faster turnaround and less public involvement.	None	None
PC	100	3.2.2	24	Maybe need someone to oversee the planning process, to keep an eye toward the vision and traffic.	Section 3.2.2 requires all potential developments to schedule a pre-application review discussion with the Planning department. This will provide the opportunity to anticipate and follow developments as they occur, as well as keeping an eye toward vision and traffic. In addition, this section recommends that a staff planner be assigned to the project, which provides additional opportunities for consistency and oversight.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	219	3.2.2	24	Oversight of the Plan: Because it is a complex plan, someone knowledgeable that knows the vision and intent of the Volcano Heights plan should oversee the approval process, since there will be no further EPC review. It is very critical that we obtain quality development, and to meet the preservation and transportation challenges to ensure the success of this plan. If the plan is successful in addressing these challenges, then we as a community will be successful too.	See PC 100.	None	None
PC	102.1			We foresee problems applying the standards if the Volcano Heights Review Team and City staff involved don't include a majority of licensed design professionals.	Staff believes that City development approval staff has the expertise and experience sufficient to review project applications and collaborate with applicants as described in 3.2.6. The make-up of the VHRT is discretionary and will be determined on a case-by-case basis. The VHRT is intended to include the relevant members based on what a particular project needs to solve problems. The list is therefore appropriately diverse and is provided as a guideline.	Staff will add a licensed design professional to the list of potential VHRT members.	On page 26, section 3.2.6, add as a final bullet of potential VHRT members: "An AIA representative(s) or other licensed design professional(s)."

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	108	3.2.6	26	Volcano Heights Review Team VHRT: Is there any precedence for a Review Team in Albuquerque?	Yes, the VHRT is modeled partly on the Uptown Review Team (URT), which has been highly successful. The difference is that the URT is required for every project within the Uptown Plan area, while the VHRT is discretionary based on problem solving for a particular project.	None	None
PC	167	3.2.6	26	Remove this section and use existing review processes already in place. Creating a separate review will not streamline the process. The VHRT team is too large and too cumbersome. The purpose and authority of the Team is too vague. Can a conflict be appealed?	The VHRT can be assembled as needed on an ad hoc basis to solve problems outside of the quasi-judicial process. The intent is to provide an opportunity for relevant staff members from multiple agencies to work together creatively to address challenges. A conflict that cannot be resolved continues with the approval process and may be appealed as allowed by process.	None	None
PC	191			The Plan adds excessive design review to the approval process. It adds a new review body of staff and volunteer community members (Volcano Heights Review Team) which consist of at least seventeen members.	The design review is largely administrative, which streamlines the process. The VHRT is not an established body but rather a pool of prospective relevant agencies and volunteers who might be assembled at the discretion of the Planning Director to solve particular problems as they arise.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	106	Table 3.1	22	This is a confusing table. If a change of 'use' occurs that is allowed in the underlying zone why would that trigger a planning review?		Staff will adjust language and change table title.	On page 20, section 3.1.7(i), edit the end of the final sentence to read: "applicability of the various sections of this Plan to development and redevelopment projects." On page 22, Table 3.1, change the title to read "Applicability of Plan Sections by Development Type" and change the second item to read "Renovations associated with change of use/expansion of use with no expansion of building."
PC	109	3.2.7 & 3.2.9	25-29	Why include a definition of the role of the DRB 3.2.7 and City Council 3.2.9? It's defined in COA codes and ordinances .	The Plan is intended to be helpful to property owners and developers. This information is available in other places, but it is often not easily found or compiled in one place.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	110	3.2.10 & 3.2.11	27-30	Why are the deviation criteria in a Sector Plan ? The plan should reference COA criteria (since criteria may change) and not list them in the Sector Plan. There are legal implications due to the potential contradictions and changes that may occur over time.	The City doesn't have well-defined deviation criteria. Deviations are included to provide flexibility for unseen circumstances or challenges on particular properties or to accomplish project-specific objectives that still meet the intent of the Plan but violate individual regulations. The minor and major deviations provide administrative relief to accommodate development and streamline the approval process. The exceptions in 3.2.13 provide guidance to the EPC to grant relief from Plan regulations to accomplish particularly important goals.	None	None
PC	170	3.2.10-11	27-31	The deviations are too restrictive, subjective, broad, and they add another layer to the development approval process.	See PC 110.	None	None
PC	112	Table 3.6	36	Table 3.6 Why is it different from COA, in particular # 10? Change of use?	Sector Plans allow the City to tailor processes and regulations for specific areas to accomplish City, community, and stakeholder goals. In this case, the process is tailored to provide a streamlined development review process and make clear what types of development trigger what kinds of review.	Staff will adjust language for item 10.	On page 36, Table 3.6, change title of item 10 to read: "Renovation associated with change of use within an existing buiding or structure (with no exterior façade changes)".

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	113	Table 3.6	37	Table 3.6- Why wouldn't #13 and # 14 be an EPC decision versus a recommendation. Does the decision go to City Council after the EPC process ?	Yes. This follows the City procedure for zone changes. Please see Note 3 for clarification.	None	None
PC	169	3.2.8-9	27	Amend and reference appeal procedure in Zoning Code.	What is described references the existing appeal procedures.	None	None
PC	171	3.2.13-3.4		These sections again reinvent many of the procedures and processes already in place in other codes and ordinances.	Section 3.2.13 provides a significant relief valve for challenges and circumstances that arise later or are unanticipated by this Plan. The exceptions described provide guidance to decision makers about how and when to grant relief from the Plan's regulations to serve the greater purpose of the Sector Plan's goals and vision.	None	None
	171.1			(cont'd)	Sections 3.2.14-3.4 are included for ease of use, in order to provide complete, compiled information about the development review process. See PC 109.	None	None
PC	192			The Plan requires notice and hearings for compliance and deviations by the DRB or EPC for sites less than 5 acres for any projects in the Transition zone or Center VHMX zone. This is more restrictive than the Downtown and the Uptown Urban Center Zones. It also adds more review time and cost to the development process.	Public notice is NOT required for projects less than 5 acres unless a Major Deviation from the Plan's regulations is requested. These projects are to be reviewed by the DRB, not EPC, which is a streamlining of the process.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
Jobs/Housing Imbalance							
PC	19	11.2.2	172	The Draft Plan does not satisfy Policy 3.96 of the WSSP. (Volcano Mesa Area 2011 Amendment). Policy 3.96 specifies that "New zoning should be established for the Volcano Mesa area to correct the jobs/housing imbalance that exists for the area . . ." The current draft contains only a singular mention of "jobs/housing imbalance" at 11.2.2 under Goals. There is no other citation in the draft that attempts in any way to actually quantify what, if any, progress will be made as a result of this plan based on the plan projections.	Compared to the existing RD zoning, which allows only a limited amount of C-1, the change of zoning to all mixed-use zones provides an opportunity to influence the jobs/housing imbalance. The zones are intentionally proposed as mixed-use in order to provide maximum flexibility to meet market conditions in the future. This same advantage of flexibility is also a drawback in the sense that it is impossible to quantify what progress will be made, if any, as a result of zone changes other than to say that because no single-family housing is allowed in any but the transition zones, there is more of an opportunity for jobs and non-residential development than there would otherwise be without a change of zoning.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	20			Policy 3.96 references a projected build out for the entire Volcano Mesa planning area of 12,000 new homes and 30,000 residents. This reflects the assumptions made in the 2006 draft (Table 2 Employment Deficits). However, the analysis in the current plan (Executive Summary Table 1.2) considers only new residential within the Heights SDP. This is contrary to Policy 3.96 and the Council intent, which clearly addresses the entire Volcano Mesa planning area.	The current plan only covers Volcano Heights and therefore only analyzes Volcano Heights. Policy 3.96 addresses Volcano Heights, Volcano Cliffs, and Volcano Trails. The intent of the VHSDP still matches the intent of the Volcano Mesa WSSP amendment, although the Plan adjusts zoning, roadways, etc., due to planning that occurred after the WSSP was amended.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	21	1.6	7	At 1.25 jobs needed per dwelling unit the current plan admittedly creates a surplus of jobs within the 68 acres of the Town Center (1,757 demand vs 2,134 created). However, this surplus quickly evaporates and turns negative when the analysis is expanded to the entire Heights SDP area. The 4,769 dwelling units with the SDP would create a demand for 5,961 jobs versus only 5,389 created. That still leaves job demand for 60% of the dwelling units with the Volcano Mesa planning area unaccounted for.	The Plan itself cannot create jobs. All it can do is change zoning to allow a greater range of employment uses and potential density and intensity. The anticipated build-out included in the Plan is not the maximum level of development or jobs that could be seen in the area but rather a practical, achievable benchmark. If more jobs are created than housing in the area, then the jobs/housing imbalance will improve more. If not, the presence of SOME jobs in Volcano Heights, which are more likely with the proposed zoning changes, will be some improvement to the jobs/housing imbalance.	None	None

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Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
21.1			The EPC may wish to consider: (cont'd) 3. Eliminate all housing from the Town Center. With all other assumptions held constant the Heights SDP would have a job surplus of 1,186.	Eliminating housing is no guarantee that more jobs would be created. In fact, employment centers are best supported with nearby high-density residential uses, which is why both are allowed throughout the densest zones. Eliminating housing as a use would remove a potential catalyst and support for employment locating in the area. The amount of jobs that could be provided in Volcano Heights would not solve the jobs/housing imbalance on the West Side, but it provides the opportunity to improve the balance compared to the existing zoning.	None	None

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Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
21.2			The EPC may wish to consider: (cont'd) 4. Require that, prior to forwarding this plan to the Council, the plan include a numerical analysis of the jobs/housing balance over the currently projected life of the plan (2010-2035).	There is no policy that states how much improvement needs to be shown in Volcano Heights that would necessitate the kind of analysis you request. Rather, the change of zoning to allow employment, the design standards meant to create a stimulating, high-quality, urban environment, and the intended Major Activity Center are all expected to contribute to improved opportunities for employment compared to the RD zoning this Plan replaces. Staff has provided its analysis of how the proposed changes to zoning are justified by policy and other plans, as required by R-270-1980. The EPC's recommendation to the City Council must be based on compliance with these policies.	None	None

201

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
204.1			The intent and the development of the plan brings to the West side the needed employment center and job balance that the City needs desperately for the community. There has been so much progress made towards flexibility of the plan to allow for "phased-In" development that can help spur jobs, earn gross receipts taxes and reduce trips over our overcrowded bridges. We believe that the zoning is what the City needs and the density to create that job balance.	Staff agrees and thanks you for your support.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	222			Most recently the US Dept of Agriculture via the US Forrest Service, had an RFP for a 200,000 sq. ft. office facility, which was forwarded to your offices. VHSDP and the land that it encompasses currently is inadequate to reply to this RFP, in terms of any viable infrastructure (either by lack of design or being not physically in place) to attract these jobs. Hence a plan must get passed sooner rather than later and one that is flexible enough to meet an RFP's demands like this in terms of type of building and space, but also in terms of time horizons/demands. The USDA goal was 10 months. This plan should be pursued with the reality and vigor that time horizons like that are essential and critical to it being a success.	Staff believes the Plan's mixed-use zoning, streamlined development review, and deviations/exceptions provide the flexibility to meet RFP's such as this one. The provision of infrastructure is beyond the scope or power of a Sector Plan and must be pursued by property owners with the coordination of implementing agencies, which currently are developing plans for infrastructure in the area.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	223			If the City of ABQ wants to be a leader in keeping and attracting jobs, then it needs to be a team player and visionary leader to be sure places like VHSDP are viable, practical, attractive and real. My only hope is that we are not having another hearing a year (or more) from now on getting a VHSDP approved. If so we all run the risk we again of missing out on another major employer, which could help re-balance the jobs/housing mix between East and West Sides of ABQ. Today VHSDP is flat footed and cannot run to catch any demand for improved real estate.	Staff agrees and appreciates your support and participation in getting the Sector Plan passed as the first step in implemention.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	226			The plan for the VHSDP, in its genesis, had a much bolder component for density and thus a stronger ability to provide for more jobs from within the development. It was denser essentially for employment purposes. Most currently the plan's density per aspects such as limited building heights have put a damper so that it cannot be as big a factor in balancing the work/housing imbalance of east and west sides of the river. There should be either a current modification to allow more square feet for employment or a date certain in the future, that will increase the density factors to help the city further try and balance its use of other infrastructure. Namely, this will help adequately address the stress of the river crossings we have today and most certainly in the future. This greater employment density should add value to area housing west of the river because a homeowner can realistically live west of the river and work west of the river and not waste resources traveling to east of the river.	The Plan still provides tremendous opportunity for density, probably beyond what is needed by the market within the next 20 years. Previous versions of the Plan with higher building heights met considerable resistance from other stakeholders. Staff believes the current heights proposed, in conjunction with the optional bonus heights, provide adequate latitude to create employment while respecting the natural environment. The Plan includes the provision eliminating height restrictions on large employers in order to increase density possibilities in particular cases where the employment goal is furthered.	None	None

011

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
Major Activity Center							
PC	16			The Draft Plan does not satisfy Policy 3.95 of the WSSP. (Volcano Mesa Area 2011 Amendment) Policy 3.95 (Council Resolution R-10-77) directs the Town Center be designated as a Major Activity Center, and this is reflected in the language of the current draft. (Note: MACs are not defined in the WSSP but are a designation of the ABC Comprehensive Plan. To date, the designation of the Volcano Heights Town Center as a MAC has not been adopted into the Comp Plan.)	The Volcano Mesa Area 2011 amendment was written in conjunction with a previous scheme for a larger Town Center in Volcano Heights. Now that Volcano Heights has been modified to reflect realistic market demand, staff intends to update the WSSP amendment with the recommendation that the MAC include all but the Transition zones. As is the case with other recommendations for new activity centers, the formal designation will take place upon an update of the Comprehensive Plan, which the City and County are currently discussing.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	17	1.6	7	The Draft Plan does not comply with the ABC Comprehensive Plan. (Sec II.B.7 Policy a, Table 22) In the July 2010 draft the Town Center consisted of 130 acres. (Volcano Heights Market Study) While the Comp Plan defines a MAC as considerably larger (300+ acres), it also comments that future MACs be denser and therefore smaller, and less auto oriented and more walkable. In the current draft however, the Town Center has been further reduced to 68 acres. It is unclear how this small amount of space could support a regional employment center (MAC) in addition to the 1,406 multifamily housing units that are programmed for the Town Center in the current draft. At 68 acres, the Town Center is more consistent with the WSSP definition of a Community Activity Center.	While the Town Center zone acreage has been reduced, the Plan recommends that the Major Activity Center include Town Center, Regional Center, Village Center, and the Mixed Use zones. Together, these account for approximately 475 net acres (minus mandatory streets).	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	18	Table 1.2	7	The MAC requirements, as outlined in the ABC Comp Plan and cited in the Council Resolution, further specify that buildings be three stories or higher and that the MAC have a minimum FAR of 1.0. The 727,650sf of non-residential development projected in the current draft, within a 68-acre Town Center, yields a FAR of .25. Admittedly this number is incomplete, as it does not include the proposed residential component. Unfortunately, the current draft presents residential only as "units" and does not disclose the square footage. To bring the FAR to 1.0 would require an additional 2,234,430sf of improvements or an average 1600sf for each of the 1,406 multifamily units.	These are not requirements but rather policy objectives for MACs, as stated in II.B.7 Policy a in the Comprehensive Plan. The VHSDP proposed MAC furthers the majority of other objectives articulated in Table 22 in the Comprehensive Plan.	Staff agrees that the nomenclature of the vision makes expectations and comparisons unclear.	On page 7, section 1.6, replace "Development Vision for Full Build-out" with "Anticipated Build-out". In the text of the following paragraphs, replace "vision" with "anticipated build out." In the titles of Table 1.1 and 1.2, replace "Development Vision" with "Anticipated Build-out."

Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
18.1			Not only is this unlikely, but it is inconsistent with the draft language (Chap I, para 1.6) "more retail and office uses are proposed than residential dwelling units". In fact, 2.2M sf of Town Center multifamily alone would exceed the entire 2M sf of non-residential for the entire Heights SDP. Similarly, assuming an average 650sf for only the 3,363 multifamily units within the Heights SDP but excluding the Town Center, the result is greater than the 2M sf projected for the entire SDP. It is unclear how "more retail and office uses are proposed than residential dwelling units", either for the Town Center or the entire SDP.		Staff will change the title of section 1.6 to reflect what this section is intended to convey -- a realistic anticipated build-out based on market studies and economic analysis rather than the ultimate desired vision, which includes higher FAR and jobs numbers and is reflected in the entitlements provided by the Plan.	(cont'd)

	Comment #	Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	22			The EPC may wish to consider: 1. Eliminate the Town Center entirely and absorb the 68 acres into one or more of the adjacent Character Zones. 2. Designate the Town Center as a Community Activity Center and follow existing CAC guidelines in the WSSP.	The Plan recommends that the Major Activity Center include all but the non-Transition Zones. Staff believes this addresses the underlying concern in these comments. A standalone CAC in the area designated Town Center is not appropriate because it's proposed to be surrounded by high intensity, mixed-use development, not single-family residential neighborhoods as typically found surrounding CACs. As provided in the Comp Plan, activity center boundaries are established based on "where non-residential use and/or Zoning meet the edge of residential use and/or Zoning, and where interrelated activities exist within walking distance of one another." In this case, the proposed MAC best meets that definition.	None	None
Miscellaneous							
PC	24	Table 2.2	14	Table 2.2 should have a reference in the text.		Staff will make change.	On page 14, section 2.1.1, add the following sentence to the end of the second paragraph: "Table 2.2 summarizes the precedence of this Plan with other relevant plans and procedures."

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	25	3.5	39	Add a definition of approved grade. This definition should be the higher of the natural terrain or approved roadway grade?		Staff will add a definition.	On page 39, add a definition for "Approved Grade" as follows: "The grade approved by the City hydrologist that meets the requirements of the drainage ordinance, provides sufficient conditions to link to utilities, but imports the least amount of fill. Approved grade may or may not be the same as the nearest roadway grade."
PC	104	2.1.2(ii)	16	NWMEP – Measure of grade	Sector plans allow the City to address	None	None
PC	28	7.5.5	138	Delete or modify the 2nd sentence. In most cases fill is used to alter the site topography (e.g. to make the site more level).	This language reflects the intent of the polcies within the Northwest Mesa Escarpment Plan. The second sentence is an intent statement ("should" language), while the first sentence is the actual regulation ("shall" language).	None	None
PC	29	9.1	148	The sign restrictions in the Unser Boulevard Design Overly Zone did not anticipate a Major Activity Center. These restrictions should be reviewed to determine if modifications are warranted.	Staff has reviewed the restrictions and believes no modifications are warranted at this time.	None	None

Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	107	Table 3.1	23	Signage based on value? Does this occur anywhere else in COA? How is this enforceable and does the zoning department really want to take this on?	The intent of the regulation is to ensure that major sign overhauls or expansions comply with the plan, while allowing for simple repair or replacement of parts of the sign that don't significantly affect its appearance or size without triggering Plan review.	Staff will consult with code enforcement and consider changing the regulation to be based on physical change vs. value.	Pending
PC	216	Table 9.1	151	Bright Lights/ LED signs: Bright lights or LED signs will be a beacon for the whole city to see. We need to minimize unnecessary lighting and limit the bright LED signs. Unser Blvd. prohibits LED signs; we should consider doing the same for Paseo del Norte on the mesa top.	The VHSDP currently defers to the City Zoning Code on electronic signs (14-16-3-5).	None	None
PC	31	13.4	196	Should reference to table 14.1 (pending) be table 13.1 on the following page?		Staff will renumber.	On page 196, section 13.4, renumber Table 14.1 to 13.1.

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	33	8.8	146	Street Screens – The requirements / height limitations for street screens is not practical along portions of Paseo del Norte and Unser Boulevard (B streets) where the existing roadway has been constructed several feet above grade. Significant amounts of fill would be required to bring a site up to the roadway level and then provide a street screen, or an exceptionally high street screen would be required.		Staff agrees and will add a minor deviation to address this condition.	On page 29, Table 3.2, add the following text as a new element beneath "Building Design Standards": in the second column: "Street screens next to elevated roadways" and in the third column: "Where the roadway grade exceeds the approved property grade by more than 4 feet, the requirement for a street screen may be eliminated."

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	34	Appendix A.D.4	A-27	Bike Paths – Appendix A – D.4 makes reference to the May 2011 Bikeways and Trails Master Plan that bike routes typically work best on streets with speed limits of 25 miles per hour or less and traffic volumes of 3,000 average daily trips or less. Neither of these conditions fit Paseo del Norte or Unser Boulevard. From the perspective of multimodal functionality, safety, and ROW requirements near the intersection of Paseo del Norte and Unser Boulevard, bike routes in the plan area should be incorporated into the "loop road system" surrounding the intersection of Paseo del Norte and Unser Boulevard, and deleted from the Paseo del Norte and Unser Boulevard cross sections for the portions of these two roads within the boundary of the "loop road system".	Paseo del Norte and Unser Boulevard are designated by policies outside the Sector Plan to have multi-use trails incorportated in their cross sections. Used by commuter cyclists and long-distance cyclists, these multi-use trails need to provide continuity along these roadways. The loop roads (street type "Connector") include bike lanes in the required cross section. The plan further recommends grade-separated bridges or underpasses to allow pedestrians and cyclists to safely cross Paseo and Unser.	None	None

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Comment #		Section #	Page #	Comment / Question / Request for Change	No Change (+ explanation)	Change	Condition Language
PC	105	3.1.3	20	Why does VH have precedence over COA codes, ordinance regulations and standards?	Sector plans are designed to accommodate unique conditions and City priorities for development within a Plan area. The regulations and standards in the VHSDP are designed to create a walkable, urban, multi-modal development, which would not necessarily comport with existing regulations and standards. Where the Plan is silent, the COA standards apply. Where they conflict, the Sector Plan prevails in order to achieve desired outcomes that meet and implement City policy.	None	None
PC	114	3.5	38	Are these definitions the same as COA zoning code definitions? If not, why not. If there is a new definition not found in the COA zoning code it should be added to that code. It's problematic for the COA to have different definitions of terms and for staff to have to have multiple definitions of terms to work from.	Definitions refer to the City Zoning Code where they are the same. Where they differ, the definitions provided help to implement a Plan goal or meet the Plan's intent and are included to provide clarity and guidance to City approval staff, property owners, and stakeholders. This section also includes terms used throughout the Plan that are not defined in the City Zoning Code. This is standard practice for sector plans, which are by nature tailored to address unique conditions.	None	None

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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

December 10, 2012

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

Project# 1009414
12EPC-40061 SECTOR DEVELOPMENT PLAN - EPC PHASE 2 FINAL REVIEW & APPROVAL

REQUEST:
The City of Albuquerque Planning Department requests the above action for the Volcano Heights area, 569.11 acres surrounding Paseo del Norte and Unser Boulevard between Universe Blvd. and Petroglyph National Monument. Currently zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES and proposed to be zoned SU-2 VHTC, SU-2 VHRC, SU-2 VHVC, SU-2 VHMX, SU-2 VHNT, and/or SU-2 VHET. (Zone Atlas Maps: B-10 & 11, C-10 & 11)
Mikaela Renz-Whitmore, Staff Planner

PO Box 1293

Albuquerque

NM 87103

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On December 6, 2012, the Environmental Planning Commission (EPC) voted that a Recommendation of APPROVAL be forwarded to City Council for Project 1009414 / 12EPC-40061, a Sector Development Plan – EPC Phase 2 Final Review and Approval, based on the following Findings and Conditions:

FINDINGS:

1. This is a request for approval of the Volcano Heights Sector Development Plan, an area surrounding the intersection of Paseo del Norte and Unser Boulevard, including approximately 570 acres. The Plan area boundaries are Paseo del Norte to the north, the Petroglyph National Monument to the east, the Volcano Cliffs SDP to the south, and Universe Boulevard to the west.

2. The Plan area currently contains properties zoned RD, SU-1 for PRD, and SU-1 for C-1 uses.

3. In 2006, a Volcano Heights Sector Development Plan (SDP) was adopted for a larger area but was appealed to court and ultimately remanded back to the City in 2008/9. The plan area was broken into three distinct but related sector development plans intended to guide future development in the area that was renamed the Volcano Mesa community. Volcano Cliffs SDP was adopted in May 2011, and the Volcano Trails SDP was adopted in August 2011. The three plans share similar policy underpinnings that are included in the Rank II West Side Strategic Plan's 2011 Volcano Mesa amendment, which recommends the designation of a Major Activity Center in Volcano Heights. In 2010, another draft Volcano Heights Sector Development Plan was submitted to the adoption process, heard several times at the Environmental Planning Commission, and ultimately withdrawn in October 2011.

4. This 2012 Volcano Heights Sector Development Plan has a boundary modified slightly from previous planning efforts and includes a new zoning strategy, mandatory street network, policies, goals, and recommended implementation steps. The Plan includes regulatory site development standards and building design standards associated with each zone as well as general to all zones; street and streetscape standards; signage standards; and open space, landscaping, and site lighting design standards.

5. The Volcano Heights SDP provides a balanced approach to achieve the following:
   (A) The Plan addresses the imbalance of jobs and housing on the City's east and west sides by proposing to change existing zoning from single-family uses to a mixed-use, urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center.
   (B) The Plan addresses the challenge of multiple property owners and undeveloped land with highly coordinated land-use and transportation regulations that emphasize coordination across property owners, along corridors, and over time.
   (C) The policies, regulations, and incentives in the Plan work together to create a distinct district with a sense of place that respects and enhances the unique natural environment and adds to the range of development options on the City's West Side.
   (D) The Plan seeks to balance the built and natural environments through a combination of policies, regulations, and incentives that emphasize high-quality development as well as preservation options for views, rock outcroppings, and sensitive lands.
   (E) The Plan seeks to balance the predictability of high-quality development provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process.

6. The Plan proposes to replace all zoning within the Plan area with one of the following zones: SU-2/VHTC (Volcano Heights Town Center), SU-2/VHRC (Volcano Heights Regional Center), SU-2/VHVC (Volcano Heights Village Center), SU-2/VHMX (Volcano Heights Mixed Use), SU-2/VHNT (Volcano Heights Neighborhood Center), or SU-2/VHET (Volcano Heights Escarpment Transition).

7. The proposed zoning is justified under R-270-1980 per the following considerations:

   (A) The proposed zoning is consistent with the health, safety, morals, and general welfare of the city because it helps ensure that all development furthers the goals and policies of the Comprehensive Plan and other applicable plans and provides opportunities for additional employment on the West Side that can help address the imbalance of jobs to housing that creates significant traffic congestion and negatively impacts quality of life for residents.

   (B) The Plan's proposed zoning implements established policies in the Rank I Comprehensive Plan, Rank II West Side Strategic Plan, Rank II Facility Plan for Major Public Open Space, Rank III Northwest Mesa Escarpment Plan that provide sound justification for the proposed zoning changes. (See also Findings # 7-11.)

   (C) The proposed zoning poses no significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments as outlined in Findings #7-11.

   (D) Existing RD zoning is inappropriate because:

      1. community conditions have changed, including existing and anticipated traffic congestion and a preponderance of single-family residential uses without the balance of nearby employment opportunities; and

      2. the proposed range of mixed uses in each zone would be advantageous to the community, as articulated in the Comprehensive Plan, by providing the opportunity for employment, retail, and services in close proximity to existing residential areas and future residents in the Plan area. (See also Finding #7.)

   (E) Permissive uses in the proposed zones would not be harmful to adjacent property, the neighborhood, or the community because the mix of uses and the urban form resulting from the design standards create compatibility within the Plan area and with adjacent development. The Plan's proposed development pattern of walkable and transit-supportive retail, employment, and residential uses provides benefits for existing and future residents.

   (F) Proposed zone changes do not require major and unprogrammed capital expenditures by the city. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all

require property owners to collaborate, vote to institute the mechanism, and work with the City to implement the agreed-upon infrastructure improvements.

(G) The cost of land and other economic considerations are not the determining factor for the proposed zone change

(H) The VHSDP does not use "location on a collector or major street" as the justification for establishing mixed-use zoning within the Plan area; rather the location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.

(I) The Plan does not propose spot zones; rather the Plan proposes a rational nesting of zone categories, with the most dense and intense at the center, and least dense and intense at the borders where the boundaries abut existing single-family residential areas to implement Comprehensive Plan policies.

(J) The Plan does not propose strip zones; rather the Plan proposes a strategy of land use coordinated with a mandatory transportation network to allow the development of all properties, create transitions between zones, and implement Comprehensive Plan policies.

8. This Plan implements the following policies of the Rank I Albuquerque/Bernalillo County Comprehensive Plan:

(A) The West Side Strategic Plan's Volcano Mesa community and its Major Activity Center (MAC) designation and policies address the existing conditions of the Volcano Heights Plan area to ensure compatibility of development on vacant land with existing neighborhoods, urban services and facilities, and natural features (II.B.5 Developing and Established Urban Areas Goal and Policies c, d, e, g, n).

(B) Higher-density housing in the Volcano Heights MAC, with access to Paseo del Norte and Unser Boulevard, is appropriate to support employment and service uses. The MAC's development pattern, Transition zones, and proposed densities along arterial and collector streets will protect existing residential areas and views, minimize traffic, and enhance livability via context sensitive design standards and a mandatory street network (II.B.5 Developing and Established Urban Areas Goal and Policies h, i, k, l, m).

(C) The Volcano Heights SDP zoning and design standards will protect and preserve open space areas, including the Escarpment, Petroglyph National Monument, and basalt rock outcroppings. Community open areas that tie into the open space network are encouraged through a combination of regulations and incentives in the Plan (II.B.1 Open Space Goal and Policies c, d, f, g, h, j).

(D) The West Side Strategic Plan MAC for Volcano Heights will provide a way to address the jobs/housing imbalance in the area with new job opportunities, densities, and structure sizes that are appropriate to and buffered from nearly low-density

residential areas via Transition zones (II.B.7 Activity Centers Goal and Policies c, e, f and II.D.6 Economic Development Goal and Policies a and g).

(E) More compact development, coupled with a multi-modal transportation system will improve air quality compared to what could be developed under the pre-existing zoning (II.C.1 Air Quality Goal and Policies b and d).

(F) Volcano Heights SDP contains a combination of regulations and incentives to protect, preserve, and enhance the area's unique archaeological resources, including an incentive for interpretive signage to educate visitors and residents about the area's history, culture, and geology (II.C.6 Archaeological Resources Goal and Policy c).

(G) The Volcano Heights SDP, particularly its zoning and design standards that include native plant lists and streetscape standards, will lead to a quality developed landscape that preserves and enhances the natural and built environments. Building, streetscape, and site development standards will ensure a quality developed landscape that preserves and enhances this community's identity via a high-quality built environment that is in harmony with the area's unique natural setting (II.C.8 Developed Landscape Goal and Policies a, d, e; II.C.9 Community Identity and Urban Design Goal and Policies b, c, e).

(H) Volcano Heights SDP's energy incentives built into the height bonus system, its multi-modal street network, and transit-supportive development pattern promote energy efficiency, variety of transportation, and expansion of transit corridors and service. The plan's multi-modal cross sections, mandatory street network, and transit corridor – coordinated with ABQ Ride, DMD, and the Mid-Region Council of Governments (MRCOG) – will serve existing and future transportation needs for all users and, in conjunction with the compact development pattern, reduce peak hour demands in the morning hours on regional roads (II.D.3 Energy Management Goal and Policies a and d, II.D.4 Transportation and Transit Goal and Policies c, f, o).

9. The Plan implements the following policies of the Rank II West Side Strategic Plan:

(A) The Plan's proposed density, mixed-use development pattern and scale, location at the intersection of major arterials, and multi-modal street network create the appropriate conditions to support a Major Activity Center on the West Side that provides opportunities for employment to address the existing jobs/housing imbalance (1.1, 1.9, 1.18, 3.85, 3.95, 3.96).

(B) The Plan's implementation strategies encourage the creation of Public Improvement Districts, Special Assessment Districts, and public/private partnerships, as well as further collaboration with implementing agencies such as Albuquerque/Bernalillo County Water Utility Authority, Albuquerque Metropolitan Area Flood Control

Authority, ABQ Ride, Mid-Region Council of Governments, and City Department of Municipal Development (3.98).

(C) Mandatory street networks, requirements for usable and detached open space, and regulatory and incentive-based protections for archaeological and geological resources, native plant lists, grading and construction mitigation standards, and context-sensitive zoning and design standards will work together to protect the area's sensitive resources and encourage development in harmony with the unique natural setting (3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108).

(D) Adequate access and transportation choices for all users are supported by recommended intersections along Paseo del Norte and Unser Boulevard; proposed high-capacity transit corridor and transit-supportive densities, land uses, and development patterns; and multi-modal cross sections (3.110, 3.111, and 3.112).

10. The Plan implements the following policies in the Rank II Facility Plan for Major Public Open Space:

(A) The Escarpment Transition zone limits building height, scale, massing, building color, and density adjacent to the Petroglyph National Monument to ensure compatible development. The transition zone works with the proposed single-loaded Park Edge Road to protect visual access and view corridors (Design Guidelines for Development Adjacent to Major Public Open Space B.3.A and B.3.B; Resource Management C.6.E, West Side Open Space, Section 4, Policy C.1).

(B) Grading and construction mitigation regulations, Park Edge Road and associated bioswale/linear pond, and coordination with a future drainage management plan by AMAFCA will protect the escarpment by managing stormwater and controlling erosion (West Side Open Space, Section 4, Policy D.1).

11. The Plan implements policies in the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020) by limiting electrical uses in the Escarpment and Neighborhood Transition zones to ensure the appropriate siting of electrical facilities away from residential areas, sensitive lands, and highly visible topographic areas (Standard III.A.1, III.A.9, and III.A.10).

12. The Plan's height limits, color restrictions, drainage and construction mitigation regulations, reflectivity limits, Park Edge Road, Escarpment Transition zone, bonus height system, multi-modal street network, and sign standards complement many policies of the Rank III Northwest Mesa Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35) and are compatible with the Rank III Unser Boulevard Design Overlay Zone (DOZ). Where this Plan conflicts with the NWMEP, this Plan prevails unless otherwise stated in this Plan. Where this Plan conflicts with the Unser Boulevard

DOZ, the most restrictive regulation prevails. Where this Plan is silent, regulations of the other relevant Rank III plans prevail.

13. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Facility Plan for Open Space, Facility Plan: Electric System Generation and Transmission (2010-2020), Northwest Mesa Escarpment Plan, Unser Boulevard Design Overlay Zone, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

14. The Albuquerque/Bernalillo County Water Utility Authority, Albuquerque Metropolitan Area Flood Control Authority, and City Department of Municipal Development are planning for future implementation of infrastructure improvements in Volcano Heights that will help bring the Plan's goals and vision to fruition in collaboration with private efforts from property owners and other implementing departments and agencies.

15. After significant negotiations as to effective traffic systems; views, open space, and sensitive land preservation; and the balance of built and natural environments, the public involved in the planning process thus far supports the compromises about these issues embodied in the Plan. Major stakeholders, property owners, the National Park Service, and involved neighborhood associations understand that this Plan represents a balanced attempt to address and meet all needs for the benefit of the City and the larger region.

CONDITIONS:

[Note: Page and section numbers refer to the draft plan presented at the October 4, 2012 EPC hearing. Numbers in brackets refer to the line item in the Comment Matrix prepared for the December 6, 2012 EPC Hearing and included in the associated staff report as Attachment 1. PC = Public Comment, AC = Agency Comment, CC = Commissioner Comment, and SC = Staff Comment]

1. On page 4, section 1.3, add the following text to the end of the 3rd paragraph: "Safe, reliable electric service is the cornerstone of economic development for the Plan area." [AC 55]
2. On page 5, Exhibit 1.1, edit labels to show correct placement of Universe Blvd., Unser Blvd, and Golf Course Rd. [AC 21]
3. On page 8, section 1.7.2(ii), insert the following text: "The optional bonus height system is intended to provide additional height and density incentives for development in appropriate locations that enhances the built and natural environments." [PC 145]

4. On page 7, section 1.6, replace "Development Vision for Full Build-out" with "Anticipated Build-out". In the text of the following paragraphs, replace "vision" with "anticipated build out." In the titles of Table 1.1 and 1.2, replace "Development Vision" with "Anticipated Build-out." [PC 18]

5. On page 7, in the second paragraph under section 1.6, add to the end of the second sentence the following: "(approximately 477 acres)" [SC 1]

6. On page 14, section 2.1.1, add the following sentence to the end of the second paragraph: "Table 2.2 summarizes the precedence of this Plan with other relevant plans and procedures." [PC 24]

7. On page 14, Table 2.1, replace "Facility Plan for Electric Service Transmission and Subtransmission Facilities" with "Facility Plan: Electric System Generation and Transmission (2010-2020)." Note in the third column "Predominantly Policy" [AC 56]

8. On page 16, section 2.2.1(iii), add "and Regional Center" after "Escarpment Transition Zone." [SC 2]

9. On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence. [PC 200.2] and [AC 2]

10. On page 24, section 3.2.3(i), add the following text to the end of the existing text: "Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred." [AC 58]

11. On page 20, section 3.1.3, add the underlined phrase below to the existing language: "The provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, and standards as amended except <u>for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and</u> as noted herein." [AC 57]

12. On page 20, section 3.1.7(i), edit the end of the final sentence to read: "applicability of the various sections of this Plan to development and redevelopment projects." On page 22, Table 3.1, change the title to read "Applicability of Plan Sections by Development Type" and change the second item to read "Renovations associated with change of use/expansion of use with no expansion of building." [PC 106]

13. On page 26, section 3.2.6, add a new subsection (i) with the following language: "City Open Space Division should be included in the review process where the development occurs within the Impact Area as defined by the NWMEP or within 200 feet of a significant rock outcropping as shown in Exhibit 10.1." [AC 91]

14. On page 26, section 3.2.6, add as a final bullet of potential VHRT members: "An AIA representative(s) or other licensed design professional(s)." [PC 102.1]

15. On page 26, section 3.2.6, add the following text: "As the Plan area develops, PNM must be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement." [AC 59]

16. On page 28, in Table 3.2 for "Location/geometry of Mandatory Streets," edit the Minor Deviation Allowed description as follows: delete "affected" and add to the end of the sentence: "when it affects their properties." [SC 3]

17. On page 29, Table 3.2, add the following text as a new criterion under "Built-to zones/setbacks" after "changes to avoid natural and/or culturally significant features or sensitive lands": "building placement to protect view corridors or enhance solar efficiencies." [PC 77]

18. On page 31, Table 3.3, add the following text to the criteria for "Built-to Zones/Setbacks" after "changes in the width of a sidewalk": "or building placement to protect view corridors or enhance solar efficiencies." [PC 77]

19. On page 29, Table 3.2, add the following text as a new element beneath "Building Design Standards": in the second column: "Street screens next to elevated roadways" and in the third column: "Where the roadway grade exceeds the approved property grade by more than 4 feet, the requirement for a street screen may be eliminated." [PC 33]

20. On page 31, in Table 3.3, Major Deviation Criteria, under the "Criteria" column in the first paragraph, add the underlined phrase below to the existing language: "Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, changes due to utility use or changes in the width of the sidewalk." [AC 62]

21. On page 31, in Table 3.3, under the "Major Deviation Allowed" column in the first paragraph, add the underlined phrase below to the existing language: "A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features, or for the purpose of utility use, a greater allowance is permitted on a case-by-case basis." [AC 61]

22. On page 31, section 3.2.13(i), add the following to the end of the paragraph: ""and/or accommodate utility use or public utility structures." [AC 63]

23. On page 36, Table 3.6, change title of item 10 to read: "Renovation associated with change of use within an existing building or structure (with no exterior façade changes)". [PC 112]

24. On page 39, add a definition for "Approved Grade" as follows: "The grade approved by the City hydrologist that meets the requirements of the drainage ordinance, provides sufficient conditions to link to utilities, but imports the least amount of fill. Approved grade may or may not be the same as the nearest roadway grade." [PC 25]

25. On page 43, section 3.5, edit the definition of "Low Impact Design" to delete "green roofs" and add "water harvesting in landscape areas, parking islands, and street medians." [AC 49]

26. On page 46, section 3.5, add a definition for "Public Utility Structure" referencing the Zone Code definition in §14.16.1.5. [AC 60]

27. On page 49, section 3.5, add a definition for "Slip Lane" as follows: "A traffic lane provided along a thoroughfare to allow vehicles to drive at a slower rate than the through lanes without interfering with through traffic. Slips lanes are separated from the through lanes by a median and typically allow parking on one or both sides. [SC 4]

28. On page 50, add the following to the definition of Special Assessment District at the end of the existing text: "See Section 13.3.1." On page 50, add the following to the definition of Tax Increment Development District at the end of the existing text: "See Section 13.3.3." On page 46, add the following to the definition of Public Improvement District at the end of the existing text: "See Section 13.3.2.) [CC 5]

29. On page 57, add the following note above Exhibit 4.3: "NOTE: These recommended intersections are shown for illustrative purposes only. This Sector Plan does not have the power to grant access. Measurements are shown to demonstrate how far apart the proposed intersections are, given the existing limited-access policy of 1/4 mile (1,320 feet) spacing for RI/RO intersections and 1/2 mile spacing for full intersections." [AC 24]

30. On page 58, add a new section 4.5.4 with the following text: "Site distance shall follow current AASHTO standards." [AC 26]

31. On page 58, add a new section 4.5.5 with the following text: "ADA guidelines shall govern minimum sidewalk widths to to provide unobstructed passage from impedances, including but not limited to landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes. [AC 31]

32. On page 58, Exhibit 4.4, add a note as follows: "Note 2: Buffer = separation between the bicycle lane and vehicle lane." Add the same note to subsequent exhibits where a buffer is included. [AC 30]

33. On page 58, section 4.5.3, edit the first sentence as follows: "Alleys provide access for service and maintenance vehicles and access to parking areas for private vehicles while screening these vehicle uses from the public realm." [AC 25]

34. On page 59, add a note to Exhibit 4.4 that parking shown is reverse-angle parking. [AC 27]

35. On page 59, section 4.6.1(iii)f and subsequent sections, delete "match the material of the sidewalk and". [PC 116]

36. On page 61, Exhibit 4.6, label the center lane as "Turn Bay." Add a note as follows: "Note 2: The center lane is a two-way left turning lane." [AC 32]

37. On page 66, edit Exhibit 4.10 and 4.11 to move fence into the BTZ. [AC 35]

38. On page 66, edit Exhibit 4.10 to show curb and gutter at the median. [AC 34]

39. On page 66, Exhibits 4.10 and 4.11, revise to show BTZ ending at main façade. [SC 6]

40. On page 66, section 4.6.4, add a new subsection (iv) that introduces the idea of a bioswale/linear pond as appropriate and beneficial next to the Park Edge Road. On page 177, section 11.5.4, add a new goal for a bioswale/linear pond. On page 190, section 12.5.3, add a new subsection (iii) that includes a policy encouraging bioswale/linear pond next to the Park Edge Road. [AC 48]

41. On page 67, edit Exhibit 4.12 to label center lane as median and show tapering at intersection. Add a design solution to minimize conflict with bike lane and right-turning movement of vehicles. [AC 36]

42. On page 69, Exhibit 4.14, delete "Shared." [AC 37]

43. On page 71, section 4.6.6(ii), turn existing language into subsection a. Add a new subsection b with the following text: "Slip lanes are for one-way movement only. Directional signage shall be required." [AC 38]

44. On page 72, Exhibit 4.17, move tree location to the sidewalk. [AC 43]

45. On page 73, section 4.6.8(i), replace "major" with "minor." [AC 44]

46. On page 75, section 4.7.3(iii), change "development agreement" to "legally binding agreement duly executed and acknowledged" to be consistent with terminology in the City Zoning Code Section 14-16-3-1(E)(6)(b) 4 and 6.[PC 26]

47. On page 78, add a new section 4.7.7 Typical Streets with Public Utility Easement. Add a purpose/intent statement explaining that utilities are typically to be provided via alleys. Where alley access is not possible, electric utility facilities must be accommodated on streets. Add an exhibit as provided by PNM. On page 138, section 7.6.1(c), add a cross reference to section 4.7.7. [AC 64.2]

48. On page 78, section 4.7.6, add a new subsection (i) with the following language: "Prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations." Renumber subsequent sections accordingly. [AC 46]

49. On page 79, section 4.8.2, change "abutting" to "adjacent" and add to the end of the sentence "per the Street Tree Ordinance, Section 6-6-2-1. Delete section 4.8.6 entirely and renumber subsequent sections. [AC 11]

50. On page 79, section 4.8.3, add the following sentence at the end of the existing text: "It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities." [AC 67]

51. On page 80, section 4.9, include a new subsection 4.9.8 Encroachments with the following language: "Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities should be

carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities." [AC 63.1]

52. On page 80, section 4.9.7, delete "and landscaped" and add "available from the Development Review Committee" after "City standards". Inside the bracket, add "See also" before "DPM" and delete "and reference pending for landscaping". [AC 12]

53. On page 82, section 4.11.3, add a new sentence to the end of the existing text as follows: "Where street furniture is placed within a public utility easement, approval by utility companies will be required." [AC 68]

54. On page 82, section 4.11.3, add the following sentence before the existing text: "Street furniture placement and procedure shall follow the DPM Chapter 8." Add to the end of the following sentence: "which may include the City Engineer, Zoning Enforcement Officer, and Code Administration Division." [SC 7]

55. On page 85, revise Regional Center sketch. [SC 8]

56. On page 86, section 5.2.5, revise the end of the first sentence in the second paragraph to read: "as well as some smaller-scale office uses." [SC 9]

57. On page 89, section 4.6.1(iii)i and where it appears in subsequent sections, add to the end of the bracket: "via a revocable permit." [AC 28]

58. On page 90, Table 5.1, edit MU-12 to read: "Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants" and MU-13 to read: and "Electric substations, telephone switching stations". [AC 69]

59. On page 92, Table 5.1, add a note corresponding to the asterisk on item OU-1: "* Model homes are limited to a time period until all the homes are sold in the neighborhood." [CC 7]

60. On page 92, Table 5.1, add an asterisk next to items OU-12 and OU-13 to correspond with the following note: "Note: As defined and regulated by the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020)." [AC 70]

61. On page 92, Table 5.1, item OU-6, change TC and VC to a conditional use. On page 97, Table 5.2, add an item OU-6 for Attached Garage, second column specifying Town Center and Village Center, with the following text: "Shall be alley-accessed. [PC 126]

62. On page 101, note #7 and where it appears in subsequent sections, update corner building diagram for readability. [SC 10]

63. In Section 6.0, edit language to remove subjective terms such as "generally" where they appear with "shall." Where it is intended that staff should have some latitude to interpret compliance, change "shall" to "should" to signal guidance versus a requirement. [PC 179]

64. On page 103, section 6.1.9(i), insert "should" prior to "have." In section 6.1.9(ix), change "are" to "should be." Reorganize 6.1.9 to group mandatory and non-mandatory standards. [PC 132]

65. On page 104, 6.1.0 and where it occurs in subsequent sections, replace "three-step process" with "using a process other than a one-step process."[PC 235]

66. On page 104, section 6.1.11(ii), page 111, section 6.2.12(ii), page 116, section 6.3.11(ii), page 121, section 6.4.12(ii), page 126, section 6.5.10(vi), page 127, section 6.5.11(vii), replace existing text with the following language: "To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited." [PC 75.2]

67. On page 105, section 6.1.12, and subsequent zones, add an item (xiii) with the following text "other, as approved by the Planning Director or his/her designee." [PC 138]

68. On page 109, section 6.2.9(iii), change "shall" to "may." [PC 183]

69. On pages 110 and 120, sections 6.2.10(i)a and 6.4.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, or glass block." [SC 20]

70. On page 124, section 6.5.4, and page 129, section 6.6.4, remove requirements for first floor-to-floor height, ground floor finish level, and upper floor-to-floor height. [PC 76]

71. On page 126, section 6.5.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, glass block, split-face concrete, pre-cast concrete panels, or tile." [SC 21]

72. On page 134, add a note to correspond with the existing asterisk in item I.a with the following text: "See Section 12.1.3 on page 180 for more discussion of the potential benefits." [PC 82]

73. On page 134, Table 7.2, add a note that 5 bonus points shall be granted for amenities made available to the public through a public access easement. [AC 13]

74. On page 137, section 7.4.4, edit the first sentence as follows: "Fill shall be limited to 4 feet except as deemed necessary for site development and drainage by the City hydrologist." [AC 90]

75. On page 138, add a new section 7.5.5 with the following text: "The National Park Service and/or City Open Space Division shall be permitted to monitor any construction staking and/or blasting activities near the Monument boundary. No construction easements on the Monument shall be granted." Renumber subsequent sections accordingly. [AC 88]

76. On page 138, section 7.5.5, move existing text to section 7.4 as a new subsection 7.4.6. Add new text to 7.5.5 as follows: "Clear limits of construction shall be established so

that construction activities do not encroach on Monument. Construction or silt fencing shall be placed no less than 12" from the Monument boundary." [AC 87]

77. On page 138, section 7.6, add a new subsection 7.6.2 Drainage with the following text: "A Drainage Management Plan will be required to assure that the capacity of downstream drainage facilities is not exceeded by subsequent development of the Plan area." [AC 53]

78. On page 138, section 7.6.1(i) c., add the following sentence to the existing language: "Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks." [AC 73]

79. On page 138, section 7.6.1(i)b, add the following sentence to the existing language: "Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons." [AC 72]

80. On page 139, section 7.6.1(ii)b, add the following sentence to the existing language: "All uses shall require an encroachment agreement with PNM." [AC 74]

81. On page 139, section 7.6.1(ii)d, add the following phrase to the end of the existing language: "and are subject to removal."[AC 76]

82. On page 142, section 8.1, change "shall" wherever it appears to "should" to indicate purpose and intent. [PC 148]

83. On page 143, 8.4.1, add "(see Appendix E)" after "NWMEP." Insert a new Appendix E "Approved Colors," which should be the same as "General Regulation B - Approved Colors" in the Volcano Cliffs Sector Development Plan, and re-letter subsequent appendices accordingly. [PC 149]

84. On page 146, add a new section 8.8.5 with the following text: "All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair." [AC 77]

85. On page 154, Section 10.3.1, in the second paragraph, delete "a buffer of 100 feet." Delete the last sentence in brackets entirely. [SC 29]

86. On page 156, section 10.4.4(ii)b, delete "publicly accessible." [PC 154]

87. On page 157, section 10.4.7, edit the final sentence after the parentheses to read "irrigation shall be provided for a minimum of the first three growing seasons..." [AC 15]

88. On page 159, in Table 10.3 under item (iv) remove the second bullet in its entirety. [AC 19]

89. On page 159, section 10.5.1, add a final sentence as follows: "This provision is of major significance to the City of Albuquerque." [CC 1]

90. On page 161, Table 10.3, add the following sentence to the first bullet for item (xvi): "Other materials may be used as acceptable to the City Open Space Division." [PC 156]

91. On page 161, Table 10.3, remove item (xix) in its entirety. [AC 16]

92. On page 162, section 10.6.2(i), add the following sentence to the existing language: "Public utility structures are excluded."[AC 79]

93. On page 162, section 10.6.2(iii), add the following sentence prior to the final sentence: "Use of block to create patterns is encouraged." Add the following phrase to the end of the final sentence: "except at public utility structures."[AC 80]

94. On page 180, a new policy section 12.1.8 shall be added with text as follows: "Open space areas should be considered for Low-Impact Design." [AC 50]

95. On page 180, section 12.1.3, add the following text at the end of the existing paragraph: "The costs of archaeological resource mitigation tend to be much higher than the alternative of in-place avoidance. The protection of archaeological sites through avoidance is included in this Plan as an incentive for greater development density and height through the optional bonus height system as well as rock outcroppings counting double their square footage to satisfy either usable or detached open space requirements. [See Section 7.3 and Table 7.2 for the bonus height system and Section 10.4.12 for the square footage incentive.]" [PC 82.1]

96. On page 182, insert a new 12.3.1 with the following text: "**Regionally Significant Roads**: Paseo del Norte and Unser Boulevard through the Plan area are vital to the realization of the Major Activity Center and associated benefits of job creation and alleviation of regional traffic congestion. Both also serve a vital regional transportation function and will continue to serve existing and future development beyond the Plan area. The cross sections in this Plan are specifically designed to serve both regional transportation needs and the proposed multi-modal urban development pattern envisioned by the Plan. As such, the City should prioritize and secure funding to help with the construction of Paseo del Norte and Unser Boulevard within the Plan area per the cross sections within this Plan. Segments that are necessary for implementing enhanced transit service should be prioritized for funding." Renumber subsequent sections accordingly. [PC 36 and PC 36.1]

97. On page 182, section 12.3, add the following text as a new paragraph: "Developing walkable urban centers is key to ensuring pedestrian safety. The Federal Highway Administration (FHWA) recently designated Albuquerque as a Pedestrian Safety Focus City because of the high rate of pedestrian fatalities. Focus cities were identified based on more than 20 average annual pedestrian fatalities or a pedestrian fatality rate greater than 2.33 per 100,000 population. The FHWA will provide technical assistance to conduct training on street designs for pedestrian safety, including a Road Safety Audit in locations that have a high number of pedestrian involved crashes. A Road Safety Audit looks at all modes using the street, the current design and signalization, and the

location of transit to provide short- and long-term recommendations for improvement." [SC 34]

98. On page 182, section 12.3, add the following text as a new paragraph: "MRCOG has conducted a street connectivity analysis of developed areas in the region. The analysis shows that a well-connected street network has lower levels of congestion than a less-connected network. The more connected the surrounding street network is, the less congestion there is on major arterials. The connectivity analysis is currently done by calculating the number of intersections per mile. Enhanced street connectivity can disperse traffic, enhance safety, provide alternative emergency routes, and support the use of alternative transportation modes to the single occupancy vehicle." [SC 35]

99. On page 182, section 12.3, add to the last sentence of the last paragraph: "as well as other employment and activity centers east of the Rio Grande. This route alternative responds to the projected growth throughout the region's Westside and the pressure that growth would impose on the roadway network and river crossings." [SC 36]

100. On page 182, section 12.3, add a new paragraph with the following text: "MRCOG stresses the connection between land use and transportation planning in the 2035 MTP. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 20% by 2035. MRCOG views transit-supportive developments such as Volcano Heights to be critical towards ensuring regional mobility and achieving regional mode share goals. As part of the HCTS, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions." [SC 36.1]

101. On page 182, section 12.3, add a final paragraph with the following text: "Rio Metro RTD will seek federal and other funding sources to implement the route that is ultimately selected as the locally-preferred alternative. The timeframe for implementation of service though Volcano Heights is dependent in part upon the approval and realization of the Volcano Heights SDP." [SC 36.2]

102. On page 183, section 12.3.4, add the following text after the heading: "The policies and regulations in this Plan should be updated to conform with MRCOG's Long Range Transportation System Guidelines [formerly called Future Albuquerque Area Bikeways & Streets or FAABS Guidelines], which will be an addendum to the Metropolitan Transportation Plan, expected in 2013. This document will contain guidelines on roadway design that are driven by land use context, are multi-modal, and that provide a flexible range of right-of-way and design options." [SC 38]

103. On page 183, section 12.3.4, change heading and reference in the first sentence to "Long Range Transportation System Guidelines." In the second sentence, delete the first instance of "transit" and edit the end of the sentence to read "as transit planning evolves." Delete the following sentence in its entirety. [SC 37]

104. On page 185, section 12.39(i), replace the first sentence with the following text: "City Planning and DMD should coordinate to request additional access on Paseo del Norte and Unser Boulevard within the Plan area. This access should be sought through multiple methods, including but not limited to the MTB and its committees and subcommittees (e.g. the Transportation Coordination Committee or TCC and the Roadway Access Committee or RAC) and/or a pending update of the Future Albuquerque Area Bikeways and Streets (FAABS) plan (proposed to be renamed)." Move the remaining existing text to the end of subsection (ii).[AC 6]

105. On page 190, section 12.5.2, add the following sentences prior to the existing language: "Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one to two acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines shall be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020)." [AC 81]

106. On page 190, section 12.5.3, turn existing language into subsection (i) and add subsection (ii) with language about AMAFCA's drainage master plan. On page 195, add a new section 13.2.5 with language about AMAFCA's drainage master plan. On page 192, add an exhibit showing the expected regional water infrastructure needed in this area. On page A-37, add an exhibit showing the existing water service areas and text describing the draft Integrated Infrastructure Plan for the Northwest Area. [PC 9]

107. On page 192, add a new section 12.5.7 with a policy supporting a drainage management plan. [AC 53.1]

108. On page 196, section 13.3, add a new subsection 13.3.4 with the following language: **Public/Private Tax Rebate Agreement**: Similar to a TIDD, this type of agreement allows for cities, counties and other taxing entities to enter into agreements with developers that let developers obtain rebates for infrastructure in return for development that meets standards set by the affected governments for density, walkability, sustainability, etc. Under this type of public/private partnership, the rebates can only be requested after the development has been completed as agreed upon and new property or sales tax revenues have been generated there for a set time period. Such an arrangement can allow rebates of tax revenues for a flexible range of infrastructure improvements, such as streets and utilities, but unlike TIDDs, developers must pay those costs upfront themselves – the agreement cannot be collateralized to allow bonding or other debt acquisition based on expected rebates. At least one such agreement has been made in New Mexico – a project in Rio Rancho whose developer may request up to $2.8 million in rebates for infrastructure costs from gross-receipts (sales) taxes generated on site, after the development is complete and has been in use

long enough that those revenues have been collected by the New Mexico Taxation and Revenue Department. [PC 10]

109. On page 196, section 13.4, renumber Table 14.1 to 13.1. [PC 31]
110. On page 198, Table 13.1, add a new item E-4 Drainage Management Plan to implement new policy 12.5.7, Medium-term, "Coordinate with property owners to create a Drainage Management Plan to identify needed infrastructure and plan for its implementation" with lead agency AMAFCA and coordination required with "Property Owners, City Hydrology". [AC 53.2]
111. On page A-9, Exhibit A.6, revise to make labels readable. [SC 43]
112. On page A-19, Exhibit A.28, revise to make labels readable. [SC 44]
113. On page A-22 and A-23, update information in second set of bullets to reflect existing conditions. [SC 45]
114. On page A-37, Appendix A.F.2, add the following language: "New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a new substation called Scenic Substation is under development as of 2012." [AC 82]
115. On page A-38, update Exhibit A.41. [AC 83]
116. Throughout the Plan, provide cross references between policies and regulations. [PC 81]
117. Update relevant exhibits with corrected Monument boundary and subsequent alignment of Park Edge Road. [SC 5]
118. City Council should consider including SU-1 zoning as an optional zone within the Plan area for property owners to request in conjunction with site development plans for subdivision and/or building permit that meet and further the intent of the Plan and its SU-2 zoning and regulations.

PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION, WHICH IS BY **DECEMBER 21, 2012.**

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **DECEMBER 21, 2012** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

for /Suzanne Lubar
Acting Director, Planning

SL/MW/mc

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ENVIRONMENTAL PLANNING COMMISSION

MINUTES

Thursday, December 6, 2012

COMMISSION MEMBERS PRESENT: Doug Peterson, Vice-Chair
Michael Dickson
Ron Garcia
Peter Nicholls
James Peck
Maia Mullen
Moises Gonzalez

COMMISSION MEMBERS ABSENT: Hugh Floyd, Chair

STAFF PRESENT: Russell Brito, Urban Design and Development, Planning Department
Mikaela Renz-Whitmore, Urban Design and Development, Planning Department
Christa Wagner, Recording Secretary, Planning Department

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1. **Call to Order: 3:30 PM**
   A. Announcement of Changes and/or Additions to the Agenda
   B. Swearing in of City Staff

2. Project# 1009414
12EPC-40061 SECTOR DEVELOPMENT PLAN - EPC PHASE 2 FINAL REVIEW & APPROVAL

CITY OF ALBUQUERQUE PLANNING DEPARTMENT requests the above action for the Volcano Heights area, 569.11 acres surrounding Paseo del Norte and Unser Boulevard between Universe Blvd. and Petroglyph National Monument. Currently zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES and proposed to be zoned SU-2 VHTC, SU-2 VHRC, SU-2 VHVC, SU-2 VHMX, SU-2 VHNT, and/or SU-2 VHET. (Zone Atlas Maps: B-10 & 11, C-10 & 11)
Mikaela Renz-Whitmore, Staff Planner

STAFF PRESENTING CASE:
Mikaela Renz-Whitmore, Planning Staff
Russell Brito, Planning Staff

PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:
Max Kiehne, 2206 Sun Ranch Loop, Albuquerque, NM 87031
Jay Lee Evans, 2004 Gabaldon NW, Albuquerque, NM 87104
Rene Horvath, 5515 Palomino NW, Albuquerque, NM 87120
John Ransom, 2424 Louisiana NE #30, Albuquerque, NM
James Hoffman, 4606 Firewheel Dr, Garland, TX 75044
Jim Strozier, 302 8th St NW, Albuquerque, NM 87102

VICE-CHAIR PETERSON: Okay. Please let the record show that Commissioners present are Commissioners Nicholls, Peck, Peterson, Garcia, Mullen and Dickson. Commissioner Gonzales has been excused and Chairman Floyd has recused. So we'll bring to order the Environmental Planning Commission meeting of December 6th, 2012. Ms. Renz-Whitemore and Mr. Brito, are there any suggested changes to the agenda?

MR. BRITO: Mr. Vice-Chair, Commissioners, no, no changes from this end.

VICE-CHAIR PETERSON: Okay. Well, then we are ready to proceed. Ms. Renz-Whitmore, how much time do you need?

MS. RENZ-WHITMORE: Mr. Vice-Chair I believe ten minutes would be sufficient?

VICE-CHAIR PETERSON: Okay. Please proceed?

MS. RENZ-WHITMORE: Welcome to everyone and thank you for coming to this second hearing of the Volcano Heights Sector Development Plan. Just to remind everyone where we are talking about, this is an area that's part of what's now called Volcano Mesa, a community area defined by the Westside Strategic Plan that's made up of three sector development plan areas: one Volcano Cliffs here to the south, one Volcano Trails to the west of Volcano Heights and Volcano Heights. One thing to notice is as you can see there is a very tight relationship, an important relationship with the Petroglyph National Monument that extends all the way around the Volcano Mesa area. You will also notice that development has occurred all the way around this area so in some ways, Volcano Mesa is now infill on the Westside, both important points.

Also I wanted to remind everyone that we have a situation here of completely undeveloped land, the only thing that exists on the ground is Paseo Del Norte and Unser through the plan area. We do have about 30 property owners. You can see the major property owners are colored in this graphic, property owners in this kind of grayish-brownish color all own between 2.5 and 5 acres... I'm sorry...the two colors of gray are up to about 12 acres. Everyone over that, there are 5 property owners who own significantly more land than that and many of them are present here today and we thank them for that.

The proposed zoning that is on the table now, as we presented in depth last time are three different center zones, what we are calling center zones which allow a little bit more density, a little bit more building height, those zones are the town center here in the center, in the darkest color red, that's organized around a proposed transit center that would connect Unser coming down here. A shortcut to avoid this Paseo and Unser intersection and allow traffic to continue along Paseo Del Norte across the river.

We also have a regional center zone that surrounds that intersection of Paseo Del Norte. That regional center zone allows more auto-oriented uses since those roads will continue to shape the character of that zone. A significant amount of regional traffic moves through there everyday and is expected to get much more traffic in the future.

We also have this one area, a village center zone, which again allows a little bit more density and some higher building heights, that's to mirror another village center that exists in the zoning for Volcano Trails to the west.

The other zone is a mixed use zone. Again, allows a mix of commercial and residential development at kind of a medium density level. And then the other two zones that are defined by the plan are what we are calling transition zones that provide less intense uses and lower building heights in order to protect existing single-family homes to the north and to the south of the plan area as well as the Petroglyph National Monument that exists on the east boundary.

So today, the predominant thing that I wanted to talk to you about were updates from some coordination that we undertook as a result of some of the comments that you heard at the last EPC hearing. Some of the property owners were requesting more information about …

VICE-CHAIR PETERSON: Excuse me for a moment, Ms. Renz-Whitmore. Please let the record show that Commissioner Gonzales is here now. Thanks.

MS. RENZ-WHITMORE: Thank you. At the request of property owners, we did coordinate with several other agencies that are responsible for implementing infrastructure in this area. We talked to them about planning for water, planning for drainage and planning for access on the limited access Paseo Del Norte and Unser Boulevards. We also a little more information about an opportunity for financial incentives and I wanted to call your attention to a slight boundary shift for the plan, and lastly to give our staff recommendation.

So first: for water. We talked to the Albuquerque/Bernalillo County Water Utility Authority or ABCWUA. They currently have a draft Northwest Mesa Integrated Infrastructure Plan that at a fairly high level identifies the key infrastructure that would be needed to support development in this area, at approximately the densities that are proposed by the current plan. They are reviewing it currently and are expected to adopt it in the summer of 2013, that plan is available for review if you go to the ABCWUA, you can request to look through it. I don't' know if there are copies that they will let you take away but you can certainly review it. And we did make sure that we can add some base data information to the sector plans to kind of help people understand what might be needed.

For drainage, we talked to the Albuquerque Metropolitan Arroyo Flood Control Authority or AMAFCA. They are also considering a drainage master plan that would cover the entire Volcano Heights area. One reason for this is the drainage as it's currently planned would drain to the southeast portion of the plan area and then head toward a dam that is currently over capacity, planned capacity so AMAFCA would be interested in moving the water in a different direction to move toward a dam that is not over capacity. They are considering that drainage master plan at their next board meeting in December, actually this month, it is December. So later this month, within a few weeks, that board meeting is open to the public and if anybody would like to go, they are welcome. If the board passes or approves that drainage master plan they would send an RFP out in January or early February. The planning process for that drainage master plan would take approximately six to twelve months and

then they would hope that they could move right to construction. What they are considering would be they would like to construct the main drainage infrastructure ahead of development so that they are not having to interrupt any current uses that might take place. So they would like to get all of the drainage infrastructure in place, they would pay for it up front and then ask property owners as their properties develop to pay back their portion of that infrastructure cost. That would require extensive coordination with the property owners, the property owners would have to agree to that financing, I guess and that all would happen outside of this sector planning process as part of the AMAFCA drainage master plan in process.

So we also had several very productive meetings with DMD, where we kind of talked about what DMD and Planning can together support in terms of requesting access modifications on Paseo Del Norte and Unser. Just as a reminder to everyone, both are limited access roads. Unser, once fully built out, will be under City control. Paseo Del Norte once built out will be under the control of the New Mexico Department of Transportation. So there are several options for how to request that access. One is the current process, which doesn't work very well for this particular circumstance where what typically happens is someone wanting to do a development has to come in, request DMD to sponsor their access modification request. Then they would have to do a Traffic Study that shows that their own development not only causes no harm to the regional traffic system but actually is a benefit to the regional traffic system. So if we make property owners do this individually for each and every development that happens in Volcano Heights, it would be all but impossible to show a system benefit. In addition, the traffic counts at this point don't warrant any additional access, the access probably won't happen or the developments won't happen without the access so the property owners right now are in kind of a catch 22 situation.

We are trying to get the Mid Region Council of Governments and the Metropolitan Transportation Board to think more globally about access in Volcano Heights so that we can catalyze and facilitate development on a coordinated level. So that may require some alternative process that doesn't exist now that everybody can agree to moving forward for this area or maybe for many for many master planned areas in our region. We could also get a resolution by the MTB, the Metropolitan Transportation Board that would just, with the snap of the fingers, allow the access within Volcano Heights that we are requesting here or some modification of that or potentially we could go through the Future Albuquerque Area Bikeways and Streets or FABS update, which is currently underway. They are calling it something else that we all know it from the past as the FABS and FABS is the document that controls access so if we could get the FABS document to grant the access that we are looking for or some modification, that would also be a viable alternative.

The next steps from here is planning, excuse me. May I have more time? Thank you. From here, Planning and DMD are trying to get a meeting with the Department of Transportation to talk more about what those three entities would support in terms of access in this area, were also slated to do presentations in January and maybe in February. I'm sorry I'm having a mind blank moment where we are presenting to the Metropolitan Transportation Board and to the Transportation Coordinating Committee or TCC both very involved in granting access in this area, to talk with them about what's the best way to proceed?

The City is also talking about the possibility of following the model of El Paso. El Paso has currently undergone a huge effort to create a new comprehensive plan for itself and as part of that comprehensive plan, they adopted form-based codes City wide where those form-based codes are used for development it's kind of a floating form-based code mechanism, where those codes are used,

they've created a package of incentives that developers can come in and say I'm using your code. Here is what I'd like to do and the City can create an agreement with that developer that says up to an agreed amount, you could get reimbursed for the cost of your infrastructure once that tax has been collected after a certain period of time. We've checked with the City's lawyers that handle things like TID's, PID's, SAD's all of the alphabet soup of financing options for the City and they say legally we can do this now. I think it's smarter for us as a City to adopt some kind of policy that surrounds and shapes how and when those agreements are used so the City staff is looking at moving forward with some kind of policy that would give direction to our decision makers about how and when to use that kind of financial mechanism.

Lastly, for the boundaries that have shifted slightly, some of the folks here will remember at a public meeting we had on August 21st, this was the alignment of the park edge road that we showed. We had tried as much as possible to create edges that were single loaded, in other words, where development only existed on the Westside and not on the side of the Petroglyph National Monument.

The single loaded option is much preferred by the National Parks Service and our own City's Open Space Division as the most appropriate transition between development and open space. These tiny portions would be allowed to be developed on both sides but they are pretty small so we also built in incentives in the plan that reward people for either dedicating land to the City or using those tiny pieces as usable open space or detached open space. The EPC draft, we thought that there was a little bit more room between the monument edge and where our properties that were in the plan area started so we moved the boundary. You can see that it's a straight line here. A subsequent survey by the Petroglyph National Monument showed that we didn't have the room that we had, this data had not been updated, we never received the official boundary and so we've kind of moved back to a boundary that is much like the one that everyone has seen before. The one other change that we've made is instead of having this be a curve here, we'd like to institute a hard stop and people would have to turn right and then move on. We expect that that will serve as some disincentive for people to use this as a shortcut from Paseo Del Norte to Unser and it also allows a slightly more usable piece of property there. It's a little less than a quarter acre.

So, as we all remember I hope, this plan does as much as we could think of to balance the flexibility of land uses, mixed-use zones, menus of options, design regulations that give a broad range of menu type options, relief valves administratively for things that are thought of later to approach challenges that we can't think of now or people will encounter at a later date. The option of bonus height system also has a tremendous amount of flexibility built into it. All of these kinds of flexibility is balanced with the predictability for development that is needed in a major activity center is what's proposed here, we have the mandatory street network that provides the backbone of the plan from which development can occur. Site development standards that provide predictability along those corridors and over time, the building design standards that help ensure a quality development throughout the plan area and a streamlined development review process that provides predictability both to the property owners who know what's going to happen on their own property as well as next to them and down the street from them in ten years from now in addition to the public, who in some sense, is getting a lot of input now in the planning process in exchange for later a streamlined development review process.

Just to recap, we are proposing a major activity center here with the focus on employment as part of addressing the jobs and housing imbalance in the city. The plan has many protections for the natural environment and the balance of how to deal with both density and compatible development with the Petroglyph National Monuments. There is a street grid that helps provide a predictable backbone for

development as well as serve bicycles, pedestrians, all kinds of movement including a possible transit connection along this transit boulevard, again that's the backbone of the town center.

The important strategies of the plan include the transition zones, which are very important for protecting the existing development around and the national monuments, mixed-use zones with design standards to provide both flexibility and predictability. A mandatory street network that helps coordinate development and that all important optional height bonus system that provides the mechanism of compromise in the plan.

So, to address the jobs, housing and balance, we are proposing this major activity center that focuses on employment, the high density mixed-use zones, building heights that are allowed through the optional bonus height system, the mandatory street network, et cetera, to coordinate across properties we are proposing design standards that give the detail for how development looks and how it acts and how it feels, the public input now in return for a streamline development review process later and a mandatory street network that provides that backbone grid. To protect and enhance the natural environment, we have the context sensitive design standards, we have place making requirements through the open space standards, we have both incentives and regulations that are intended to protect those rock outcroppings. The mandatory street network actually works to preserve in perpetuity the view corridors east and west, are the Sandia Mountains as well as that park edge road along the monument.

Lastly, that escarpment transition zone which again provides the lower density development to protect the monument. With that, staff recommends approval of the Volcano Heights Sector Development Plan according to the findings on page 11 through 16 and with the conditions that are found in the staff report page 17 through 27.

In general, I wanted to say that the conditions are fairly minor and clerical in nature that are largely in response to many constructive comments that we've received from the public, from agencies, from yourselves. I do want to call attention to several substantive changes which I'm sure you have already noted in your review but if we could look at those conditions quickly. Again, they start in the staff report on page 17. If you would look at numbers 9 and 10, they are actually a repeat so if we could strike one, that's my first request but they also provide a substantive change to the plan. Staff noticed that the protections that folks thought they had for regulating the color of residential properties within Volcano Heights, much like the Volcano Cliffs and the Volcano Trails Sector Development Plans already do, did not exist in the Northwest Mesa Escarpment Plan as some folks assumed so we are proposing that the residential development as well as the non-residential development receive the same kind of color protections as intended by the Northwest Mesa Escarpment Plan with that condition.

The other one I would like to call your attention to is number 97. This condition is in response to many comments made by the property owners and staff agreed that both Paseo Del Norte and Unser Boulevard are both important regional roads and should be prioritized for funding should funding be available so there is language being proposed to that end.

On page...I'm sorry...107, 108 and 111 kind of comes as a package. These are the conditions that would add information about the AMAFCA and the ABCWUA updates to the plan so some of that base information and information about how infrastructure will be implemented in the plan area.

And lastly, oops sorry. There is one more. 109 is the addition of language about the financing option for public/private tax rebate so the plan recommends that the City move forward with that.

And lastly, number 118 just mentions the boundary change, which I showed in the presentation. There are also a few more that need fixing if you will bear with me. Number 11 has a repeated sentence. If we could strike the second occurrence of 'regarding utility facilities, et cetera', I would appreciate that. And number 12, there's a reference to an underlined phrase, which didn't actually get underlined, that phrase for your notes, starts with 'for the New Mexico Electrical Code, the New Mexico Electrical Code and…' that's the underlined portion.

And lastly, item 63 was missing some language. It says on page 101, note number 7 and then leaves you hanging. We'd like to fill that missing space with 'and where it appears in subsequent sections. Update corner building diagram for readability'. So again, what we are proposing to add to number 63 is 'and where it appears in subsequent sections. Update corner building diagram for readability'. I now stand for questions.

VICE-CHAIR PETERSON: Commissioner Garcia, go ahead please?

COMMISSIONER GARCIA: Good afternoon. You alluded to this financing proposition where I think the agency was AMAFCA where they were going to develop something and then property owners would pay as they developed. Is this a standard operating procedure, is this something…I've never heard of this and I'm just kind of unclear as how that…do we have precedence on this occurring?

MS. RENZ-WHITMORE: AMAFCA has done it in one other area. It was also similar circumstances where it was completely undeveloped but surrounded by a development that had occurred at an earlier time so they've done it once before and thankfully, they've got a mechanism to do that. Unfortunately the City is not quite so progressive.

COMMISSIONER GARCIA: I know that's not part of this hearing but how was that perceived by landowners?

MS. RENZ-WHITMORE: In the other circumstance?

COMMISSIONER GARCIA: Yes.

MS. RENZ-WHITMORE: I'm not sure. It did move forward so I assume they accepted it.

COMMISSIONER GARCIA: Thank you.

VICE-CHAIR PETERSON: Commissioners, any further questions? Okay. How many folks from the public do we have signed up to speak?

MS WAGNER: (INAUDIBLE)

VICE-CHAIR PETERSON: First speaker, please? Name?

MS. WAGNER: Max Kiehne followed by Jay Evans?

VICE-CHAIR PETERSON: Good afternoon, sir. Would you please state your name and address for the record, please?

MR. KIEHNE: My name is Max Kiehne. My address is 2206 Sun Ranch Village Loop in Los Lunas, New Mexico. I used to live in this area back…

VICE-CHAIR PETERSON: Okay, Mr. Kiehne, do you swear to tell the truth under penalty of perjury?

MR. KIEHNE: I do.

VICE-CHAIR PETERSON: Okay. And are you representing an organization today?

MR. KIEHNE: I'm a member of the partnership that owns the 200 and some acres that is depicted in one color up here called Bedrock Partnership.

VICE-CHAIR PETERSON: Okay. You may have 10 minutes then.

MR. KIEHNE: Okay. Thanks. I probably won't need that much time. I just want to tell you that don't be mislead by the fact that I don't live in Albuquerque anymore but live in Los Lunas. This is an area that I've had the privilege to of starting to work on in 1969 for Falls Line Development Company under the Volcano Cliffs project. Subsequent to that, we assembled quite a bit of land that had previously been sold off in 5-acre tracts and I know that's been the major challenge for which you all have been considering. I'm personally very excited that this can come to the point where you all are in the position to make a recommendation to the City Council. It's been a long time in coming. I was speaking to Mr. Evans in the back just before this started and it turned out we decided that it was 1970 perhaps in that range or 1971 since we both started working in this area along with Matt Schmaeder and a few others.

There's been a lot of growth on the Westside; it's going to be important to have the kind of transportation system that can accommodate it. I would raise the same question that Commissioner Ron Garcia about the funding, how that was handled. Did it work? How expensive was it? Those kinds of things because I think these major infrastructure portions of the development of the Westside, it isn't very practical for the property owners to carry that. This, as you heard last time, is a major area where you have a major Westside north and south crossing Paseo Del Norte and Unser. Can you remember when there wasn't a road there just recently and look at all the traffic that is utilizing it already so I'm hopeful that you have done a good job. Seems to me like your advisors and consultants have worked hard on it. I'm here as an individual owner within the Bedrock Partnership to support this plan and for you all to recommend it to the City Council. I'm sure there will be other things that will come up at that point. Thank you for the time and effort that you've put in so far and I'd be happy to answer any questions.

VICE-CHAIR PETERSON: Commissioners, are there questions for Mr. Kiehne? Okay. Thank you, Mr. Kiehne. Who's next, please?

MS. WAGNER: Jay Evans followed by Rene Horvath?

VICE-CHAIR PETERSON: Good afternoon, Mr. Evans. Will you please state your name and address for the record?

MR. EVANS: Jay Lee Evans. 2004 Gabaldon NW.

VICE-CHAIR PETERSON: And do you swear to tell the truth under penalty of perjury?

MR. EVANS: I do.

VICE-CHAIR PETERSON: And Mr. Evans, are you representing an organization this evening?

MR. EVANS: I'm a Planner with the City of Albuquerque's Open Space Division.

VICE-CHAIR PETERSON: Okay. You may have 5 minutes.

MR. EVANS: Mr. Chairman, members of the Planning Commission, I rise to assure you that the City of Albuquerque's Open Space Division has collaborated and coordinated with both Planning staff and property owners diligently and in good faith for years on the development of this and earlier iterations of the Volcano Heights Sector Development Plan. We have repeatedly met and negotiated and horse traded in a responsible manner with the intention of protecting the rights of the property owners as well as providing for the public interest with regard to the protection and enjoyment of the Petroglyph National Monument, one of the jewels in the City's and region's open space crown that we all share. Thank you for this opportunity to speak.

VICE-CHAIR PETERSON: Thank you. Are there questions for Mr. Evans? Okay. Thank you, Mr. Evans. Before we go on, I was reminded of something that I forgot to do. Will all City staff please stand? Do you swear to tell the truth under penalty of perjury? Thank you. Who is the next speaker, please?

MS. WAGNER: Rene Horvath followed by John Ramsey?

VICE-CHAIR PETERSON: Good afternoon, Ms. Horvath. Would you please state your name and address for the record?

MS. HORVATH: Yes. My name is Rene Horvath and my address is 5515 Palomino Drive in Taylor Ranch.

VICE-CHAIR PETERSON: And do you swear to tell the truth under penalty of perjury?

MS. HORVATH: Yes.

VICE-CHAIR PETERSON: I am confident that you are representing an organization so you can have 10 minutes.

MS. HORVATH: Yes, I'm representing the Taylor Ranch Neighborhood Association and I just wanted to say that we generally support the plan. We've been working with the planners for the last year and a lot of our issues have been preservation of the geological features and preservation when possible, to increase buffer along the escarpment edge where the petroglyphs are and to incorporate designs that are sensitive to that.

The other issue is of course transportation, because we are going to receive all of that traffic and we have a lot of experience about bottle necking at the river crossing. So we know that with just Unser and Paseo there is going to be a lot of bottle neck situation, so it's important that you design the development so that it's more pedestrian friendly and more street connection. We are happy and pleased that the plan has incorporated a lot of our comments and we just want to stress that some of the things that we want to stress is the street edge. Can I do that? Well, it's kind of glary but a street edge, this is along Taylor Ranch, it is a lot nicer and neater than having houses back to it. For many reasons, it allows people to walk along that street, it allows a lot of nice views of the area and there is a picture of a mountain behind there but it's a little glary right now and it prevents a lot of road trails where people are just cutting through anywhere they have a street to walk on. It also preserves privacy issues because here is a house that backs up to the monument and they have a lot of privacy and you walk right past them and they decided while they are drinking coffee in fact, so they decided to put a sign up there. So there's a lot of reasons why to have a street edge.

We do have a lot of walled subdivisions. I think we can do better at connecting the subdivisions and the development and I know they are looking at more urban planning which is really good. One thing I want to point out with this one, that's a park right there and then the houses but I've never seen anybody in that park. One thing we could do is try to integrate these uses better where these houses should have been facing that park so that there's more interaction going on there. Plus we could improve the architectural looks because all the houses look alike and we need a little variation and I know the plan is trying to address that so I really do appreciate that.

Here's a picture of a rock outcropping in this project area and the views. I can't stress how many times I get people calling me that the views are very important to them and the preservation of these rock outcroppings so I know that there will be some tall buildings there. People aren't really crazy about that but there is this bonus system so to give back, by giving back open space or rock outcroppings in place of the tall buildings so we need to not water that down.

Last of all, we have 24,000 petroglyphs along the escarpment and that is why this plan has taken so much effort and it's more complicated than your usual plan because you have things that you are trying to preserve and you have transportation issues. I just want to stress that we do also support the mandatory A and B streets, with smaller blocks, with buildings up to the street; it gives you more of a Nob Hill type environment or an ABQ plan type of environment. I think I've covered everything so thank you very much.

VICE-CHAIR PETERSON: Are there questions for Ms. Horvath? Commissioner Garcia, go ahead please?

COMMISSIONER GARCIA: Good afternoon.

MS. HORVATH: Good afternoon.

COMMISSIONER GARCIA: It's very nice to see you.

MS. HORVATH: Thank you.

COMMISSIONER GARCIA: You've touched on one thing that is just and what I'm going to ask you is indirect to this case, it's not specific to this case but it has a lot to do with it and that's specifically

traffic. All I ever hear is how are we are going to move people north to south and I understand the issue is we are trying to create this activity center where we are going to have all of these people here. With that being said, there is still a significant amount of folks that are having to travel east and west. A couple of months ago, we had AMAFCA in here and I asked them how crazy it would be to develop a bridge and they explained to me that there is no political will in this city of Albuquerque that warrants that type of activity. My question to you is do you feel a need to try to figure out a way of how we could start moving these people from east to west? Understanding north to south is going to just be a nightmare, but trying to move these people east to west is even a bigger nightmare as we speak and as we talk about more development, it's not going to get better, not in my opinion anyway. I'd like you to respond to that?

MS. HORVATH: Yes, I think it's very complicated because I've even looked at areas of where could you put a bridge. They are usually very controversial, there may be a few areas left possibly, but not very much that you could probably put a bridge and I have talked to MRCOG people and they explained that once you get something in or even if you expand the ones you've got, you will have a whole branching of other streets beyond that into that area that you've got to make improvements to. It's very costly and then there is the controversy of putting one through people's neighborhoods, so I guess a lot of our comments have been to improve the design of these subdivisions so we don't have to hop into our car, because they are just individual walled subdivisions and they don't connect anymore. You look at on the eastside, look in the Zoning book; you'll just see one connection after another. Here they are just totally individual isolated subdivisions and they don't connect anymore. So we need to do a better job at that. We need to look at how it's designed for transit, for bicycles, I've heard people say they would bicycle to work across the river, but it's too dangerous and there's no trail connections or safe roads to get on so we always push for trails. I think you have to look at it in a lot of different ways and there isn't the political will to do more bridges because they are very controversial.

VICE-CHAIR PETERSON: Are there…go ahead Commissioner Garcia?

COMMISSIONER GARCIA: I do stand corrected. That was COG that spoke to us and not AMAFCA and I apologize for that. I'm just trying to get a feel as to someone from the Westside what they feel about in terms of how we are going to continue to work on this problem because traffic is a major problem out there.

MS. HORVATH: Right.

COMMISSIONER GARCIA: I appreciate your comments.

MS. HORVATH: Thank you.

VICE-CHAIR PETERSON: Are there further questions for Ms. Horvath? Okay. Thank you, Ms. Horvath. Who is next, please?

MS. WAGNER: John Ransom followed by James Hoffman?

VICE-CHAIR PETERSON: Good afternoon Mr. Ransom. Would you please state your name and address for the record?

MR. RANSOM: John Ransom, 2424 Louisiana Boulevard NE.

VICE-CHAIR PETERSON: And do you swear to tell the truth under penalty of perjury?

MR. RANSOM: I do.

VICE-CHAIR PETERSON: You may have 5 minutes.

MR. RANSOM: Thank you. I'm John Ransom. I'm also a part of a family that has ownership in one of those large colored areas and I'm hear to generally support the plan and move that you also recommend approval to the City Council. I want to take my time to thank Mikaela, Mr. Brito and his entire Planning team. We've been doing this for so many years but really since our last EPC meeting there has been more progress with the conversation with DMD, DOT, Water Authority and actually thinking regionally, that's really what we as a number of owners and really a community have been lacking for years and years. This plan although it encompasses over 500 acres, it really needs to envelop a lot more than those 500 acres as far as drainage and streets and access and so on. I would say to Commissioner Garcia in response to the question he asked Rene, the previous speaker, one thing that this plan really does do and we need more of them on the Westside is we have a terrible job imbalance on the Westside.

We just don't have jobs, we don't have shopping and what plans like this one hopefully are going to help with is having someone actually come here and put their campus setting here, put their shops here and actually have this somewhere that it becomes more of a destination place. They can park once. We can use internal roads, trolleys or what have you to move people once they park but in order to do that, I really am looking forward to further conversations with DMD and DOT on access to this. We talk about so much limited access between Paseo and Unser and this is a little bit different. It needs to come from the top down, allowing for access so people aren't just flying through this one north south or east west but know that they have opportunities to pull in and pull out, do what they need to do internally.

But to finish, we are thankful that we have made so much progress in the last really year and a half. There has been a lot done and just in the last couple of months, even more so thank you.

VICE-CHAIR PETERSON: Are there questions for Mr. Ransom? Commissioner Garcia, go ahead please?

COMMISSIONER GARCIA: I seem to be hogging the floor today. I asked a question to staff about this whole financing thing. I'm just wondering have you heard of something like this and if that's the case, do you have an opinion one way or the other of how you would support something like that?

MR. RANSOM: I don't know enough about it to have a specific opinion on AMAFCA; I haven't seen this or read through it enough to have that. I have a general opinion that it is moving in the right direction and that it is again looking beyond just a handful of landowners but it looks a little bit deeper so that more people are effected and benefit from it also pitch in for it. I don't think that there's a landowner here that isn't willing to pay their way or asking for the City, State or Federal to pay it all. It just needs to be fair.

VICE-CHAIR PETERSON: Any further questions for Mr. Ransom? Okay. Thank you, Mr. Ransom.

MR. RANSOM: Thank you Sir.

VICE-CHAIR PETERSON: Who's next please?

MS. WAGNER: James Hoffman followed by Jim Strozier

VICE-CHAIR PETERSON: Good afternoon Mr. Hoffman, could you please state your name and address for the record?

MR. HOFFMAN: Yes, James Hoffman, 4606 Firewheel Drive in Garland, Texas.

VICE-CHAIR PETERSON: And do you swear to tell the truth under penalty or perjury?

MR. HOFFMAN: Yes, I do.

VICE-CHAIR PETERSON: Please remind me. Are you a representative of an organization here today?

MR. HOFFMAN: No, myself. I'm a property owner and (INAUDIBLE)

VICE-CHAIR PETERSON: You may have 5 minutes.

MR. HOFFMAN: Okay, may need a couple more hopefully, we'll see.

First again I would like to reiterate you now thank you Mikaela, the whole planning staff; we've really come a long way regarding all the land use with Open Space. It's been very productive between the property owners; in just to be north of the area I think there's a real good common understanding now. Regarding… I'll cut to the chase for Mr. Garcia, you won't have to ask me, regarding the, you know I really appreciate the city going to the agencies and starting some of this dialog, which I think it was clear that this sector plan and this dialog they go hand in hand. They need this level of detail to be able to do the planning. I was very pleased with the AMAFCA response. I you know I don't have the detail, no body has the details, but on the surface it sounds like it's a very proactive way to get major regional infrastructure planned and implemented.

The next the Water Authority, I did look at the facility plan this afternoon, as it's not available other than hard copy, I'm positive there with some dialog that we talk and we get some of the facts and data on the table that we'll be able to have a common understanding with the Water Authority. The people I talked to Alan Porter was very helpful. I'm very encouraged there, but I would like to hopefully have some knowledge of how to participate you know in the process with their facility plan. I did get copies of it and we'll be familiarizing myself with it.

Regarding transportation, I'm still a little confused in the plan based upon the city's comments from the previous EPC, their letter I think dated November 28th that they had worked on cross sections of Unser, because in the plan there's cross sections in the base document. Then there's the traffic study that was performed. It has different cross sections. So which one did the city work on, which one's are being proposed? It may become a moo point if the city actually does pursue public funding for Unser and Paseo, but you know absent that and I'm not sure… I guess I really do appreciate you know staffs agreement with the comments and the property owners regarding regional public infrastructure and transportation, but I don't' know what DMD's position is. It didn't seem that they were aligned with that based upon their comments. And there's a lot of history and you know… I guess what was on

the web site it said property owners should continue to be proactive regarding the transportation funding. I think with Unser there's like 25 years of history and there's a lot of just facts that are not clear and it be nice to have DMD actually come to the table and openly get those facts straight.

One of them Mikaela eluded to is Paseo when it's completed will be at DOT facility and she stated that Unser would be a city facility. Well there's a 1989 road way exchange agreement between the city and the state that stipulates the 2 parts, once Unser's completed up to Paseo. Then there's a road exchange between Coors and Unser and Unser becomes a DOT project or maintenance and then the other is when it's completed from Paseo Del Norte to the Sandoval County line. The documents that the city has provided me, they've ... the agreement covers other roads and other sections. The only documents they can provide that modifies that, modifies sections of Unser down around I-40. So that agreement would appear to be in place and still be a binding operative agreement and I don't think the landowners really feel that you know we should be paying for a state highways and that's part of our reason for public comments in the past. Those documents do clearly outline that the city is the lead agency to design and construct Unser Boulevard. Then the city has eluded other documents, which are city ordinances on our resolutions on record R455 of the Unser Design Standards. You know that prohibited widening Unser north of the plan area until it was completed to Paseo Del Norte. That was supposed to be the priority. That's done. The city immediately applied transportation infrastructure tax to widen that road. I'm not against that, it's just you know we've seemed to have been forgotten. I'm not sure that the city is really on board and the.... Can I have a couple of more minutes?

VICE-CHAIR PETERSON: Certainly Mr. Hoffman.

MR. HOFFMAN: Okay. You know the resolution 455 identified the priority of completing what was called the 'Dog Leg' from Unser to Paradise to Paseo and Paseo east of Golf Course and that was the last section actually that got completed. There's only one environmental impact study, it was in 1992 that pertains to this. That was heard in front of EPC. It was adopted by the City Council and you know that stipulated that the right-a-way acquisition in construction of 156 foot right-a-way, the City has only purchased half of that. Again they don't seem to be on board with this document. They ... in the public comment then Senator Martin Chavez said that he had 12million dollars of funding. Don't know what ever happened to that.

2004 Governor Richardson did a press release offering 5 million for the Unser 'Dog Leg'. The city in comments and derogatory stated they've never made a request for the state for any funding. So I'm again just not sure how committed they are to these roads. The CCIP, Unser and Paseo were included in the CCIP when it was implemented in like 2005. The 2007 version of the when they update the Decade Plan they update the CCIP, there was the CCIP was omitted from the publicly available documents. On reviewing getting that the city has removed Paseo and Unser. I had to write a letter to the City Council and get it reinstated. That I've got the city council bills and the letter for that. Again I don't know what is changed at DMD and there hadn't been any indications they're actually on board with prioritizing this.

So I would just like you know to hope as this goes forward I wanted too... I'm very much in favor of it being approved and going forward, but I'm concerned that just a recommendation without any mechanism to actually engage DMD in constructive comment that that recommendation may not go any further. That's my only concern.

VICE-CHAIR PETERSON: Are there questions for Mr. Hoffman? Okay thank you Mr. Hoffman. Who's next?

MS. WAGNER: (INAUDIBLE)

VICE-CHAIR PETERSON: Good afternoon Mr. Strozier. Will you please state your name and address for the record?

MR. STROZIER: Thank you. Jim Strozier, 302 8th St NW, 87102.

VICE-CHAIR PETERSON: And do you swear to tell the truth under penalty or perjury?

MR. STROZIER: I do.

VICE-CHAIR PETERSON: Who are you representing today?

MR. STROZIER: I'm representing 2 property owners. The Trails LLC and Ruben Bendra and they are basically in this are right over here.

VICE-CHAIR PETERSON: They're adjoining.

MR. STROZIER: They're adjoining, yes.

VICE-CHAIR PETERSON: You may have 5 minutes then.

MR. STROZIER: Okay, thank you. First of all I would also like to thank staff and the incredible amount of work that obviously gone into this plan and getting comments and trying to address them in a very thorough and thoughtful way. I think that's I think that's there's been excellent work done on this.

There is a letter in the staff report that did come in, I believe after the matrix was done. And that is it looks like this with the Trails stationary and I just want to go through a couple of point relative to that and also an idea that I had in trying to go through some of the detailed aspects of this.

First and foremost, Universe Boulevard which is in this case the western boundary of the tracts that I'm speaking to, but it's also they're eastern boundary of their of the properties that have been developed as part of the trails. It basically provides the boundary between those 2 and I think we would just like some clarification and in Volcano Cliffs Sector Plan it shows what's referred to as cross section 6 for a minor arterial and in the Volcano Heights it's listed, I believe it's page 55 on the map in the cross section on page 73 that and those 2 don't match. One shows a 2 lane cross section and the other shows a 4 land cross sections and one item is that the western portion of the road has already built been built pursuant to the two lane section; it's two lanes with a median, bike lane, trail.... And so we would just like to bring those together and have the same section for both. Maybe we're missing something, which certainly could be, but we like the 77 foot right-a-way section as opposed to the 108 foot section that's that appears to be identified in this plan.

The village center... I'm not gonna... I think with regard to the MX versus the Village Center, I think we'd like to really study that a little bit more, it's very complicated in terms of what the differences are

between those 2 zones. In their letter they had requested that additional sites, small centers, be identified along Universe for potential village center zoning along that stretch. I think the MX upon further scrutiny, I think the MX may work adequately for that with one caviot and I think it's in reference to the height standards. While we appreciate I think the effort to have the point system and incentives to go from 2 stories to 3 stories with the nature of this plan and the intensity that's proposed in these mixed use areas, we would like see that actually change to allow a 3 story based product and up to 4 stories with those incentives, but really what we're trying to do out here is to build a level of intensity that supports the town center and the jobs that Mr. Ransom talked about along with the services. We think that's what's going to be required to get that done. So that was one of the requests.

There's also specific comments relative to the upper story height limitations in terms of defining what those stores are and a request that that height be increase from 10 feet to 11 feet in order to allow the type of construction for 9 foot 9 foot space with 2 feet of … and Commercial Dickson probably understand the rational and Commissioner Mullen than I do as to why that's necessary. I wanted to bring that to your attention. Also with regard to the stucco standards in terms of requiring interval color stucco versus a lot of the product that is being used out there is actually it's a 3 step process, but it uses a paint finish instead of the interval color coat and would like consideration of that as well.

The final comment in the letter is with regard to water harvesting and this is just really I think a cautionary and to allow some flexibility because of the underlying basalt in this area. We feel that there are going to be places where water harvesting and infiltration may not be as appropriate for those area and then if I might I have one final comment and that is just… you know one of the things that we run into with these sector plans is that while the intent … you try and make sense of all these design standards and details that are in a plan like this, but until you have a real project it's hard to know if it actually works the way it was intended. And the other side of that is that if the sector plan does not include SU-1 zoning as an option then you're not allowed to ask for it in the future.

So one of the ideas that I had was to actually make a provision for SU-1 zoning as an option if a property owner let's say were either doing a product that we hadn't thought of … you know development that we're doing today and thinking about today are different from development from 10 years ago. That is somebody had the opportunity to custom design a site and bring it through the EPC process and request a site plan and special use zoning that that would be kind of a fail safe to avoid a potential situation where you're having to go in and potentially amend these standards or regulations that really are only applicable to one specific location. So that was an idea that I had come up with when we were trying to go through these and I guess my concluding comments is once again thank you for all the work and your time in listening to our comments.

VICE-CHAIR PETERSON: Are there questions for Mr. Strozier? Okay, seeing none thank you.

MR. STROZIER: Thank you very much.

VICE-CHAIR PETERSON: That was it? Okay, how about we go until…take a break until 4:35. We'll come back; we'll have staff's closing comments and then commission discussion. Thank you.

(BREAK)

CHAIR PETERSON: Ms Renz-Whitmore how much time do think you'll need to close?

MS RENZ-WHITMORE: Fifteen minutes.

CHAIR PETERSON: Okay. Fifteen it is.

MS RENZ-WHITMORE: I thank the public for all of their comments and for all of their hard work as this plan has progressed over the years. And it is exciting I agree that were where in the process so I thank them for their patience.

Just a few responses to some things that came up during the public comments, the first one Mr. Hoffman and his comments talked about a difference of cross sections for Unser and I believe he's referring to the draft that was presented at the August 21st public meeting that did show a difference between the Unser cross section and the traffic study. I believe the current draft you have before you. The cross sections have been corrected to be the same. I don't believe that's still an issue. If it is, we should certainly address it.

Also, the comments that DMD submitted for the first EPC hearing did express less commitment on their part. I think subsequent meetings with them have brought them to the table a little bit more and staff believes that adopting this plan puts in place the policy direction and can provide additional support to keep them at the table. So we think it's important for the plan that moved forward in conjunction with lots of discussion and coordination with DMD moving forward on access and other things including cross sections. Staff had a very productive and somewhat eye opening meeting with the Chief Operating Officer of the City, the head of DMD, Mike Riordan and Wilfred Gallegos another high level position in DMD together with the Planning Director, Interim Director, Suzy Lubar, Russell Brito and myself where we talked about access. We talked about the options on the table and talked about the importance of the Planning Department and DMD continuing to move forward together as a coordinated City effort to request access in this area and I think we all came away from that meeting with some marching orders to coordinate to make that happen.

Mr. Strozier mentioned that his letter came in after the matrix was completed. It actually came in before and the responses to the things that he's brought up were included in that comment matrix. I can just go over some of them quickly. The request made to exchange some of their zoning that is currently purposed to be mixed use or MX to village center. They think it requires more study. We think it requires more study as well so we weren't prepared to recommend that change at this point, but it's something we'd be happy to talk with them about and study with them in the future.

The issue of changing the heights, the building heights allow in the MX zone is a huge one, as you know, the optional bonus height system itself was a mechanism of compromise between those who didn't want to see any high buildings whatsoever and those who said "you need some density if you're going to support something like employment" etc. So I think that request to go from a three story base where now it's 26ft in mixed used. In the mixed used zone is a very big deal and would require much more discussion and coordination with all the stakeholders than we're prepared to recommend that change at this point.

The upper story height limits that there requesting I believe is just a misunderstanding. In the plan, the upper story specified a minimum of 10ft not a maximum. So I believe the request that they have would be covered with the plan as is. The stucco standards, the request in the letter was actually two different items – one that the three step process not be a required to be a three step process and another request that the integral color requirement be removed. Staff was ready to, as included as one condition, which

I didn't look up just now, but it is included as one of the conditions to say instead of 'it has to be a three step process' the language now says 'it needs to be something other than a one step process', which has the stucco fall down almost immediately. It's little bit of an overstatement. Staff didn't address the integral color request cause we're still thinking a little bit more about that largely because the Volcano Cliffs and Volcano Trails Sector Development Plans both require integral color and kind of wanted to be consistent within Volcano Mesa. The water harvesting request we did talk to the City Hydrologist about that request and the City Hydrologist would like the requirement for water harvesting to remain. He believes it's furthers the City's interest in needing the EPA requirement for water quality and other things.

CHAIR PETERSON: I beg your pardon Commissioner Dickson, go ahead please.

COMMISSIONER DICKSON: I guess the first thing I wanted to ask was I didn't quite understand the problem with water harvesting. Is it because there's a perception of being below ground or above ground or what is the concern, the storage?

MS RENZ-WHITMORE: Mr. Commissioner I'm not exactly sure what the concern is either so we might ask for some clarification on that.

CHAIR PETERSON: Do you want clarification this time from the speaker Mr. Strozier who brought that up.

COMMISSIONER DICKSON: Well it would be very helpful.

CHAIR PETERSON: Okay Mr. Strozier will you come up please. And you're previously sworn?

MR STROZIER: Yes.

CHAIR PETERSON: Please proceed.

MR STROZIER: Mr. Chairman, Commissioner Dickson. I'm not an engineer but I do one play one on TV sometimes but the concern is that because of the basalt. What happens potentially that in certain areas you would create a place where you have a harvesting infiltration area and the water would down to a certain point and then hit the layer of basalt and have no where to go and then it can travel. It would need to travel along that area and could potentially go places where you don't want that water to be. And so our concern was just not to in any way diminish the intent of water harvesting as it relates to the all the good aspects of water harvesting. You wanted do it but just some flexibility that you need to be careful or recognition that you need to be careful where you do it depending on the lower bedrock basalt conditions in a specific area. Some areas it's going to be no problem and other areas it could be a problem.

COMMISSIONER DICKSON: So you're not opposed of the water harvesting in concept.

MR STROZIER: No.

COMMISSIONER DICKSON: And if above ground containerization or below ground containerization of some of the harvested water would be able re-pump it and reuse it. It would be okay.

MR STROZIER: Yeah. I think so just recognition that in some areas sort of the traditional water harvesting maybe problematic.

COMMISSIONER DICKSON: Yes.

MR. STROZIER: Okay. Thank you.

CHAIR PETERSON: Okay Ms Renz-Whitmore. Commissioner Dickson, go ahead please.

COMMISSIONER DICKSON: Before you leave Mr. Strozier's comments, I would also like to see if you all could address the suggestion that he had for the SU-1 option and whether that could be a future consideration because it seems like its fairly harmless to me.

MS RENZ-WHITMORE: Mr. Commissioner absolutely we've written up a potential condition if it's the pleasure of the EPC to add that.

CHAIR PETERSON: Okay. Thank you. Ms Renz-Whitmore you can continue with your closing please.

MS RENZ-WHITMORE: In closing, I feel that the plan addresses the vast majority of public concerns and stakeholder interests in this area. I believe it represents negotiated agreements that have been heart of thoughts and well worth the time it took to get where we are today. So I request your approval of Volcano Heights Sector Development Plan to be sent to the City Council. Thank you.

CHAIR PETERSON: Commissioner Nicholls go ahead please.

COMMISSIONER NICHOLLS: Thank you Mr. Chairman. I like to go back, if I may, to talk a little bit more about water since that's already come up with talk light about roadways, access and so on but we really haven't talked too much about water. This is a very large development and our role as an Environmental Planning Commission pushes me to want to take this to task a little bit further. I notice on the very, very last page of our report today. We have a letter from the Water Authority. Yes they're coming up with a master plan. I guess what I want to ask is we talked a little bit with about AMAFCA and recovering costs there. Is there any mechanism to recover water utility costs?

MS RENZ-WHITMORE: Mr. Vice Chair, Commissioner Nicholls I believe the way that the ABCWUA does things is require that developers pay as they go and pay on demand. So they don't provide public money's doesn't go toward supporting new development. Public money's addresses deficiencies in current systems for development that's already occurred. So as I understand it and my understanding is limited in this area, admittedly. They don't currently have a mechanism like what AMAFCA's proposing.

COMMISSIONER NICHOLLS: So if I hear you correctly then as portions of this get developed. Those developers then they incur that cost. Is that what I'm hearing?

MS RENZ-WHITMORE: Typically what happens is the first in would have to pay to extend a water-line to where they are which would include if it needs to be larger than their own. Development warrants because its part of a regional trunk line, they would bear that upfront cost and then get paid back by the subsequent developments along that regional water line.

COMMISSIONER NICHOLLS: Thank you.

CHAIR PETERSON: Thank you. Commissioner Dickson, go ahead please.

COMMISSIONER DICKSON: Just a general comment and I don't really think we need to take any action on this but I do think that I want to echo some of the comments that were made during the last hearing regarding grade separation and resolving the issue of developing on top of this basalt and I know that the common solution that most people use in doing projects out there as to basically rather than digging as to fill and some people use 10ft of fill or 20ft of fill. It just depends on the circumstances and I don't think that there's a any one perfect solution to this but I do think that it's going to require a lot of very careful planning at the kind of the master grade level where very important decisions are made about how to drain this enormous piece of property in a way that doesn't compromise a individuals properties. It doesn't destroy the rock out croppings but it still gives people good grade access. So anyway I'm just throwing that out as an important factor but I don't think it's a big deal. I think it's something that can be worked out pretty easily.

CHAIR PETERSON: Thank you Commissioner. At this time, we'll close the floor. We can still, of course, ask questions of staff or speak with staff. Is there any general discussion or comments Commissioners? Okay Commissioner Dickson, go ahead then please.

COMMISSIONER DICKSON: Well I would just like to publicly compliment staff. I think they have done a fantastic job with this plan. I think that I was surprise that a hug fest didn't break out but I don't I've ever in the six years I've been on this Commission. I don't think I've ever seen such an overwhelming support for a sector plan.

CHAIR PETERSON: I'll follow that up. I still think it doesn't have unanimous support, but I'm impressed with the progress that was made in the last few months from the vehement opposition towards of what we have today where there's general support. I'll probably support it but I would urge the staff to continue on some kind of in the direction that Ms Renz-Whitmore was indicating where the trick really is to bring all those folks from the City and any Agencies outside of the City together to really talk about that infrastructure and get a plan together and its not done yet by any means. Listen to what Mr. Hoffman said, remember what Mr. Edwards said last time and also please take into account the other things that Mr. Strozier brought up and so with that I'll probably be in support, any further comments? Commissioner Nicholls go ahead please.

COMMISSIONER NICHOLLS: Thank you Mr. Chair. Yes I'm also more than willing to support this project. I think it's been well thought out. It has lot of innovation build into it which I like. I think the thing that still bothers me even though I will more than definitely support it is the issue of water and that is as the Westside develops. So much we're placing yet a further strain on our very limited water resources we've had probably what two years of drought. We'll probably go into a third year and I'm just very concern that we're going to strain these resource to the limit if not exceed those resources. I guess my comment is there may be a master plan but to come in the future but it may be a little late in its execution but definitely I think it's well written, well thought out with good innovation. I have to commend staff for all that. Thank you.

CHAIR PETERSON: Before we move on other comments. Ms Renz-Whitmore could please read to us your recommended condition regarding the SU-1 zone.

I'll read it in the record. It's up on the screen. It says, "The City Council should consider including SU-1 zoning as an optional zoning within the plan area for property owners to request in conjunction with site development plans per subdivision and/or building permit that meet in further the intent of the plan SU-2 zoning in regulations." Okay thank you. Further comments, Commissioner Mullen go ahead please.

COMMISSIONER MULLEN: Thank you Mr. Chair. Although this mimics many of the comments up to this point I think it's worth saying again complimenting the staff on the rigor of this report and the planning effort and the follow up and also complimenting all those involved property owners and developers and coming from someone who's not all always so easy on the developers up here. This spirit of compromise that's been shown and the cooperative effort is impressive. I'm certainly that this City and other government bodies are taking the lead and coming to the table is also very promising and so I'm certainly am supporting this plan but I also very much appreciate the development that have happened over the past two months and it does create an amazing precedent for future planning efforts and future development.

CHAIR PETERSON: Commissioner Dickson go ahead please.

COMMISSIONER DICKSON: Question for staff, I don't remember if it was in here or not but going back to the water harvesting. Does the State Engineers Office have anything to say about this?

MS RENZ-WHITMORE: Mr. Vice Chair, Mr. Dickson. We haven't specifically asked the State Engineer about this but we were relying on our City Hydrologist to know what the marching orders are from the State Engineer and there don't seem to be any issues.

COMMISSIONER DICKSON: Well I know many years ago. I've crossed that bridge in working with them and they don't like and at that time they didn't like water harvesting. They wanted to flow down the pavement and make its way into the river.

MS RENZ-WHITMORE: We specifically asked about whether this would conflict with the 96th hour rule or something where things have to make there way back to the river and the answer is no.

COMMISSIONER DICKSON: I think water harvesting is a very smart thing. Thank you.

CHAIR PETERSON: Any thing further Commissioners? Okay the Chair would entertain in the matter of Case #12-EPC-40061 our request for approval of the Volcano Heights Sector Development Plan recommendation for, a recommendation of approval before to the City Council subject to findings 1-8 as set for in the staff report suggested finding #9 being deleted. Subject to finding #10, subject to finding #11 as set forth in the staff report as amended as read in record by Ms Renz-Whitmore. Subject to finding #12 as set forth in the staff report as amended as read in the record by Ms Renz-Whitmore further subject to findings 13-62 as set forth in the staff report forward subject finding #63 as set forth in the staff report...

MS RENZ-WHITMORE: Excuse me.

CHAIR PETERSON: as amended read in the record by Ms Renz-Whitmore. Yes.

MS RENZ-WHITMORE: Could we correct those to read conditions vs. findings.

CHAIR PETERSON: Thank you very much, yes.

MS RENZ-WHITMORE: Thank you.

CHAIR PETERSON: In fact let me start all over about what the Chair would entertain. (laughing) my oh my…Peterson tried to sabotage it by reading the motion wrong. (laughing) Okay. The chair would entertain in the matter of case #12-EPC-40061 a recommendation for adoption of Volcano Heights Sector Development Plan approval subject to findings 1-15 as set forth in staff report for the subject to conditions of approval 1-8 as set forth in staff report with suggested condition approval #9 being deleted. #10 set forth in the staff report #11 & 12 as set forth in staff report as amended as read in the record. Number 13-62 is set forth in staff report. #63 is set forth in staff report as amended as read in the record. Number 64-118 is set forth in staff report and further subject to condition of approval 119 as read in the record by the Chair.

COMMISSIONER NICHOLLS: Second.

CHAIR PETERSON: Somebody needs to make that motion. Okay it's moved by Commissioner Gonzalez, seconded by Commissioner Mullen. Is there any further discussion? All those in favor please say "Aye".

ALL: AYE.

CHAIR PETERSON: All those oppose please say "No" and that passes unanimously. Is there any further business? Mr. Brito.

MR BRITO: No sir.

CHAIR PETERSON: Okay we're hereby adjourned. I beg your pardon. I think minutes are next week. Oh yeah, we got an amended agenda. I stand corrected. We are not adjourned and with regard to the minutes of the October 4th, 2012 meeting, I move approval. All those in favor please say "Aye".

ALL: Aye.

CHAIR PETERSON: All opposed please say "No". That passes unanimously. Mr. Brito.

MR. BRITO: Thank you Mr. Chair. I just wanted to announce that we do have that date for the AMAFCA board meeting. Its next Thursday the 13th of December 10 a.m. at the AMAFCA offices.

MS RENZ-WHITMORE: I like to add that Brad Bingum from AMAFCA is here in the audience if any one wants to tackle him.

CHAIR PETERSON: Thank you.

FINAL ACTION TAKEN:
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted voted that a Recommendation of Approval be forwarded to City Council for Project 1009414 / 12EPC-

40061, a Sector Development Plan – EPC Phase 2 Final Review and Approval, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of the Volcano Heights Sector Development Plan, an area surrounding the intersection of Paseo del Norte and Unser Boulevard, including approximately 570 acres. The Plan area boundaries are Paseo del Norte to the north, the Petroglyph National Monument to the east, the Volcano Cliffs SDP to the south, and Universe Boulevard to the west.

2. The Plan area currently contains properties zoned RD, SU-1 for PRD, and SU-1 for C-1 uses.

3. In 2006, a Volcano Heights Sector Development Plan (SDP) was adopted for a larger area but was appealed to court and ultimately remanded back to the City in 2008/9. The plan area was broken into three distinct but related sector development plans intended to guide future development in the area that was renamed the Volcano Mesa community. Volcano Cliffs SDP was adopted in May 2011, and the Volcano Trails SDP was adopted in August 2011. The three plans share similar policy underpinnings that are included in the Rank II West Side Strategic Plan's 2011 Volcano Mesa amendment, which recommends the designation of a Major Activity Center in Volcano Heights. In 2010, another draft Volcano Heights Sector Development Plan was submitted to the adoption process, heard several times at the Environmental Planning Commission, and ultimately withdrawn in October 2011.

4. This 2012 Volcano Heights Sector Development Plan has a boundary modified slightly from previous planning efforts and includes a new zoning strategy, mandatory street network, policies, goals, and recommended implementation steps. The Plan includes regulatory site development standards and building design standards associated with each zone as well as general to all zones; street and streetscape standards; signage standards; and open space, landscaping, and site lighting design standards.

5. The Volcano Heights SDP provides a balanced approach to achieve the following:
   (A) The Plan addresses the imbalance of jobs and housing on the City's east and west sides by proposing to change existing zoning from single-family uses to a mixed-use, urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center.
   (B) The Plan addresses the challenge of multiple property owners and undeveloped land with highly coordinated land-use and transportation regulations that emphasize coordination across property owners, along corridors, and over time.
   (C) The policies, regulations, and incentives in the Plan work together to create a distinct district with a sense of place that respects and enhances the unique natural environment and adds to the range of development options on the City's West Side.

(D) The Plan seeks to balance the built and natural environments through a combination of policies, regulations, and incentives that emphasize high-quality development as well as preservation options for views, rock outcroppings, and sensitive lands.

(E) The Plan seeks to balance the predictability of high-quality development provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process.

6. The Plan proposes to replace all zoning within the Plan area with one of the following zones: SU-2/VHTC (Volcano Heights Town Center), SU-2/VHRC (Volcano Heights Regional Center), SU-2/VHVC (Volcano Heights Village Center), SU-2/VHMX (Volcano Heights Mixed Use), SU-2/VHNT (Volcano Heights Neighborhood Center), or SU-2/VHET (Volcano Heights Escarpment Transition).

7. The proposed zoning is justified under R-270-1980 per the following considerations:

(A) The proposed zoning is consistent with the health, safety, morals, and general welfare of the city because it helps ensure that all development furthers the goals and policies of the Comprehensive Plan and other applicable plans and provides opportunities for additional employment on the West Side that can help address the imbalance of jobs to housing that creates significant traffic congestion and negatively impacts quality of life for residents.

(B) The Plan's proposed zoning implements established policies in the Rank I Comprehensive Plan, Rank II West Side Strategic Plan, Rank II Facility Plan for Major Public Open Space, Rank III Northwest Mesa Escarpment Plan that provide sound justification for the proposed zoning changes. (See also Findings # 7-11.)

(C) The proposed zoning poses no significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments as outlined in Findings #7-11.

(D) Existing RD zoning is inappropriate because:

1. community conditions have changed, including existing and anticipated traffic congestion and a preponderance of single-family residential uses without the balance of nearby employment opportunities; and

2. the proposed range of mixed uses in each zone would be advantageous to the community, as articulated in the Comprehensive Plan, by providing the opportunity for employment, retail, and services in close proximity to existing residential areas and future residents in the Plan area. (See also Finding #7.)

(E) Permissive uses in the proposed zones would not be harmful to adjacent property, the neighborhood, or the community because the mix of uses and the urban form resulting from the design standards create compatibility within the Plan area and with adjacent development. The Plan's proposed development pattern of walkable and transit-supportive retail, employment, and residential uses provides benefits for existing and future residents.

(F) Proposed zone changes do not require major and unprogrammed capital expenditures by the city. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all require property owners to collaborate, vote to

institute the mechanism, and work with the City to implement the agreed-upon infrastructure improvements.

(G) The cost of land and other economic considerations are not the determining factor for the proposed zone change

(H) The VHSDP does not use "location on a collector or major street" as the justification for establishing mixed-use zoning within the Plan area; rather the location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.

(I) The Plan does not propose spot zones; rather the Plan proposes a rational nesting of zone categories, with the most dense and intense at the center, and least dense and intense at the borders where the boundaries abut existing single-family residential areas to implement Comprehensive Plan policies.

(J) The Plan does not propose strip zones; rather the Plan proposes a strategy of land use coordinated with a mandatory transportation network to allow the development of all properties, create transitions between zones, and implement Comprehensive Plan policies.

8. This Plan implements the following policies of the Rank I Albuquerque/Bernalillo County Comprehensive Plan:

(A) The West Side Strategic Plan's Volcano Mesa community and its Major Activity Center (MAC) designation and policies address the existing conditions of the Volcano Heights Plan area to ensure compatibility of development on vacant land with existing neighborhoods, urban services and facilities, and natural features (II.B.5 Developing and Established Urban Areas Goal and Policies c, d, e, g, n).

(B) Higher-density housing in the Volcano Heights MAC, with access to Paseo del Norte and Unser Boulevard, is appropriate to support employment and service uses. The MAC's development pattern, Transition zones, and proposed densities along arterial and collector streets will protect existing residential areas and views, minimize traffic, and enhance livability via context sensitive design standards and a mandatory street network (II.B.5 Developing and Established Urban Areas Goal and Policies h, i, k, l, m).

(C) The Volcano Heights SDP zoning and design standards will protect and preserve open space areas, including the Escarpment, Petroglyph National Monument, and basalt rock outcroppings. Community open areas that tie into the open space network are encouraged through a combination of regulations and incentives in the Plan (II.B.1 Open Space Goal and Policies c, d, f, g, h, j).

(D) The West Side Strategic Plan MAC for Volcano Heights will provide a way to address the jobs/housing imbalance in the area with new job opportunities, densities, and structure sizes that are appropriate to and buffered from nearly low-density residential areas via Transition zones (II.B.7 Activity Centers Goal and Policies c, e, f and II.D.6 Economic Development Goal and Policies a and g).

(E) More compact development, coupled with a multi-modal transportation system will improve air quality compared to what could be developed under the pre-existing zoning (II.C.1 Air Quality Goal and Policies b and d).

(F) Volcano Heights SDP contains a combination of regulations and incentives to protect, preserve, and enhance the area's unique archaeological resources, including an incentive for interpretive signage to educate visitors and residents about the area's history, culture, and geology (II.C.6 Archaeological Resources Goal and Policy c).

(G) The Volcano Heights SDP, particularly its zoning and design standards that include native plant lists and streetscape standards, will lead to a quality developed landscape that preserves and enhances the natural and built environments. Building, streetscape, and site development standards will ensure a quality developed landscape that preserves and enhances this community's identity via a high-quality built environment that is in harmony with the area's unique natural setting (II.C.8 Developed Landscape Goal and Policies a, d, e; II.C.9 Community Identity and Urban Design Goal and Policies b, c, e).

(H) Volcano Heights SDP's energy incentives built into the height bonus system, its multi-modal street network, and transit-supportive development pattern promote energy efficiency, variety of transportation, and expansion of transit corridors and service. The plan's multi-modal cross sections, mandatory street network, and transit corridor – coordinated with ABQ Ride, DMD, and the Mid-Region Council of Governments (MRCOG) – will serve existing and future transportation needs for all users and, in conjunction with the compact development pattern, reduce peak hour demands in the morning hours on regional roads (II.D.3 Energy Management Goal and Policies a and d, II.D.4 Transportation and Transit Goal and Policies c, f, o).

9. The Plan implements the following policies of the Rank II West Side Strategic Plan:

(A) The Plan's proposed density, mixed-use development pattern and scale, location at the intersection of major arterials, and multi-modal street network create the appropriate conditions to support a Major Activity Center on the West Side that provides opportunities for employment to address the existing jobs/housing imbalance (1.1, 1.9, 1.18, 3.85, 3.95, 3.96).

(B) The Plan's implementation strategies encourage the creation of Public Improvement Districts, Special Assessment Districts, and public/private partnerships, as well as further collaboration with implementing agencies such as Albuquerque/Bernalillo County Water Utility Authority, Albuquerque Metropolitan Area Flood Control Authority, ABQ Ride, Mid-Region Council of Governments, and City Department of Municipal Development (3.98).

(C) Mandatory street networks, requirements for usable and detached open space, and regulatory and incentive-based protections for archaeological and geological resources, native plant lists, grading and construction mitigation standards, and context-sensitive zoning and design standards will work together to protect the area's sensitive resources and encourage development in harmony with the unique natural setting (3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108).

(D) Adequate access and transportation choices for all users are supported by recommended intersections along Paseo del Norte and Unser Boulevard; proposed high-capacity transit corridor and transit-supportive densities, land uses, and development patterns; and multi-modal cross sections (3.110, 3.111, and 3.112).

10. The Plan implements the following policies in the Rank II Facility Plan for Major Public Open Space:

(A) The Escarpment Transition zone limits building height, scale, massing, building color, and density adjacent to the Petroglyph National Monument to ensure compatible development. The transition zone works with the proposed single-loaded Park Edge Road to protect visual access and view corridors (Design Guidelines for Development Adjacent to Major Public Open Space B.3.A and B.3.B; Resource Management C.6.E, West Side Open Space, Section 4, Policy C.1).

(B) Grading and construction mitigation regulations, Park Edge Road and associated bioswale/linear pond, and coordination with a future drainage management plan by AMAFCA will protect the escarpment by managing stormwater and controlling erosion (West Side Open Space, Section 4, Policy D.1).

11. The Plan implements policies in the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020) by limiting electrical uses in the Escarpment and Neighborhood Transition zones to ensure the appropriate siting of electrical facilities away from residential areas, sensitive lands, and highly visible topographic areas (Standard III.A.1, III.A.9, and III.A.10).

12. The Plan's height limits, color restrictions, drainage and construction mitigation regulations, reflectivity limits, Park Edge Road, Escarpment Transition zone, bonus height system, multi-modal street network, and sign standards complement many policies of the Rank III Northwest Mesa Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35) and are compatible with the Rank III Unser Boulevard Design Overlay Zone (DOZ). Where this Plan conflicts with the NWMEP, this Plan prevails unless otherwise stated in this Plan. Where this Plan conflicts with the Unser Boulevard DOZ, the most restrictive regulation prevails. Where this Plan is silent, regulations of the other relevant Rank III plans prevail.

13. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Facility Plan for Open Space, Facility Plan: Electric System Generation and Transmission (2010-2020), Northwest Mesa Escarpment Plan, Unser Boulevard Design Overlay Zone, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

14. The Albuquerque/Bernalillo County Water Utility Authority, Albuquerque Metropolitan Area Flood Control Authority, and City Department of Municipal Development are planning for future implementation of infrastructure improvements in Volcano Heights that will help bring the Plan's goals and vision to fruition in collaboration with private efforts from property owners and other implementing departments and agencies.

15. After significant negotiations as to effective traffic systems; views, open space, and sensitive land preservation; and the balance of built and natural environments, the public involved in the planning process thus far supports the compromises about these issues embodied in the Plan. Major stakeholders, property owners, the National Park Service, and involved neighborhood associations understand that this Plan represents a balanced attempt to address and meet all needs for the benefit of the City and the larger region.

CONDITIONS:

[Note: Page and section numbers refer to the draft plan presented at the October 4, 2012 EPC hearing. Numbers in brackets refer to the line item in the Comment Matrix prepared for the December 6, 2012 EPC Hearing and included in the associated staff report as Attachment 1. PC = Public Comment, AC = Agency Comment, CC = Commissioner Comment, and SC = Staff Comment]

1. On page 4, section 1.3, add the following text to the end of the 3rd paragraph: "Safe, reliable electric service is the cornerstone of economic development for the Plan area." [AC 55]
2. On page 5, Exhibit 1.1, edit labels to show correct placement of Universe Blvd., Unser Blvd, and Golf Course Rd. [AC 21]
3. On page 8, section 1.7.2(ii), insert the following text: "The optional bonus height system is intended to provide additional height and density incentives for development in appropriate locations that enhances the built and natural environments." [PC 145]
4. On page 7, section 1.6, replace "Development Vision for Full Build-out" with "Anticipated Build-out". In the text of the following paragraphs, replace "vision" with "anticipated build out." In the titles of Table 1.1 and 1.2, replace "Development Vision" with "Anticipated Build-out." [PC 18]
5. On page 7, in the second paragraph under section 1.6, add to the end of the second sentence the following: "(approximately 477 acres)" [SC 1]
6. On page 14, section 2.1.1, add the following sentence to the end of the second paragraph: "Table 2.2 summarizes the precedence of this Plan with other relevant plans and procedures." [PC 24]
7. On page 14, Table 2.1, replace "Facility Plan for Electric Service Transmission and Subtransmission Facilities" with "Facility Plan: Electric System Generation and Transmission (2010-2020)." Note in the third column "Predominantly Policy" [AC 56]
8. On page 16, section 2.2.1(iii), add "and Regional Center" after "Escarpment Transition Zone." [SC 2]
9. On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence. [PC 200.2] and [AC 2]
10. On page 24, section 3.2.3(i), add the following text to the end of the existing text: "Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred." [AC 58]
11. On page 20, section 3.1.3, add the underlined phrase below to the existing language: "The provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, and standards as amended except <u>for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and</u> as noted herein." [AC 57]
12. On page 20, section 3.1.7(i), edit the end of the final sentence to read: "applicability of the various sections of this Plan to development and redevelopment projects." On page 22, Table 3.1, change the title to read "Applicability of Plan Sections by Development Type" and change the second item to read "Renovations associated with change of use/expansion of use with no expansion of building." [PC 106]

13. On page 26, section 3.2.6, add a new subsection (i) with the following language: "City Open Space Division should be included in the review process where the development occurs within the Impact Area as defined by the NWMEP or within 200 feet of a significant rock outcropping as shown in Exhibit 10.1." [AC 91]

14. On page 26, section 3.2.6, add as a final bullet of potential VHRT members: "An AIA representative(s) or other licensed design professional(s)." [PC 102.1]

15. On page 26, section 3.2.6, add the following text: "As the Plan area develops, PNM must be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement." [AC 59]

16. On page 28, in Table 3.2 for "Location/geometry of Mandatory Streets," edit the Minor Deviation Allowed description as follows: delete "affected" and add to the end of the sentence: "when it affects their properties." [SC 3]

17. On page 29, Table 3.2, add the following text as a new criterion under "Built-to zones/setbacks" after "changes to avoid natural and/or culturally significant features or sensitive lands": "building placement to protect view corridors or enhance solar efficiencies." [PC 77]

18. On page 31, Table 3.3, add the following text to the criteria for "Built-to Zones/Setbacks" after "changes in the width of a sidewalk": "or building placement to protect view corridors or enhance solar efficiencies." [PC 77]

19. On page 29, Table 3.2, add the following text as a new element beneath "Building Design Standards": in the second column: "Street screens next to elevated roadways" and in the third column: "Where the roadway grade exceeds the approved property grade by more than 4 feet, the requirement for a street screen may be eliminated." [PC 33]

20. On page 31, in Table 3.3, Major Deviation Criteria, under the "Criteria" column in the first paragraph, add the underlined phrase below to the existing language: "Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, changes due to utility use or changes in the width of the sidewalk." [AC 62]

21. On page 31, in Table 3.3, under the "Major Deviation Allowed" column in the first paragraph, add the underlined phrase below to the existing language: "A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features, or for the purpose of utility use, a greater allowance is permitted on a case-by-case basis." [AC 61]

22. On page 31, section 3.2.13(i), add the following to the end of the paragraph: ""and/or accommodate utility use or public utility structures." [AC 63]

23. On page 36, Table 3.6, change title of item 10 to read: "Renovation associated with change of use within an existing building or structure (with no exterior façade changes)". [PC 112]

24. On page 39, add a definition for "Approved Grade" as follows: "The grade approved by the City hydrologist that meets the requirements of the drainage ordinance, provides sufficient conditions to link to utilities, but imports the least amount of fill. Approved grade may or may not be the same as the nearest roadway grade." [PC 25]

25. On page 43, section 3.5, edit the definition of "Low Impact Design" to delete "green roofs" and add "water harvesting in landscape areas, parking islands, and street medians." [AC 49]

26. On page 46, section 3.5, add a definition for "Public Utility Structure" referencing the Zone Code definition in §14.16.1.5. [AC 60]

27. On page 49, section 3.5, add a definition for "Slip Lane" as follows: "A traffic lane provided along a thoroughfare to allow vehicles to drive at a slower rate than the through lanes without interfering with through traffic. Slips lanes are separated from the through lanes by a median and typically allow parking on one or both sides. [SC 4]

28. On page 50, add the following to the definition of Special Assessment District at the end of the existing text: "See Section 13.3.1." On page 50, add the following to the definition of Tax Increment Development District at the end of the existing text: "See Section 13.3.3." On page 46, add the following to the definition of Public Improvement District at the end of the existing text: "See Section 13.3.2.) [CC 5]

29. On page 57, add the following note above Exhibit 4.3: "NOTE: These recommended intersections are shown for illustrative purposes only. This Sector Plan does not have the power to grant access. Measurements are shown to demonstrate how far apart the proposed intersections are, given the existing limited-access policy of 1/4 mile (1,320 feet) spacing for RI/RO intersections and 1/2 mile spacing for full intersections." [AC 24]

30. On page 58, add a new section 4.5.4 with the following text: "Site distance shall follow current AASHTO standards." [AC 26]

31. On page 58, add a new section 4.5.5 with the following text: "ADA guidelines shall govern minimum sidewalk widths to to provide unobstructed passage from impedances, including but not limited to landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes. [AC 31]

32. On page 58, Exhibit 4.4, add a note as follows: "Note 2: Buffer = separation between the bicycle lane and vehicle lane." Add the same note to subsequent exhibits where a buffer is included. [AC 30]

33. On page 58, section 4.5.3, edit the first sentence as follows: "Alleys provide access for service and maintenance vehicles and access to parking areas for private vehicles while screening these vehicle uses from the public realm." [AC 25]

34. On page 59, add a note to Exhibit 4.4 that parking shown is reverse-angle parking. [AC 27]

35. On page 59, section 4.6.1(iii)f and subsequent sections, delete "match the material of the sidewalk and". [PC 116]

36. On page 61, Exhibit 4.6, label the center lane as "Turn Bay." Add a note as follows: "Note 2: The center lane is a two-way left turning lane." [AC 32]

37. On page 66, edit Exhibit 4.10 and 4.11 to move fence into the BTZ. [AC 35]

38. On page 66, edit Exhibit 4.10 to show curb and gutter at the median. [AC 34]

39. On page 66, Exhibits 4.10 and 4.11, revise to show BTZ ending at main façade. [SC 6]

40. On page 66, section 4.6.4, add a new subsection (iv) that introduces the idea of a bioswale/linear pond as appropriate and beneficial next to the Park Edge Road. On page 177, section 11.5.4, add a new goal for a bioswale/linear pond. On page 190, section 12.5.3, add a new subsection (iii) that includes a policy encouraging bioswale/linear pond next to the Park Edge Road. [AC 48]

41. On page 67, edit Exhibit 4.12 to label center lane as median and show tapering at intersection. Add a design solution to minimize conflict with bike lane and right-turning movement of vehicles. [AC 36]

42. On page 69, Exhibit 4.14, delete "Shared." [AC 37]

43. On page 71, section 4.6.6(ii), turn existing language into subsection a. Add a new subsection b with the following text: "Slip lanes are for one-way movement only. Directional signage shall be required." [AC 38]

44. On page 72, Exhibit 4.17, move tree location to the sidewalk. [AC 43]

45. On page 73, section 4.6.8(i), replace "major" with "minor." [AC 44]

46. On page 75, section 4.7.3(iii), change "development agreement" to "legally binding agreement duly executed and acknowledged" to be consistent with terminology in the City Zoning Code Section 14-16-3-1(E)(6)(b) 4 and 6. [PC 26]

47. On page 78, add a new section 4.7.7 Typical Streets with Public Utility Easement. Add a purpose/intent statement explaining that utilities are typically to be provided via alleys. Where alley access is not possible, electric utility facilities must be accommodated on streets. Add an exhibit as provided by PNM. On page 138, section 7.6.1(c), add a cross reference to section 4.7.7. [AC 64.2]

48. On page 78, section 4.7.6, add a new subsection (i) with the following language: "Prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations." Renumber subsequent sections accordingly. [AC 46]

49. On page 79, section 4.8.2, change "abutting" to "adjacent" and add to the end of the sentence "per the Street Tree Ordinance, Section 6-6-2-1. Delete section 4.8.6 entirely and renumber subsequent sections. [AC 11]

50. On page 79, section 4.8.3, add the following sentence at the end of the existing text: "It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities." [AC 67]

51. On page 80, section 4.9, include a new subsection 4.9.8 Encroachments with the following language: "Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities should be carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities." [AC 63.1]

52. On page 80, section 4.9.7, delete "and landscaped" and add "available from the Development Review Committee" after "City standards". Inside the bracket, add "See also" before "DPM" and delete "and reference pending for landscaping". [AC 12]

53. On page 82, section 4.11.3, add a new sentence to the end of the existing text as follows: "Where street furniture is placed within a public utility easement, approval by utility companies will be required." [AC 68]

54. On page 82, section 4.11.3, add the following sentence before the existing text: "Street furniture placement and procedure shall follow the DPM Chapter 8." Add to the end of the following

sentence: "which may include the City Engineer, Zoning Enforcement Officer, and Code Administration Division." [SC 7]

55. On page 85, revise Regional Center sketch. [SC 8]

56. On page 86, section 5.2.5, revise the end of the first sentence in the second paragraph to read: "as well as some smaller-scale office uses." [SC 9]

57. On page 89, section 4.6.1(iii)i and where it appears in subsequent sections, add to the end of the bracket: "via a revocable permit." [AC 28]

58. On page 90, Table 5.1, edit MU-12 to read: "Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants" and MU-13 to read: and "Electric substations, telephone switching stations". [AC 69]

59. On page 92, Table 5.1, add a note corresponding to the asterisk on item OU-1: "* Model homes are limited to a time period until all the homes are sold in the neighborhood." [CC 7]

60. On page 92, Table 5.1, add an asterisk next to items OU-12 and OU-13 to correspond with the following note: "Note: As defined and regulated by the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020)." [AC 70]

61. On page 92, Table 5.1, item OU-6, change TC and VC to a conditional use. On page 97, Table 5.2, add an item OU-6 for Attached Garage, second column specifying Town Center and Village Center, with the following text: "Shall be alley-accessed. [PC 126]

62. On page 101, note #7 and where it appears in subsequent sections, update corner building diagram for readability. [SC 10]

63. In Section 6.0, edit language to remove subjective terms such as "generally" where they appear with "shall." Where it is intended that staff should have some latitude to interpret compliance, change "shall" to "should" to signal guidance versus a requirement. [PC 179]

64. On page 103, section 6.1.9(i), insert "should" prior to "have." In section 6.1.9(ix), change "are" to "should be." Reorganize 6.1.9 to group mandatory and non-mandatory standards. [PC 132]

65. On page 104, 6.1.0 and where it occurs in subsequent sections, replace "three-step process" with "using a process other than a one-step process." [PC 235]

66. On page 104, section 6.1.11(ii), page 111, section 6.2.12(ii), page 116, section 6.3.11(ii), page 121, section 6.4.12(ii), page 126, section 6.5.10(vi), page 127, section 6.5.11(vii), replace existing text with the following language: "To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited." [PC 75.2]

67. On page 105, section 6.1.12, and subsequent zones, add an item (xiii) with the following text "other, as approved by the Planning Director or his/her designee." [PC 138]

68. On page 109, section 6.2.9(iii), change "shall" to "may." [PC 183]

69. On pages 110 and 120, sections 6.2.10(i)a and 6.4.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, or glass block." [SC 20]

70. On page 124, section 6.5.4, and page 129, section 6.6.4, remove requirements for first floor-to-floor height, ground floor finish level, and upper floor-to-floor height. [PC 76]

71. On page 126, section 6.5.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, glass block, split-face concrete, pre-cast concrete panels, or tile." [SC 21]

72. On page 134, add a note to correspond with the existing asterisk in item I.a with the following text: "See Section 12.1.3 on page 180 for more discussion of the potential benefits." [PC 82]

73. On page 134, Table 7.2, add a note that 5 bonus points shall be granted for amenities made available to the public through a public access easement. [AC 13]

74. On page 137, section 7.4.4, edit the first sentence as follows: "Fill shall be limited to 4 feet except as deemed necessary for site development and drainage by the City hydrologist." [AC 90]

75. On page 138, add a new section 7.5.5 with the following text: "The National Park Service and/or City Open Space Division shall be permitted to monitor any construction staking and/or blasting activities near the Monument boundary. No construction easements on the Monument shall be granted." Renumber subsequent sections accordingly. [AC 88]

76. On page 138, section 7.5.5, move existing text to section 7.4 as a new subsection 7.4.6. Add new text to 7.5.5 as follows: "Clear limits of construction shall be established so that construction activities do not encroach on Monument. Construction or silt fencing shall be placed no less than 12" from the Monument boundary." [AC 87]

77. On page 138, section 7.6, add a new subsection 7.6.2 Drainage with the following text: "A Drainage Management Plan will be required to assure that the capacity of downstream drainage facilities is not exceeded by subsequent development of the Plan area." [AC 53]

78. On page 138, section 7.6.1(i) c., add the following sentence to the existing language: "Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks." [AC 73]

79. On page 138, section 7.6.1(i)b, add the following sentence to the existing language: "Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons." [AC 72]

80. On page 139, section 7.6.1(ii)b, add the following sentence to the existing language: "All uses shall require an encroachment agreement with PNM." [AC 74]

81. On page 139, section 7.6.1(ii)d, add the following phrase to the end of the existing language: "and are subject to removal." [AC 76]

82. On page 142, section 8.1, change "shall" wherever it appears to "should" to indicate purpose and intent. [PC 148]

83. On page 143, 8.4.1, add "(see Appendix E)" after "NWMEP." Insert a new Appendix E "Approved Colors," which should be the same as "General Regulation B - Approved Colors" in the Volcano Cliffs Sector Development Plan, and re-letter subsequent appendices accordingly. [PC 149]

84. On page 146, add a new section 8.8.5 with the following text: "All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair." [AC 77]

85. On page 154, Section 10.3.1, in the second paragraph, delete "a buffer of 100 feet." Delete the last sentence in brackets entirely. [SC 29]

86. On page 156, section 10.4.4(ii)b, delete "publicly accessible."[PC 154]

87. On page 157, section 10.4.7, edit the final sentence after the parentheses to read "irrigation shall be provided for a minimum of the first three growing seasons..." [AC 15]

88. On page 159, in Table 10.3 under item (iv) remove the second bullet in its entirety. [AC 19]

89. On page 159, section 10.5.1, add a final sentence as follows: "This provision is of major significance to the City of Albuquerque." [CC 1]

90. On page 161, Table 10.3, add the following sentence to the first bullet for item (xvi): "Other materials may be used as acceptable to the City Open Space Division." [PC 156]

91. On page 161, Table 10.3, remove item (xix) in its entirety. [AC 16]

92. On page 162, section 10.6.2(i), add the following sentence to the existing language: "Public utility structures are excluded." [AC 79]

93. On page 162, section 10.6.2(iii), add the following sentence prior to the final sentence: "Use of block to create patterns is encouraged." Add the following phrase to the end of the final sentence: "except at public utility structures." [AC 80]

94. On page 180, a new policy section 12.1.8 shall be added with text as follows: "Open space areas should be considered for Low-Impact Design." [AC 50]

95. On page 180, section 12.1.3, add the following text at the end of the existing paragraph: "The costs of archaeological resource mitigation tend to be much higher than the alternative of in-place avoidance. The protection of archaeological sites through avoidance is included in this Plan as an incentive for greater development density and height through the optional bonus height system as well as rock outcroppings counting double their square footage to satisfy either usable or detached open space requirements. [See Section 7.3 and Table 7.2 for the bonus height system and Section 10.4.12 for the square footage incentive.]" [PC 82.1]

96. On page 182, insert a new 12.3.1 with the following text: "**Regionally Significant Roads**: Paseo del Norte and Unser Boulevard through the Plan area are vital to the realization of the Major Activity Center and associated benefits of job creation and alleviation of regional traffic congestion. Both also serve a vital regional transportation function and will continue to serve existing and future development beyond the Plan area. The cross sections in this Plan are specifically designed to serve both regional transportation needs and the proposed multi-modal urban development pattern envisioned by the Plan. As such, the City should prioritize and secure funding to help with the construction of Paseo del Norte and Unser Boulevard within the Plan area per the cross sections within this Plan. Segments that are necessary for implementing enhanced transit service should be prioritized for funding." Renumber subsequent sections accordingly. [PC 36 and PC 36.1]

97. On page 182, section 12.3, add the following text as a new paragraph: "Developing walkable urban centers is key to ensuring pedestrian safety. The Federal Highway Administration (FHWA) recently designated Albuquerque as a Pedestrian Safety Focus City because of the high rate of pedestrian fatalities. Focus cities were identified based on more than 20 average annual pedestrian fatalities or a pedestrian fatality rate greater than 2.33 per 100,000 population. The FHWA will provide technical assistance to conduct training on street designs for pedestrian safety, including a Road Safety Audit in locations that have a high number of pedestrian involved crashes. A Road Safety Audit looks at all modes using the street, the current design and

signalization, and the location of transit to provide short- and long-term recommendations for improvement." [SC 34]

98. On page 182, section 12.3, add the following text as a new paragraph: "MRCOG has conducted a street connectivity analysis of developed areas in the region. The analysis shows that a well-connected street network has lower levels of congestion than a less-connected network. The more connected the surrounding street network is, the less congestion there is on major arterials. The connectivity analysis is currently done by calculating the number of intersections per mile. Enhanced street connectivity can disperse traffic, enhance safety, provide alternative emergency routes, and support the use of alternative transportation modes to the single occupancy vehicle." [SC 35]

99. On page 182, section 12.3, add to the last sentence of the last paragraph: "as well as other employment and activity centers east of the Rio Grande. This route alternative responds to the projected growth throughout the region's Westside and the pressure that growth would impose on the roadway network and river crossings." [SC 36]

100. On page 182, section 12.3, add a new paragraph with the following text: "MRCOG stresses the connection between land use and transportation planning in the 2035 MTP. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 20% by 2035. MRCOG views transit-supportive developments such as Volcano Heights to be critical towards ensuring regional mobility and achieving regional mode share goals. As part of the HCTS, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions." [SC 36.1]

101. On page 182, section 12.3, add a final paragraph with the following text: "Rio Metro RTD will seek federal and other funding sources to implement the route that is ultimately selected as the locally-preferred alternative. The timeframe for implementation of service though Volcano Heights is dependent in part upon the approval and realization of the Volcano Heights SDP." [SC 36.2]

102. On page 183, section 12.3.4, add the following text after the heading: "The policies and regulations in this Plan should be updated to conform with MRCOG's Long Range Transportation System Guidelines [formerly called Future Albuquerque Area Bikeways & Streets or FAABS Guidelines], which will be an addendum to the Metropolitan Transportation Plan, expected in 2013. This document will contain guidelines on roadway design that are driven by land use context, are multi-modal, and that provide a flexible range of right-of-way and design options." [SC 38]

103. On page 183, section 12.3.4, change heading and reference in the first sentence to "Long Range Transportation System Guidelines." In the second sentence, delete the first instance of "transit" and edit the end of the sentence to read "as transit planning evolves." Delete the following sentence in its entirety. [SC 37]

104. On page 185, section 12.39(i), replace the first sentence with the following text: "City Planning and DMD should coordinate to request additional access on Paseo del Norte and Unser Boulevard within the Plan area. This access should be sought through multiple methods, including but not limited to the MTB and its committees and subcommittees (e.g. the Transportation Coordination Committee or TCC and the Roadway Access Committee or RAC) and/or a pending update of the Future Albuquerque Area Bikeways and Streets (FAABS) plan

(proposed to be renamed)." Move the remaining existing text to the end of subsection (ii). [AC 6]

105. On page 190, section 12.5.2, add the following sentences prior to the existing language: "Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one to two acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines shall be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020)." [AC 81]

106. On page 190, section 12.5.3, turn existing language into subsection (i) and add subsection (ii) with language about AMAFCA's drainage master plan. On page 195, add a new section 13.2.5 with language about AMAFCA's drainage master plan. On page 192, add an exhibit showing the expected regional water infrastructure needed in this area. On page A-37, add an exhibit showing the existing water service areas and text describing the draft Integrated Infrastructure Plan for the Northwest Area. [PC 9]

107. On page 192, add a new section 12.5.7 with a policy supporting a drainage management plan. [AC 53.1]

108. On page 196, section 13.3, add a new subsection 13.3.4 with the following language: **Public/Private Tax Rebate Agreement**: Similar to a TIDD, this type of agreement allows for cities, counties and other taxing entities to enter into agreements with developers that let developers obtain rebates for infrastructure in return for development that meets standards set by the affected governments for density, walkability, sustainability, etc. Under this type of public/private partnership, the rebates can only be requested after the development has been completed as agreed upon and new property or sales tax revenues have been generated there for a set time period. Such an arrangement can allow rebates of tax revenues for a flexible range of infrastructure improvements, such as streets and utilities, but unlike TIDDs, developers must pay those costs upfront themselves – the agreement cannot be collateralized to allow bonding or other debt acquisition based on expected rebates. At least one such agreement has been made in New Mexico – a project in Rio Rancho whose developer may request up to $2.8 million in rebates for infrastructure costs from gross-receipts (sales) taxes generated on site, after the development is complete and has been in use long enough that those revenues have been collected by the New Mexico Taxation and Revenue Department. [PC 10]

109. On page 196, section 13.4, renumber Table 14.1 to 13.1. [PC 31]

110. On page 198, Table 13.1, add a new item E-4 Drainage Management Plan to implement new policy 12.5.7, Medium-term, "Coordinate with property owners to create a Drainage Management Plan to identify needed infrastructure and plan for its implementation" with lead agency AMAFCA and coordination required with "Property Owners, City Hydrology". [AC 53.2]

111. On page A-9, Exhibit A.6, revise to make labels readable. [SC 43]

112. On page A-19, Exhibit A.28, revise to make labels readable. [SC 44]

113. On page A-22 and A-23, update information in second set of bullets to reflect existing conditions. [SC 45]

114. On page A-37, Appendix A.F.2, add the following language: "New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a new substation called Scenic Substation is under development as of 2012." [AC 82]
115. On page A-38, update Exhibit A.41. [AC 83]
116. Throughout the Plan, provide cross references between policies and regulations. [PC 81]
117. Update relevant exhibits with corrected Monument boundary and subsequent alignment of Park Edge Road. [SC 5]
118. City Council should consider including SU-1 zoning as an optional zone within the Plan area for property owners to request in conjunction with site development plans for subdivision and/or building permit that meet and further the intent of the Plan and its SU-2 zoning and regulations.

MOVED BY COMMISSIONER GONZALEZ
SECONDED BY COMMISSIONER MULLEN — MOTION PASSED 7-0

3. OTHER MATTERS:
Approval of October 4, 2012 Minutes.

MOVED BY COMMISSIONER PETERSON
SECONDED BY COMMISSIONER PECK — MOTION PASSED 7-0

4. ADJOURNED AT 4:57 PM

Public Comments:

For EPC Hearing #2: December 6, 2012

Renz-Whitmore Mikaela J.

From: kanschuetz@comcast.net

Sent: Sunday, November 11, 2012 10:05 AM

To: Renz-Whitmore Mikaela J.

Subject: Comments on Volcano Heights Sector Development Plan, August 2012 (working draft) for Environmental Planning Commission Hearing on December 6, 2012

Ms. Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102

RE: ***Comments on Volcano Heights Sector Development Plan, August 2012 (working draft) for Environmental Planning Commission Hearing on December 6, 2012***

Dear Ms. Renz-Whitmore:

I am writing this letter for members of the Environmental Planning Commission (EPC) in advance of their second scheduled hearing of the *Volcano Heights Sector Development Plan, August 2012 (working draft)* (draft VHSD plan) on December 6, 2012.

In my September 20, 2012, letter to the EPC via your office, I expressed my general support of the draft VHSD plan in advance of the EPC's hearing on October 4, 2012. I also identified a number of important topics that remain underdeveloped in the present instrument in the effort contribute to its refinement.

Two months later, my general endorsement of the draft VHSD plan stands. Because the EPC did not address the specific issues that I raised in my earlier letter during its October hearing, I will use this opportunity, in part, to restate these points in the first part of my comments that follow. The second part of my commentary asks for the EPC Members to mind the community's interest in its significant investment in the Volcano Heights Sector during in their deliberations of the draft VHSD plan's regulations when some stakeholders ask for public infrastructure support but balk at planning criteria that they judge to be too restrictive upon their individual interests. *Community* matters, and planning variables that do not fall under the rubric of the *built environment* as neatly as water, transportation, sewer, etc., are also relevant to the public's interests, not just for the here and now of the Volcano Height's Sector's development but also the greater Albuquerque *community* over the long term.

I.

As a professional anthropologist and archaeologist with practical experience working in the Volcano Mesa area and known for contributions in the recognition, documentation, evaluation, and management of cultural landscapes in north-central and west-Central New Mexico, I remain unconvinced of the draft VHSD plan's meaningful commitment to its stated goals of contributing to the Volcano Mesa's environment to:

11.1.1. Establish an interconnected open space network comprised of parks, arroyos, the Petroglyph National Monument, and other open spaces,

11.1.2. Respect Albuquerque's culture and history, including Hispanic and Native American, through contextually sensitive development of Volcano Mesa, and

11.1.3. Conserve Volcano Heights' archaeological resources and protect and emphasize views and visual connections to the Volcano's Sandia Mountains, and Rio Grande. [p. 172]

The draft VHSD plan includes certain regulatory (e.g., p. 160) and policy (e.g., p. 180) statements regarding these issues, but their discussions are generalized and disconnected. Overarching strategy is needed in the discussion of the incentive programs to help development interests visualize the full assortment of "carrots" that are available to them, as well as understand their options. For example, land owners and developers should be helped to understand that archaeological sites, just the basalt outcrops, are significant cultural resources eligible for the incentive program. I further think that these stakeholders should be helped to understand that the costs of archaeological resource mitigation might be much higher than the alternative of in-place avoidance. What is more, the protection of archaeological sites through avoidance can potentially be part of an incentive for greater development density and height elsewhere. Talk about having your ("carrot") cake and eating it, too!

A larger issue is that I do not think that the discussion of the above topics in the presentation of the draft VHSD plan is sufficient to enable decision-makers, regulators, and stakeholders to comprehend how these issues are important to the development of a more livable community with a unique sense of place. In fact, language used in the policy statements relating to these issues (e.g., see p. 180) is so weak (e.g., the use of the word "should") that fulfillment of policies related to cultural-historical and recreational amenities is left in doubt. It is easy to anticipate that decision-makers, regulators, or stakeholders might think that such amenities are entirely optional.

As seen in the planning document's traffic study (Appendix C), the Paseo del Norte and Usner Blvd. rights-of-way will carry heavy vehicle loads within the Volcano Heights Sector. High traffic densities, of course, will largely be the product of sector's development as a Major Activity Center replete with Town and Regional center scale facilities. To fulfill the plan's goals for the sector's residential use and the promotion of a pedestrian-friendly environment, I think that the City of Albuquerque needs to make clear policy statements and specific commitments that the construction of grade-separated pedestrian crossings across these bustling corridors is a necessity. Additionally, the proposed intersections shown in the sector plan (e.g., Exhibit 4.3) are insufficient, both in terms of number and placement, for a safe and workable pedestrian environment.

At the very least, the City, which wanted the Major Activity Center designation in the now-adopted Westside Strategic Plan Amendment, now has the obligation to guarantee the construction of supplemental grade-separated pedestrian crossings over Unser Blvd. in the area of the Volcano Heights Sector's north and south boundaries. The timing of the construction of these facilities must be tied to specified levels of traffic flow in and out of the sector to prevent the "can" from being kicked down the proverbial "road" year after year. Regarding the north boundary, the tragedy of a student attending either the Sunset View Elementary School or James Monroe Middle School dying in a pedestrian traffic accident must not have to happen before this topic is addressed.

II.

I listened attentively to the comments made by EPC Members and stakeholders during the October 6, 2012, hearing. Several individuals, both from the EPC and the public, talked about the unreasonable economic burden that VHS land owners and development interests would have to shoulder if City, County, State, and/or Federal governments do not step forward and share in the expense of infrastructure development. Staff Report Finding 7 (F) (12EPC-40061—October 4, 2012, p. 43) was specifically called out by one EPC Member during this discussion:

> Proposed zone changes do not require major and unprogrammed capital expenditures by the city. Property owners and developers are responsible for providing infrastructure to serve development as it occurs. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all require property owners to collaborate, veto to institute the mechanism, and work with the City of implement the agreed-upon infrastructure improvements.

The EPC Member contended that because the proposed zone changes identified by the draft VHSD plan, in fact, does require the City (among others) to use public funds for development to proceed, the wording of Finding 7 (F) is inappropriate. As the discussion continued, several EPC Members took the position in their commentaries that the draft VHSD plan is a "cart before the horse." Additionally, EPC Members and some members of the public agreed that both coordinated infrastructure planning for water, transportation, sewer, etc., is needed and infrastructure development needs to begin for the VHSD plan to be feasible.

At a base level, I agree with the EPC Members, landowners, and development interests who call for holistic infrastructure planning and development. (In fact, I have joined other members of the public who have called repeatedly for the adoption of holistic planning since I first became in the Volcano Mesa proceedings more than two years ago!) I was pleased to hear the EPC Member acknowledge publicly that the City (if not also County, State, and Federal governments) has used—and will continue to use—public funds in support of the Volcano Heights Sector development for the benefit of the *community*.

As we have heard, private landowners and development interests are willing to accept—and, in some cases, have stated the need for—public funds for essential infrastructure planning and development in the Volcano Heights Sector. Given that public funds are being—and will continue to be—committed to this planning development enterprise, the *community* not only has a role to play in the planning process, it has the *right* to expect that it will receive tangible benefits for its investment.

I request that the EPC Members keep the public's interest in its investment in mind as they continue their deliberations of the regulatory guidelines designed to ensure the achievement of the Westside Strategic Plan's goals during development in the Volcano Heights Sector. A private stakeholder's acceptance of public funding requires their acceptance of obligations for betterment of the *community*. Parks, open spaces, trails, etc., are parts of holistic environmental planning, just as the regulations governing the physical characteristics of the built environment of roads, utility infrastructure, and buildings.

Landowners and development interests will change over time, and the rate of change will surely accelerate as soon as the development of necessary infrastructure begins. On the other hand, the *community* will always be here; leaving is not an option.

The persistent question, however, is this: What will the *community* be left with?

I encourage the EPC to continue the Volcano Heights Sector planning process and contribute to the refinement of the plan. In this endeavor, I also urge the Commission to consider aspects of the environment other than just the built environment for the betterment of the greater Albuquerque *community* over the long term.

If you have any questions, please feel free to contact me. I continue to look forward to seeing this process move forward.

Thank you.

Sincerely,

Kurt F. Anschuetz, Ph.D.
Consulting Antrhropologist-Archaeologist
and Volcano Heights Sector Neighbor
6228 Calle Pinon NW
Albuquerque, NM 87114
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AIA Albuquerque
A Chapter of The American Institute of Architects

November 19, 2012

Russell Brito
Manager, Urban Design and Development Division
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque NM 87102

Dear Mr. Brito:

AIA Albuquerque is pleased to respond to your request for assistance with the draft Volcano Heights Sector Development Plan. We offer two sets of written comments, one drafted by Robert Heiser AIA, a former EPC commissioner, and the other by myself, a former Planning Department director. Members of the AIA Local Government Affairs Committee discussed and edited the lists, both of which our Board has approved.

Our comments are intended to be constructive, but we want to emphasize that certain aspects of the Plan trouble us very much. For instance, we believe the building design standards are unnecessarily and excessively prescriptive. And we foresee problems applying the standards if the Volcano Heights Review Team and City staff involved don't include a majority of licensed design professionals.

Your original letter asked us to evaluate the regulations and standards via design simulation, if possible, but resource constraints haven't allowed that. However, we can readily visualize some effects that will limit legitimate prerogatives of owners and architects. Moreover, broad public policy goals such as energy conservation will not be served if building design standards, especially for facades, impede the design of high-performance building envelopes. We strongly advise a new take on these standards.

We are available to discuss our concerns with you at your convenience. Thanks, again, for asking our assistance.

Sincerely yours,

Richard W. Dineen, AIA
President

PO Box 12926 Alb., NM 87195 318 Isleta Blvd. SW, Alb., NM 87105 505.242.9800 Fax 877.0873

AIA ALBUQUERQUE
Volcano Heights Sector Development Plan Review Committee

Members
Richard Dineen, AIA
Bob Heiser, AIA
Edgar Boles, AIA
Ellen Pierson, AIA
Joseph Brawley, AIA

VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN COMMENTS
Bob Heiser, AIA

Chapter II2.1.2ii

P. 16 NWMEP – Measure of grade versus VH (Volcano Heights) versus COA (City of Albuquerque) -- Why are they different?

P. 20 Why does VH have precedence over COA codes, ordinance regulations and standards?

P. 21 Table 3.1 This is a confusing table.
If a change of 'use' occurs that is allowed in the underlying zone why would that trigger a. planning review?

P. 22 Table 3.1
Signage based on value? Does this occur anywhere else in COA? How is this enforceable and does the zoning department really want to take this on?

P. 25 3.2.6 Volcano Heights Review Team VHRT Is there any precedence for a Review Team RT in Albuquerque ?

P. 25 – 29 Why include a definition of the role of the DRB 3.2.7 and City Council 3.2.9? It's defined in COA codes and ordinances .
Why are the following in a Sector Plan ? The plan should reference COA criteria (since criteria may change) and not list them in the Sector Plan. There are legal implications due to the potential contradictions and changes that may occur over time.

3.2.10 Minor deviations – should follow the same criteria as the C.O.A.

3.2.11 same as above

3.2.12 same as above

P. 25 – 29 Same as above

P. 30 Table 3.2

P. 31 Table 3.2

P. 32 3.3

P. 33/34 3.4 as stated above , just use COA criteria.

These tables are very confusing.

P. 35 Yikes – matrix – this is very confusing

P. 36 Table 3.6 Why is it different from COA , in particular # 10? Change of use ?

P. 37 Table 3.6- Why wouldn't #13 and # 14 be an EPC decision versus a recommendation. Does the decision go to City Council after the EPC process ?

P. 38-50

Are these definitions the same as COA zoning code definitions? If not, why not. If there is a new definition not found in the COA zoning code it should be added to that code. It's problematic for the COA to have different definitions of terms and for staff to have to have multiple definitions of terms to work from.

Chapter II 4.0

P. 54 How can there be "three centers" - town, regional and village in a Sector Plan?

P. 57 4.6.1g and 4.6.3 h (similar) – Any paved area within the setback shall match the material of the sidewalk and be constructed at the same grade level .
This is a perfect example of how restrictive this plan is. A requirement like this would not allow the majority of walkways in Old Town to exist and may inset areas between buildings and public sidewalks all over Albuquerque of tile, granite pavers, brick pavers and other materials would not be allowed.

P. 59 Exhibit 4.6 -- Consider a vertical curb at the 3' buffer between the driving lane and the bike lane – How do you park a vehicle in this street section?

P. 61 4.6.3 h – Any paved area intended for pedestrians , within the setback, shall match the material of the sidewalk and be constructed at same grade level .
This requirement seems unwarranted and shouldn't apply to <u>any</u> site in the COA. Please show us a city where this exists.

P. 57 Street sidewalk width is ok.

P. 64 Pavement requirements are 19' for sidewalk versus a 6' sidewalk – why so much pavement? Doesn't all this additional pavement add to the urban heat island, reduce permeable site areas and promote global warming?

P. 64 (cont'd) ... Why are there 10' sidewalks at residential areas?

P. 67 ok

P. 69 4.17
Huge pavement cross-section – bike 6.5'; multi use – 10'; sidewalk – 10'= 26.5' in addition to traffic lanes.

P.70 R – side – 73' wide pavement section . Why do we have a – 26' wide bikeway and sidewalk ?

P.71 ok

P.74 Why are parking space widths different on pages 74 and 75? Why not have 8' wide parking spaces as a typical dimension ?

P.77/78 4.8 to 4.9.7 The COA standard for street trees should apply. Delete this from plan.

P.78/79 COA standards should govern. 4.10.9 -- Why must a lamppost have a base, middle, and top?

P.80 Street furniture should use COA standard language.

5.0 Zoning

P. 82 Why are there so many zones (6)?

P. 85-95 We are adding (p. 89) new zoning 'use' designations in (6) character zones.

P.90 Why are B&B not allowed in TC, VC and garages not allowed in TC, RC, VC?

P. 91 to 95

- Scale and architectural style complements single family development.
- Character complements single family development
- What do the above statements mean and how does the staff intrepret ' complements' ?
- 5,000 NSF max bldg. size . Why impose this restriction in these tables. Where else in the COA do we restrict building development to 5,000 NSF.

6.0 Site Development.

P. 99 The maximum height is 40' in the NWMEP view area as noted– TC, RC, Mixed U, NTZ p. 16 & p. 15 (NWMEP reference)
How can you allow a formula that exceeds the NWMEP maximum height?
K = max HT (40') + 15%k = 46'

P. 99 6.1 Why and how can First Floor elevation be flush to sidewalk? This might not be possible on some sites.

P. 100 ii 2. Interior clear height 12' ? Why mandate this in a Sector Plan ?

P. 101 6.1.9 I, II, III, IV all too restrictive
V ok
VI, VII, VIII, IX, X all too restrictive
XI ok
XII too restrictive
XIII ok

P. 102 6.1.10 I, II, III, IV all too restrictive
a, b, c
V, VI
a. EIF – 10%? Why restrict materials such as EIF ?
b. clapboard
c. clapboard 50 yr warranty
Again, why are we restricting materials and requiring a warranty on materials in a Sector Plan?

P. 102 6.1.11 Windows –
III – Shall be recessed
May be arched on ground level and flat top on upper floors
Vertically proportioned – shall be w/multiple panes in double hung and casement
Windows separated from other
Windows – punched wall openings vs. grouped – shall be – why?
Ornamental arches shall be deeper on ground fl and shallower on upper - why
For all of the above, why is any of the above in a Sector Plan ?
The Historic Overlay Zone Design Guidelines are not anywhere close to being this strict.

P. 103 6.1.12 Architectural Details and Other Elements
I
II
III
IV
Again, why is this in the Sector Plan ?
Towers are not that significant a part of vernacular nor are elaborate detailing and decorative windows.
Is there a definition of 'elaborate' or 'decorative' in the zoning code that a designer or staff planner use to determine if you meet the ' shall' requirement of this section ?

P. 105 "L" Ground Floor 12" Above sidewalk
First floor-to-floor height a minimum 15' -- why?

P. 106 (see P. 100 too) Why are windows areas 25% in TC, 20% RG, 25% VC, 20% VHMX, 20% NT.
This is an example of how difficult this plan will be to enforce -- why impose all of these different percentages?

G. Doors windows – 50%-90% TC, 30% RC, 50% - 90% VC, 30% VHMX, 25% NT, 25% ET
Same comment as above.

GENERAL

Design standards (below) all very restrictive
p. 101, 101, 107, 108, 109, 113, 114, 118, 119, 123, 124

Example: (P. 107) (shall) ...requiring rhythm, tripartite, a distinct base, middle, cap, cornice, transom, bulkhead, display windows ... this entire section should be taken out . It is too design restrictive . This Sector Plan is not an existing historic district , why impose these standards ?

Why is EIFS limited to 0% or 25%? (p. 124)

P. 119 Example of limitations and material requirements. Remove this restriction.

P. 126 Why are some finish floors required flush to a sidewalk and others required to be 12" above thesidewalk ?.
If you have residential in a principal building are you required to have a 15' floor to floor height?
Why mandate minimum floor-to-floor heights ?

7.0 Site Development
(Recommend striking this entire section)

P. 130 NWMEP (VIEW" p. 15) restricts HT to 40' p. 16 (allows some fill)
Cupola – 10'
Equipment 6'
15% of 40' height and corner towers – to 46'
and
7.2.3 TC 200 employee companies are exempt from the maximum height requirement.
7.2.3 – How to enforce the clawback 5 yr provision. Why would the city want to include this at all in a plan ?

P. 131 Point system – The point system seems really problematic for the city staff to implement and it may create some legal issues .

P. 132 Same as above

8.0 BLDG DESIGN STANDARDS

P. 140 Building facades shall include architectural details and ornamentation
What is "ornamentation"? Not defined.
Once again, this is over-reaching and problematic for the city to enforce.

P. 141 Building Color

8.4.1 Appendix E
- Appendix E in this plan is the plant list. It should not be in this section.
Why not include color list in this document?

P. 141 8.5.4 Is a sloped parking floor a ramp ?
Why is this restriction on ramp included? Some difficult sites might warrant a ramp along a street or integrated with a berm.

P. 142 – Note 1 : Garage Type D mim 5'Linearfeet of fenestration on the street facade and be articulated to resemble main structure. Once again, this sort of requirement is too restrictive.

9.0 SIGNAGE COA STDS

This is more restrictive than COA and as restrictive as some historic districts. Is this a zoning dept enforcement problem?

10.0 OPEN SPACE

P. 152 10.3.1 Rock outcropping buffers of 100'. Why not identify significant rock outcroppings in the plan area and route road ways around them. See P. 158, 159. Instead of imposing a "grid" that intersects rock outcropping per intent of 10.1 p. 152.

P. 154 b. Non Residential mixed use -- 2-5 acres sites shall have publicly accessible plaza, patio, courtyard, amphitheater, or roof garden 1,500 SF - problem. Publicly accessible for some uses, hotel, restaurant could be problematic... can a business restrict access to dining patio, courtyard, roof deck? What does the term "publicly accessible" mean?

P. 156 10.3

- Balcony – 5x8 min (not flush)
- Patio 150 sf min
- Courtyard must have connection (pedestrian) to adjoining buildings. or a public sidewalk
- Roof garden, min 50% of bldg. footprint area. Why?
- Roof terrace shall include landscaping in form of potted plants and seating
- Private walks shall be asphalt, cement, or crushed fines (so according to this, no brick, tile, granite pavers , cobble or wood walks are allowed in private areas?)

P. 157 Plaza – minimum .25 acre (10,890 SF) to 1 acre

P. 162 10.7.1 I Wall Height not exceed 72" – what about sloping sites w/grade differential.

P. 163 10.7.5 Rainwater – Does a water harvesting requirement of first ½ of rainfall "capture" violate the 96 Hour Rule to get water on developed sites to Rio Grande?

P. 165 10.7.8 Plant list.
I. Native plant list A
II. Xeric plant list B – COA – refer to COA list due to periodic update of plants.

11.0 GOALS

11.1.3 Conserve ... "rock outcrops" and features -- then don't impose a street grid on top of rock outcroppings and buffer zones in the Sector Plan.

11.1.5 Building Height – does the NWMEP height restriction apply ?

11.4.3 Encourage architecture and landscape treatments that are consistent w/regions traditions and climate and help to establish a unique sense of place

- Real problems here –
- The design standards with shall in districts require design features w/ornamentation, triparte design towers --- generally features not reflective of local cultural design – and on the other hand are not climate sensitive due to glazing requirements on buildings – regardless of façade orientation.
- Courtyards must have a pedestrian connection to sidewalk or other building and buildings shall be rectangular...
- Canopies for shading with photovoltaic (solarcollector) arrays seem not to be allowed , yet they are a basic sustainable design item.
- Stucco & EIFS are limited
- Roof materials shall be (pitched) barrel clay tile, copper, standing seam metal, synthetic slate or similar materials per the plan, this restricts new technology in roofing materials such as photovoltaic roof tiles and the use of concrete roofing tiles and other materials.

➢ Design standards are very restrictive, more so than historic overlay zones under Landmarks and Urban Conservation Commission standards. Contemporary design and materials are really discouraged by this plan and unique design solutions and response to site conditions with a range of geometry is discouraged.

➢ This plan is way more restrictive than Mesa Del Sol...why? It will discourage development for years and will be difficult for the city to enforce, regulate and defend it due to its complexity, specificity, and variation from established COA standards that govern the rest of the city.

Some building design standards read similar to H.O.A. rules rather than City sector plan regulations.

AIA ALBUQUERQUE
Volcano Heights Sector Development Plan Review Committee

Members
Richard Dineen, AIA,
Bob Heiser, AIA,
Edgar Boles, AIA,
Ellen Pierson, AIA
Joseph Brawley, AIA

VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN COMMENTS
Richard Dineen, AIA

Chapter II Regulations

3.0 Administration

3.1 Applicability No Comment.

3.2. Development Review and Approval Process.

3.2.1. It is unclear as to what steps will be taken to "streamline the process". This Plan has more layers of control than other Sector Plans adopted by the City including the Downtown and the Uptown Urban Center Plans.

3.2.3. Follow adopted procedures already in place. Do not invent a new process unique to this plan only. Reference sections numbers for ease of use. Don't reinvent adopted, tested procedures already adopted and in place.

3..14.-5. Approval procedures should follow existing processes where adopted not create another process for an area of the city that contains only 570 acres (less than a square mile).

3.2.6. Remove this section and use existing review processes already in place. Creating a separate review will not streamline the process. The VHRT team is too large and too cumbersome. The purpose and authority of the Team is too vague. Can a conflict be appealed?

3.2.7. What is the purpose of this approval? This appears to add a new layer to the review process.

3.2.8.-9. Amend and reference appeal procedure in Zoning Code.

3.2.10.-11. The deviations are too restrictive, subjective, broad, and they add another layer to the development approval process.

3.2.13 -3.4. These sections again reinvent many of the procedures and processes already in place in other codes and ordinances.

3.5. Definitions. Some general comments follow. A good example of what to do more of is the reference for Accessory Buildings to existing tested language in Zoning Code. Ditto for definition of "Exception".

Full Service Grocery definition needs to be reworked. It is too vague and will be difficult to enforce and may not comport with state law.

Where possible use the dictionary definitions for architectural terms such as "pilaster, portal, plaza,"etc.

4.0 Streets & Streetscape Standards

4.10.2. & .3-.4-.8-.9-.10 Regarding street lights and their design aesthetics and placement. Mandating heights and placement of fixtures without considering their function such as coverage and intensity of the light output is arbitrary and conflicts with Zoning Code requirements for parking areas.

Placement and heights of fixtures are a function of light intensity and coverage measured in lumens. These placement restrictions can conflict with other functions.

What is the purpose of 4.10.9.? Why do all lamp posts have to have a base, middle and top?

6.0 Site Development and Building Design Standards VHTC

Table 6.0

6.1.4 Height Standards What is the purpose of restricting the internal dimensions of building floors? These are design regulations more appropriate as part of the building code, not a Rank 2 Sector Plan or even the City Comprehensive Zoning Code.

6.1.9 Massing and Facade Composition. This section dictates design, and is arbitrary and capricious. Using subjective terms with a mandatory "shall" meaning it must be done with phrases like " generally...rectangular or ...shall be express with well-balanced facade compositions...is aesthetic zoning. Architects will be held accountable for subjective design requirements by potential review bodies who

have no expertise in design. Another example of subjective requirement with no clear public purpose is the requirement for "heavier massing "stated in (vii) and aesthetic zoning stated in (xiii) prohibiting vinyl and chain link fencing. Clearly these are aesthetic concern subjective in nature that serve no meaningful public purpose.

6.1.10. Building Materials. Here again are examples of aesthetic zoning. What is the purpose of (i) and (ii) dictating materials and coverage even process calling for only 75% use of stucco along one street street type and then requiring it be placed on using a three step process.

General Comment: Don't prohibit the use of certain materials or require certain construction procedures. Standards should be written to express the design intent such as providing shade and covered walkways for pedestrians. Don't dictate canvas awnings in our climate (they get sun rot) or see-through walls as required in 6.1.12. There are many solutions to providing visual interest without dictating what they must be. Avoid requiring the use of specific materials or construction methods or even non functional elements such as "tower elements".

6.0 Site Development Standards VHVC

6.2.2. Building Placement. Under "Principal Building Standards eliminate floor heights, ground floor finish level and upper floor-to-floor heights for reasons stated previously.

6.2.9 Massing and Facade Composition (ii) & (iii) requirements need to be changed to design intent statements or change "shall to may."

Change the word "awnings" to "shade structures" throughout. Eliminate (xi).

6.2.10. through 6.2.13. and other similar sections in the VHMX,VHNT,VHET, also should eliminate material restriction, specifying materials, and construction restrictions. Restate these as performance-based requirements or state what the urban design intent is.

These standards are unnecessarily restrictive and add to the cost of doing business. They restrict the design decisions of the owner and the owner's consultants, adding costs with no real benefit to the public. Furthermore, there is no assurance that they will create quality design. They pre-empt the responsibilities and the role of professionals licensed and given by the State under licensing requirements for architects, landscape architects, and engineers approved to do design.

General Comment: Eliminate (iv) requiring that changes can be only made after being "considered" by the Volcano Heights Review Team consisting of

volunteers and city staff. This is not meeting the intent statement goal to "streamline the approval process". The review process cannot be handed to volunteers or even staff with no experience or expertise or training in architecture, engineering or other related building fields. This should be done throughout the plan.

Conclusion

The intent of the Plan stated in the Executive Summary is to encourage development that creates an attractive, vibrant, Major Activity Center. The plan area consists of 570 acres and is one of three Sector Development Plans in the area.

The local component of the American Institute of Architects (AIA Albuquerque) were asked to review the plan regulations in a letter from the Planning Department dated April 10, 2012.

1. Are the regulations clear and well organized to be usable for development?

2. Do they result in high-quality, attractive development and preclude low-quality undesirable development?

3. Do they insure a reasonable balance between ensuring predictability while still providing enough flexibility to guide a wide range of development that may occur over 10+ years?

The following comments attempt to speak to these three questions:

While well organized the regulations as detailed in the above analysis are excessive & overly detailed. as written. The Plan has over 150 pages of regulations. This is almost as many pages as the City Comprehensive Zoning Code. This seems excessive for an area of 570 acres.

The Plan pre-empts design prerogatives given to the owner, developer and their professional consultants by over regulation of design elements as stated in the previous comments.

The Plan adds excessive design review to the approval process. It adds a new review body of staff and volunteer community members (Volcano Heights Review Team) which consist of at least seventeen members.

The Plan requires notice and hearings for compliance and deviations by the DRB or EPC for sites less than 5 acres for any projects in the Transition zone or Center VHMX zone. This is more restrictive than the Downtown and the Uptown Urban Center Zones. It also adds more review time and cost to the development process.

The Plan has many regulations that attempt to legislate "quality design" by dictating restriction on appearance, even calling for internal limits on heights of floors. Unlike the performance-based code adopted in the Downtown Urban Center, which does have a existing building inventory, this plan's regulations are excessive and in some cases capricious in what colors, material, and design elements are allowed. It is unclear how such regulations if implemented will insure "quality development".

The Plan provides no information on land ownership nor does it talk about an assembly strategy to consolidate the antiquated platting which exists in the area. Not having such a strategy coupled with the need for completion of Unser Boulevard means development of the Plan area may be more than ten years away. Excessive regulation, especially without a major developer, could also delay implementation.

Providing ROW for future public transportation is an important in the Plan but development implementation will not occur until private demand occurs. Without a major developer on board the area will not develop and the plan will outlive its "shelf life" as have other plans.

Good plans don't insure quality development nor do excessive regulations. Without a market-driven demand the Plan will not become a reality. In reality quality is hard to insure through a legislative process

United States Department of the Interior

NATIONAL PARK SERVICE
PETROGLYPH NATIONAL MONUMENT
6001 Unser Blvd., NW
Albuquerque, New Mexico 87120

In reply refer to:
(D34) PETR

November 20, 2012

Mr. Hugh Floyd
Chairman, Environmental Planning Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Chairman Floyd:

In a letter to the Environmental Planning Commission, dated October 2, 2012 the National Park Service has consistently requested:

1) Single loaded streets when they are along the Petroglyph National Monument boundary
2) Residential structures to be limited in height to 15', with no exceptions
3) The approved color palette to apply also to all residential structures within the View Area

Just to clarify, this plan works towards these requests by proposing a single loaded street along much (but not all) of the eastern plan area. Also, regarding limiting structures in the Impact area to 15', we do question that the height measurement is from the approved rather than the natural grade. Additionally, application of the approved color palette as stated in the Northwest Mesa Escarpment Plan does not, as it turns out, regulate color for residential structures in the View Area. We can support this Draft Volcano Heights Sector Plan (dated August 2012) if the above requests are included in the next version.

Therefore, we again request:

1) Single loaded streets along as much of the boundary of Petroglyph National Monument as is feasible
2) The height limit in the Impact area should be limited to 15' from natural grade, with a possible exception not to exceed 4' of fill if and only if required by the City Hydrologist, and
3) That the approved color pallet apply to all (commercial and residential) structures (walls and roofs) in the entire View Area

As the Monument is cooperatively managed by both the City of Albuquerque and the National Park Service we appreciate the opportunity to comment. Over the past 22 years

we have seen numerous violations of the Northwest Mesa Escarpment Plan, and we believe these requests help retain that plans intent and integrity.

Sincerely,

Joseph P. Sánchez

Renz-Whitmore Mikaela J.

From: Hoffman,James,FORT WORTH,R&D [Jim.Hoffman@AlconLabs.com]

Sent: Wednesday, November 21, 2012 7:50 AM

To: Renz-Whitmore Mikaela J.; Webb, Andrew T.; Carruthers, Madeline

Subject: VHSDP comments for 12/6/ EPC meeting

Mikaela / Andrew,
I would like to reiterate my ongoing support for approval of a Volcano Heights Sector Development Plan (VHSDP) which is greatly needed to provide a framework for organized development in Volcano Heights. The current draft VHSDP has made significant progress in achieving the plan goals regarding Zoning, Streets, Development Standards, and Open Space. The negative impact of not approving a Volcano Heights Sector Development Plan would be a significant setback for the City of Albuquerque in helping address the jobs / housing imbalance on the West Side as well as continuing to aggravate traffic congestion problems in Northwest Albuquerque and at river crossings

I would like to thank the planning department for their response and discussions with ABCWUA, AMAFCA, and City DMD regarding infrastructure coordination following public comments at the 10/4/12 EPC meeting. The VHSDP plan language should be modified to encourage ongoing infrastructure dialogue with these three agencies, including landowner participation, both during the remaining VHSDP approval process and following City Council approval.

Near the end of the 10/4/12 EPC meeting it was questioned whether approval of the sector plan was premature. Clearly this is not the case. This is the third version of the VHSDP in a process dating back to 2004 and the WSSP amendment, VCSDP, and VTSDP have all been approved nearly two years ago. All three agencies (ABCWUA, AMAFCA, and City DMD) commented to the planning department that the current VHSDP provides the appropriate level of detail for planning. Failure to approval a sector plan would only serve to stall these planning activities for the area.

Again, thank you for the opportunity to provide comment and I am supporting approval of a Volcano Heights Sector Development Plan.

James Hoffman

817-551-4335 work
817-568-6971 fax
817-689-4897 cell

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Thank you.

Renz-Whitmore Mikaela J.

From: John Ransom [jransom@nmrea.com]
Sent: Wednesday, November 21, 2012 11:53 AM
To: Carruthers, Madeline
Cc: Renz-Whitmore Mikaela J.; Webb, Andrew T.
Subject: VHSDP Comments

Dear Chairman Floyd:

The Ransom Family continues to be involved with and following the Sector Plan being prepared by the City of Albuquerque and are one of 35 land owners in the plan. We are in favor of approving the VHSDP now. The intent and the development of the plan brings to the West side the needed employment center and job balance that the City needs desperately for the community. There has been so much progress made towards flexibility of the plan to allow for "phased-In" development that can help spur jobs, earn gross receipts taxes and reduce trips over our overcrowded bridges. We believe that the zoning is what the City needs and the density to create that job balance. While the Sector plan deals with land use and, to some extent the traffic and access, what is still missing in the plan is additional planning to bring this plan to fruition. Our community appreciates the EPC's comments at last October's hearing that the City take the leadership role to bring the necessary agencies together to study and complete plans for the drainage master plan, extension of water and sewer to the area as well as the regional backbone infrastructure and regional roadways that will have impact beyond the sector plan boundaries. In closing again we support the plan. Thank you for the opportunity to review the plan.

John Ransom, CCIM, SIOR
Grubb & Ellis|New Mexico
505.880.7011-direct
john.ransom@grubb-ellis.com
www.RansomWith.com

Comments for December 6th, 2012 EPC Hearing on the Volcano Heights Plan

Rene' Horvath – Taylor Ranch Neighborhood Association

A) The two main issues we want to address are preservation and transportation:

The challenge for the Volcano Heights Plan is to preserve the unique features of the mesa top and to address the traffic issues.

1) **The natural/ cultural landscape:** The Volcano Mesa area is rich in geological, natural and cultural resources.
   a) **Rio Grande Rift:** There are only a few rifts in the entire world, the Rio Grande valley is one of them. The volcanoes sit in the middle of it. This is why Albuquerque has unique land formations, such as the mountains, river valley, and volcanoes. They were all formed by the Rio Grande Rift. These land formations give Albuquerque its topography with the beautiful views. We should recognize that this is a unique situation that most cities don't have.
   b) **Rock outcrops/ escarpment**: The rock outcrops and the escarpment were created from the lava flows. They add to the geological landscape on the mesa top. That's why there is a lot of effort being made to preserve them.
   c) **Petroglyphs**: There are 24,000 petroglyphs carved on the volcanic boulders along the escarpment. Most were made by the pueblo Indians (1300's to 1650's) and early Spanish settlers. The petroglyphs are sacred to the Indians and we need to make sure they are protected.
   d) **Plant and animal life**: There is a variety of plants (ex. juniper trees) and wildlife on the mesa top. The variety is comparable to what's seen in the mountains. This makes the mesa a very interesting place. That's why we have asked for keeping arroyos natural so they can serve as wildlife corridors.

People value these resources and special consideration is needed to protect them.

2) **Transportation:** Transportation is a huge concern on the Westside.
   a) **Limited amount of river crossings:** Traffic severely bottlenecks at the river crossings during rush hour. Travel time is increasing to and from work. All this growth from the Volcano Mesa area and from Rio Rancho will make the traffic congestion worse.

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b) **Paseo del Norte/ Unser:** As the population grows, traffic will certainly bottleneck onto these two roadways when it travels up and down the escarpment. The traffic situation will be similar to the river crossings.
c) **Communities downstream:** Adding more traffic to the communities downstream adds to the traffic burden these communities are already experiencing. Taylor Ranch is one of these communities.
d) **Natural features vs. transportation planning:** Special consideration has to be given to protect the geological features. That's why road networks have gone around the volcanoes, and only two roadways have gone through the escarpment-Unser Blvd. and Paseo del Norte. Both roads were very controversial, because of the Petroglyphs. This is why Unser Blvd. was developed as a 4 lane parkway, and why Unser and Paseo del Norte restrict truck traffic. This was to mitigate the traffic impacts.
e) **West side vs. eastside road systems:** The Westside is different than the eastside. The eastside has a better road network, more of a grid system and less natural features to consider. If one roadway is blocked on the eastside there are several other roadways to take.
f) **Westside development not pedestrian/ transit oriented:** Westside neighborhoods are not being designed to be pedestrian or transit oriented. They have too many walls and don't connect to one another, thereby restricting pedestrian travel. This makes Westside residents auto dependent. This needs to change.
g) **MRCOG:** MRCOG is fully aware of the transportation problems. At numerous meetings, they have told us there are no bridges being planned; traffic is going to get worse. They are very concerned about the situation and strongly promote mass transit. They said we need to look at land use, and how we develop it for transit, pedestrians, and bicyclists.

We feel that the Volcano Heights Planning team is trying to address all these challenges. They are trying to address the jobs/housing balance with the town center. They are encouraging protection and preservation of the cultural and natural resources, and to design development to be better suited for pedestrians and transit. We support their efforts and want the vision and the language in the Plan to be strong in order to meet these challenges.

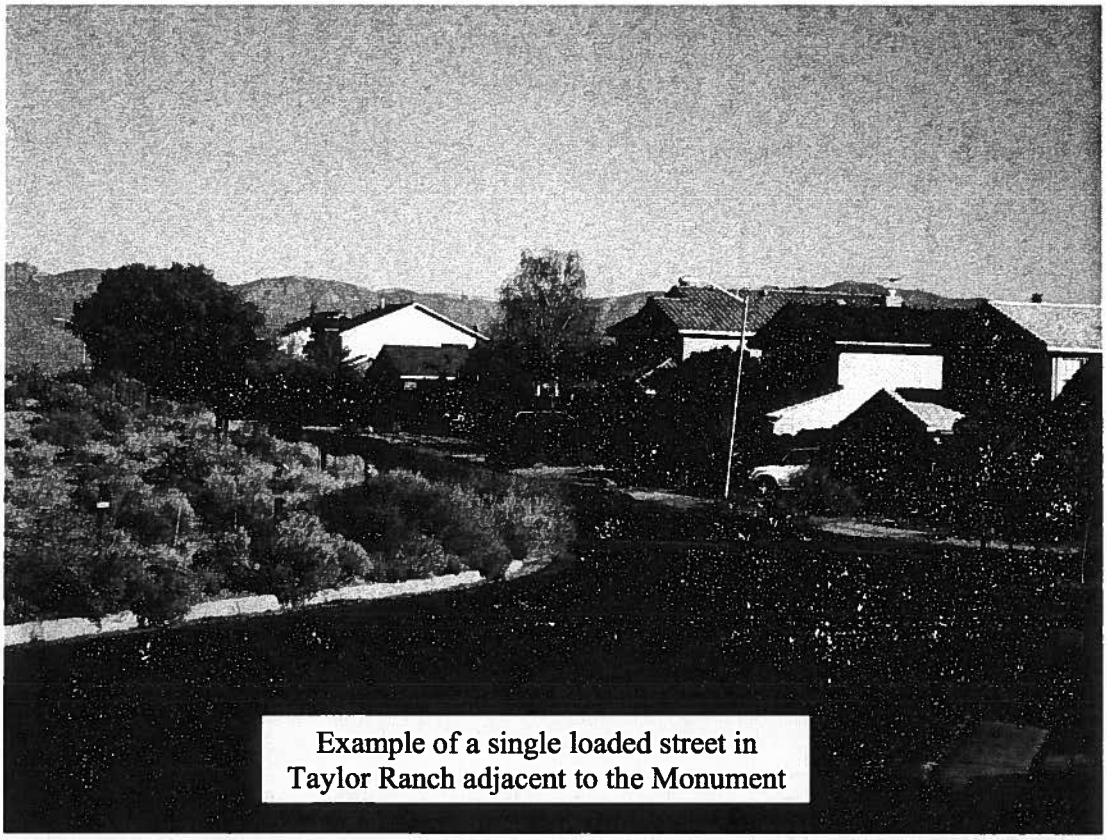
B) Below are additional comments to help support and strengthen some of the details in the proposed plan:

1) **Single loaded street:** We support the plan using single loaded streets along the Monument boundaries. A street edge is more attractive, and protects the escarpment and National Monument much better. Pedestrians can use the street as a walkway along the open space areas, which helps to prevent rogue trails from forming in the natural areas. It allows views to be seen for everyone to enjoy. It also serves as a buffer between residents and visitors of the Monument, which provides more privacy for the resident. A street edge benefits the whole community. We strongly support this design feature not only along the escarpment, but also for parks, and other public places as well. Please do not water it down.
2) **Rock outcrops and Open Space:** We support the preservation of the rock outcroppings and open space areas. There needs to be more vigilance in obtaining open space funding to purchase open space in order to preserve the rock out crops, and to increase the buffer along the escarpment edge. We also need to develop an impact fee system specific to the Volcano Mesa area, as another source of funding for open space acquisition.
3) **Impact fees:** We encourage the development of an impact fee system specific to the Volcano Mesa area. This will help the property owners to share in the costs of road building and drainage improvements and it will provide a source of funding for Police, and fire services, open space, parks, and trails.
4) **Cluster development/ density/ preservation/ transportation:** Cluster developments are a great way to build high density in one area in order to set aside land for open space preservation in another. This would help in our efforts to preserve the rock outcrops, the magnificent views, the archeological sites, etc. It would also provide the necessary common space areas for the residents. The high density residential area will also function better for pedestrian and transit use. We encourage more cluster development for preservation and transportation efforts.
5) **Subdivision connectivity:** Neighborhoods need to connect to one another like they use to do and provide for easy access to transit, trails, shopping and employment areas.
6) **No Gated Communities or walled subdivisions:** We support the plan not having gated communities. Walled subdivisions and gated communities restrict pedestrians and bicycle mobility. This type of design adds to our traffic congestion. WSSP also discourages gated communities.
7) **Urban Streets:** We support the Plan's concept of the mandatory A &B streets by having smaller blocks with buildings built up to the streets. This is a good design for pedestrian travel and transit use.

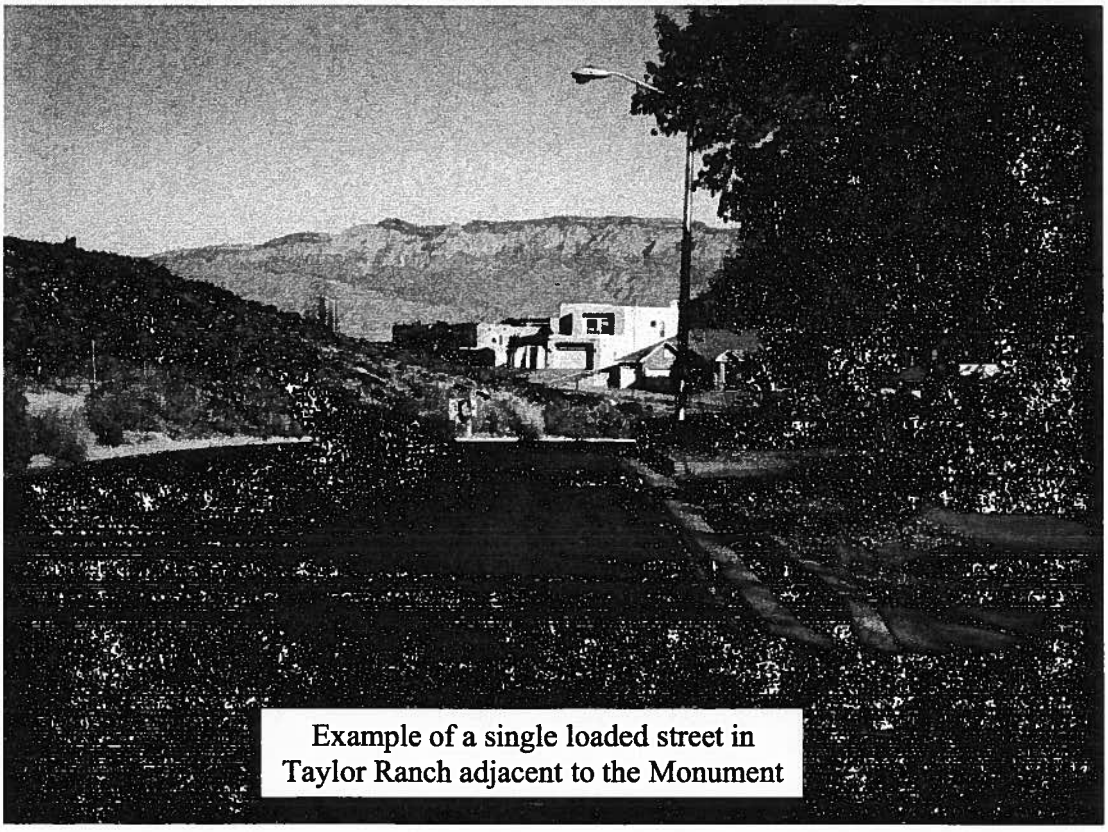
8) **Architecture:** Architecture features are lacking on new development. Lack of architecture with lots of walls is making Albuquerque look very monotonous and unappealing. This needs to change. All sides of the building facing a street should have more attractive architecture features. We support improving the looks of the built environment.
9) **Bright Lights/ LED signs:** Bright lights or LED signs will be a beacon for the whole city to see. We need to minimize unnecessary lighting and limit the bright LED signs. Unser Blvd. prohibits LED signs; we should consider doing the same for Paseo del Norte on the mesa top.
10) **Building height Bonus system:** We will support the building height bonus system as long as the incentives are strong for preservation of the rock outcrops and open space, etc. Not everyone is crazy about having tall buildings here. Tall buildings seem out of character for the mesa top and will block the views which the community enjoys. The bonus system should remain strong, not watered down.
11) **Fugitive dust:** Land that is graded is creating a dust bowl situation when the wind blows. It affects the community and is burying the escarpment in sand, making it a sand dune. Councilor Benton had to address this in the last Volcano Mesa Plan. We need stronger language in the plan to correct the problem: No grading shall be approved until buildings are ready to be constructed.
12) **Oversight of the Plan:** Because it is a complex plan, someone knowledgeable that knows the vision and intent of the Volcano Heights plan should oversee the approval process, since there will be no further EPC review. It is very critical that we obtain quality development, and to meet the preservation and transportation challenges to ensure the success of this plan. If the plan is successful in addressing these challenges, then we as a community will be successful too.

Thank you,
Rene' Horvath ,
Land Use Director for TRNA

C) Attached below are photos exhibiting examples of the points made above:

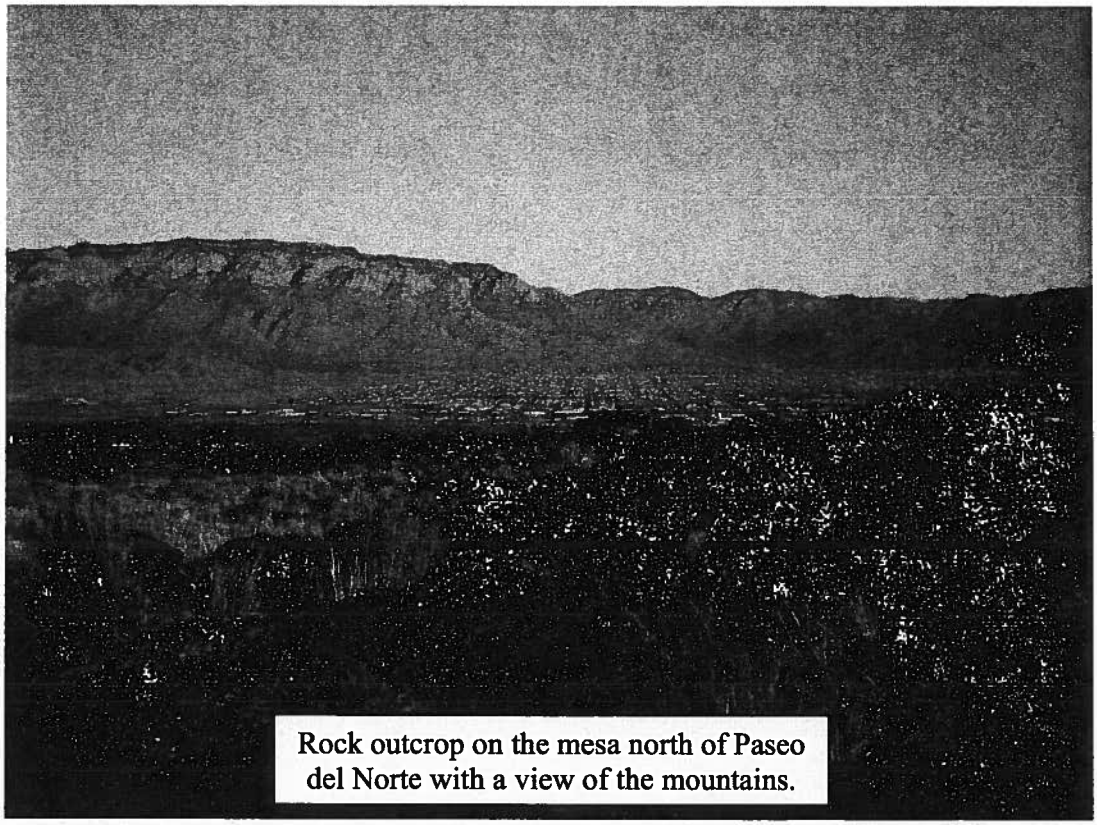


Example of a single loaded street in
Taylor Ranch adjacent to the Monument

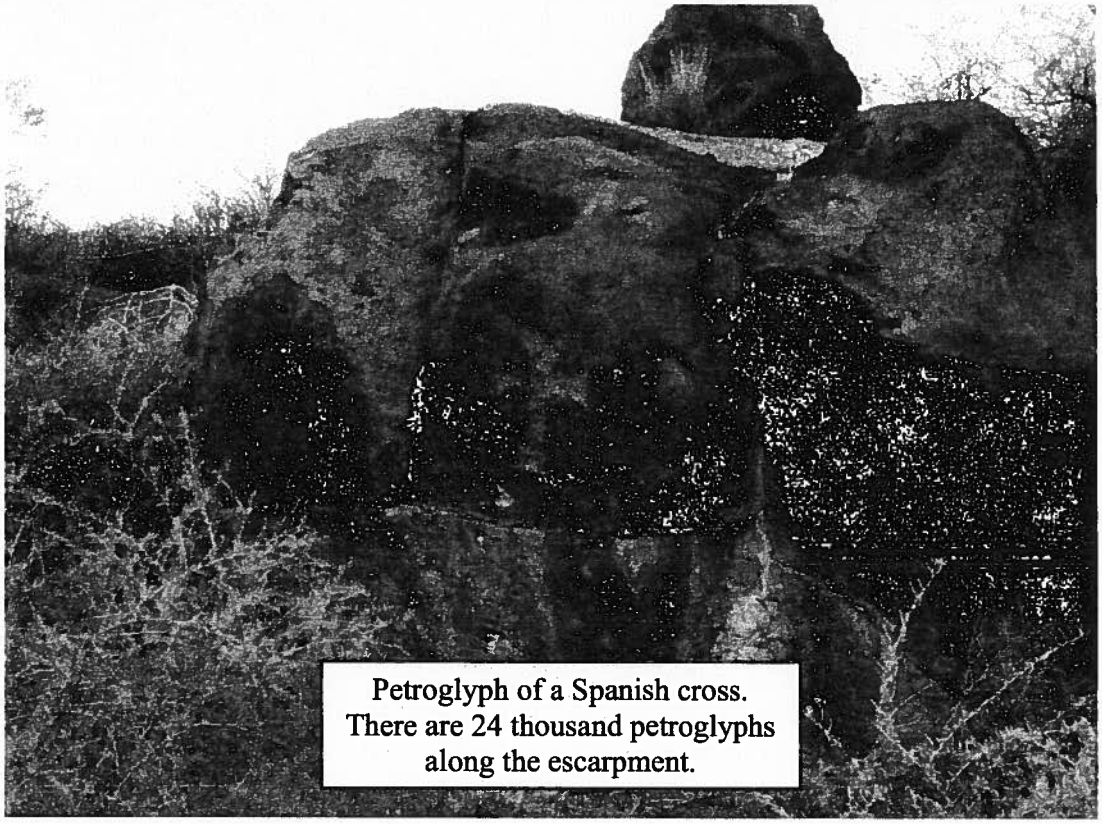


Example of a single loaded street in
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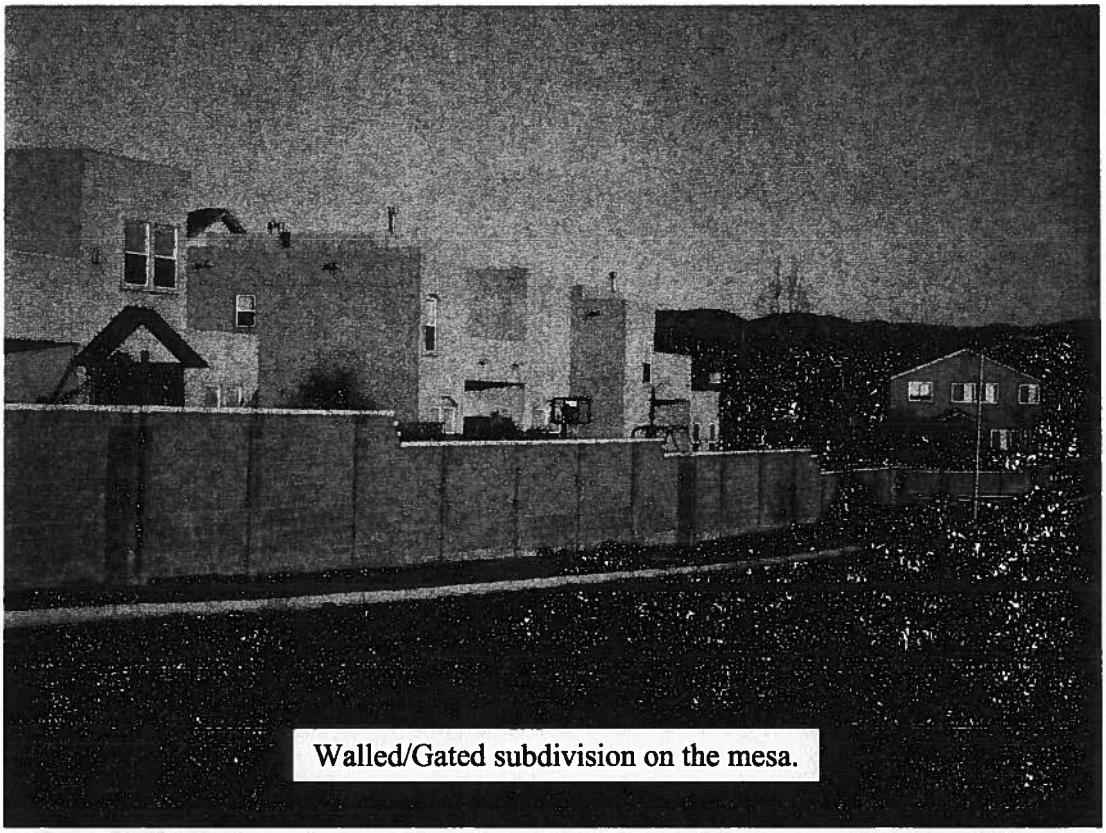
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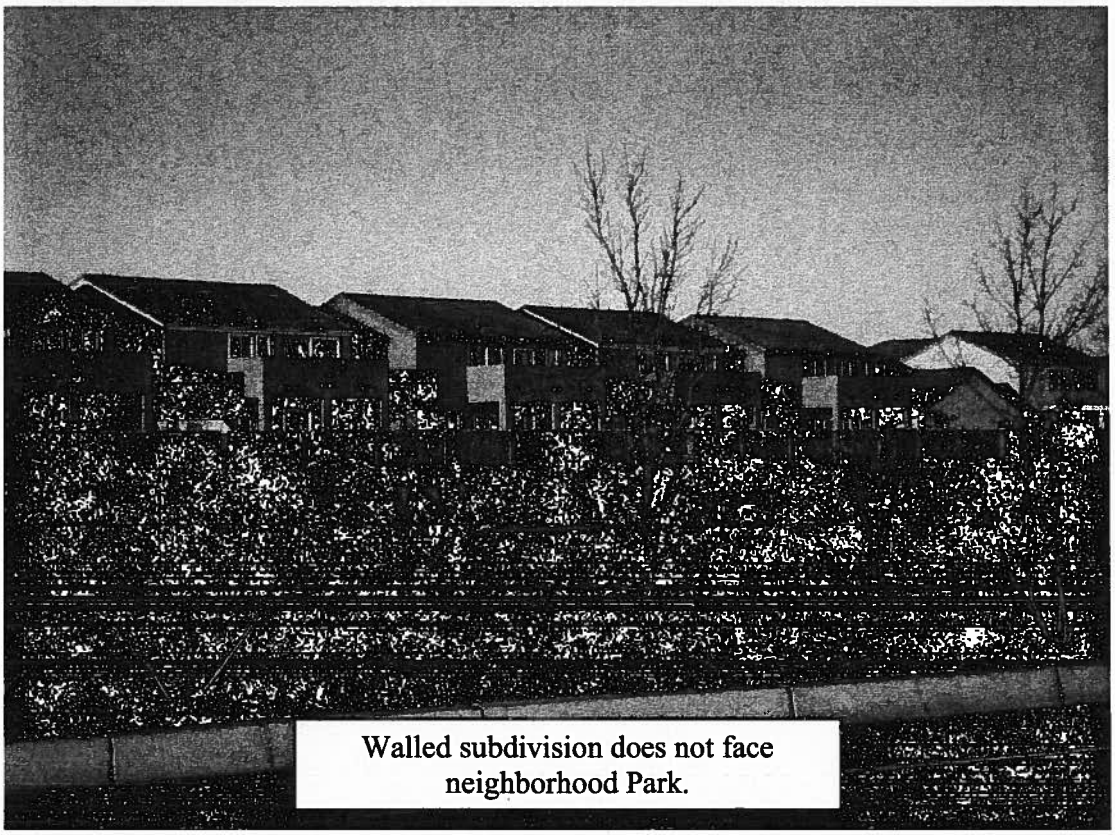
Rock outcrop on the mesa north of Paseo del Norte with a view of the mountains.



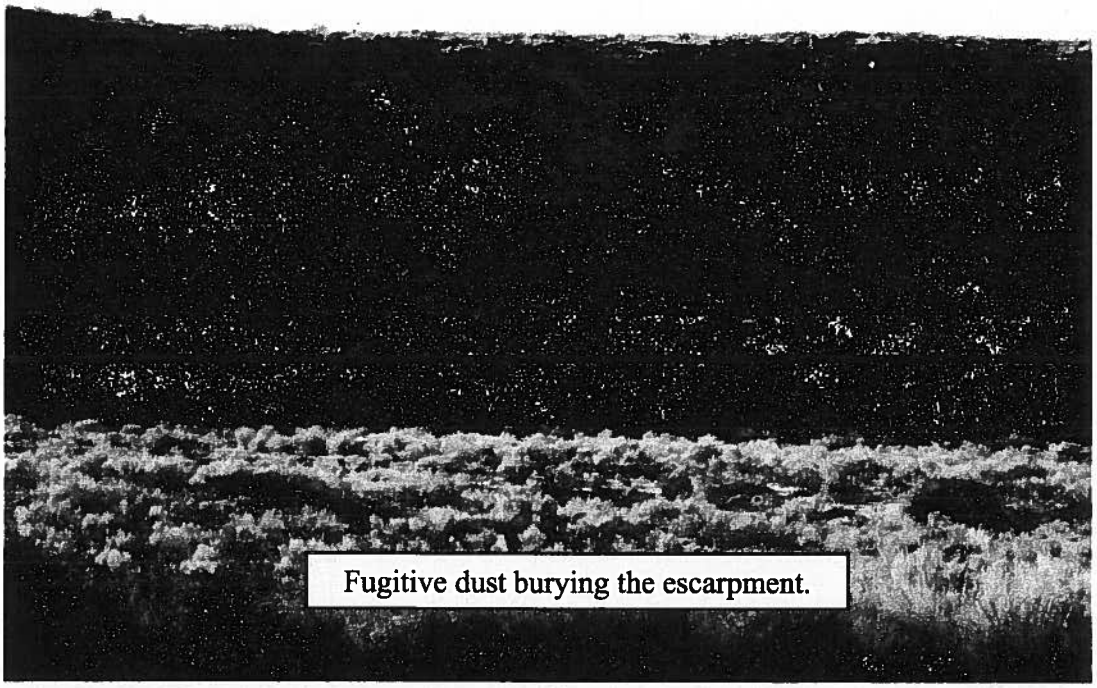
Petroglyph of a Spanish cross. There are 24 thousand petroglyphs along the escarpment.



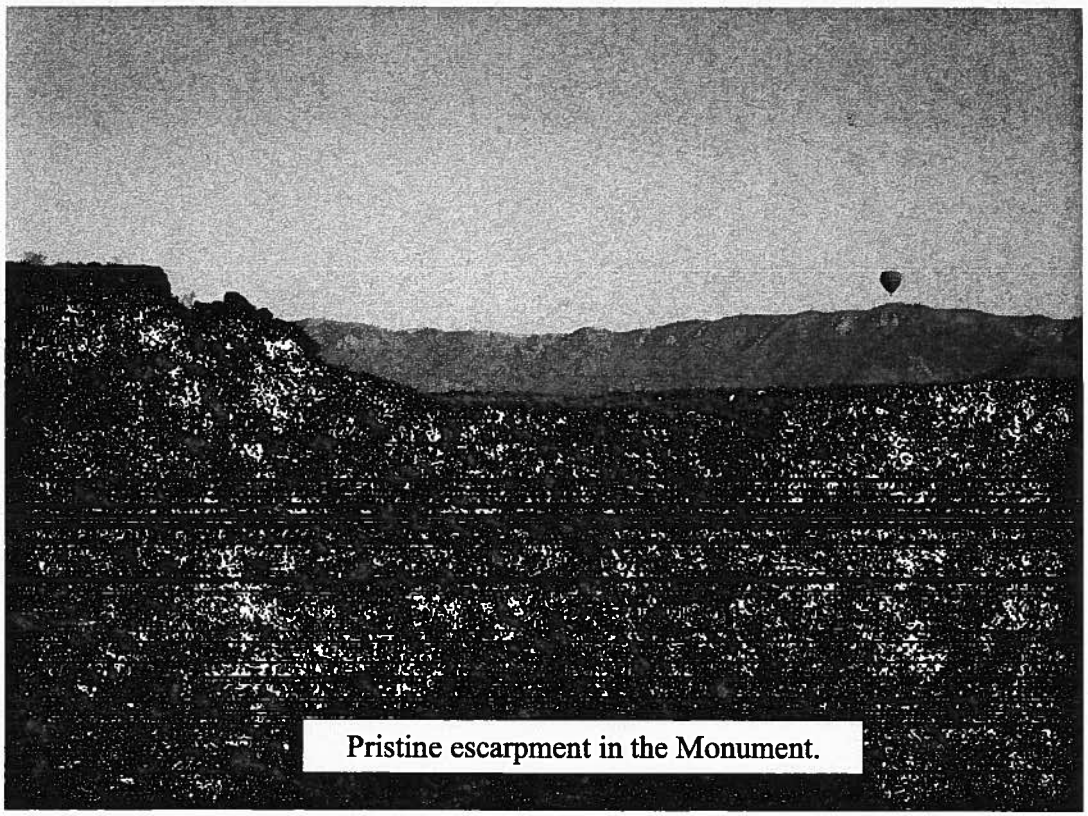
Walled/Gated subdivision on the mesa.



Walled subdivision does not face neighborhood Park.



Fugitive dust burying the escarpment.



Pristine escarpment in the Monument.

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Renz-Whitmore Mikaela J.

From: John Edward [jbedward@edwardgroup.net]
Sent: Wednesday, November 21, 2012 4:17 PM
To: Renz-Whitmore Mikaela J.; Webb, Andrew T.; Brito, Russell D.; Lubar, Suzanne G.
Cc: Gerald Gold
Subject: VHSDP

RE: Volcano Heights Sector Development Plan (VHSDP) Comments

Dear EPC and City of ABQ Planning Department:

I would like to restate that the VHSDP, once passed will be a vital/critical component to the City's growth and development, especially when it comes to leveraging other in-place infrastructure, like the bridge crossings over the Rio Grande. This hub for employment will allow things like the traffic patterns of our City to be more efficiently utilized and school populations to be balanced. It will be the counter weight to balance our lopsided city.

To this end, the recent requested work with DMD, AMAFAC and ABCWUA is essential and vital to the VSHDP and we are encouraged by the fact they are engaged. However, it can't stop here. There must be more meaningful work done.

Most recently the US Dept of Agriculture via the US Forrest Service, had an RFP for a 200,000 sq. ft. office facility, which was forwarded to your offices. VHSDP and the land which it encompasses, currently is inadequate to reply to this RFP, in terms of any viable infrastructure (either by lack of design or being not physically in place) to attract these jobs. Hence a plan must get passed sooner rather than later and one which is flexible enough to meet an RFP's demands like this in terms of type of building and space, but also in terms of time horizons/demands. The USDA goal was 10 months. This plan should be pursued with the reality and vigor that time horizons like that are essential and critical to it being a success.

If the City of ABQ wants to be a leader in keeping and attracting jobs, then it needs to be a team player and visionary leader to be sure places like VHSDP are viable, practical, attractive and real. My only hope is that we are not having another hearing a year (or more) from now on getting a VHSDP approved. If so we all run the risk we again of missing out on another major employer, which could help re-balance the jobs/housing mix between East and West Sides of ABQ. Today VHSDP is flat footed and cannot run to catch any demand for improved real estate.

We would request a few additional changes and that these additional changes are made without delaying the plan further.

1a. There is a more **flexible design provision per building heights**, that they can be modified to higher limits (exclusive of the bonuses), as need be in the future to meet basic industry cost parameters when cost of materials, site work and things like elevators or energy use are considered. **If there is an economy of scale needed to complete a project, then the plan allows for this and takes this into consideration.** This may come into play for not just building heights but block size too. Additionally, there should be wording to allow for broader flexibility per building placement and building sizes, when it comes to usual and customary building standards for an particular industry at a point in the future which we cannot predict, i.e. hotels, event centers or things such as floor heights for multi-story buildings.

1b. As stated there should also be **flexible wording, when it comes to designs, for market demands, 20 to 30 years from now, for which we cannot predict.** That any plan approvals within the VHSDP cannot be unreasonably withheld, if it can be demonstrated that economic, market demand or legislative restrictions/requirements (i.e. state or federal) conflict substantially with designs of the VHSDP. This may not be just buildings, but open space or roads or common areas. An example may be that buildings are required to have energy generation on site and in doing so conflicts with color or reflective material restrictions in the VHSDP. Another example, may be the size of type of vehicles visiting the development and parking or road designs can change to accommodate these.

1c. The plan for the VHSDP, in its genesis, had a much **bolder component for density and thus a stronger ability to provide for more jobs from within the development.** It was denser essentially for employment purposes. Most currently the plan's density per aspects such as limited building heights have put a damper so that it cannot be as big a factor in balancing the work/housing imbalance of east and west sides of the river. There should be either a current modification to allow more square feet for employment or a date certain in the future, that will increase the density factors to help the city further try and balance its use of other infrastructure. Namely, this will help adequately address the stress of the river crossings we have today and most certainly in the future. This greater employment density should add value to area housing west of the river because a homeowner can realistically live west of the river and work west of the river and not waste resources traveling to east of the river.

2. **Topography, still needs to be addressed outside of the City Departments listed above, especially when it comes to building heights.** It is my understanding that building height restrictions come from some localized neighbors' demands, most if whom do not have views of the VHSDP, due to natural changes in elevation. For this reason, 26 ft and 40ft height limits are without merit, because large portions of the plan have elevation changes of ranging from 70-100 feet (within the plan itself). These elevation changes can allow taller building to be constructed and hidden from these neighboring eyes. To broadly apply a building height limit, to large areas (even considering bonuses for heights), ignores the benefits of the land's unique variable nature. To not leverage this feature, ignores the real estate premise that a property has a highest and best use and should be allowed to develop in that manner.

3. **Intermediate land use needs addressing.** The time it may take to have this land develop in some cases may be 20-30 years in the future. I would request that there is an established broader allowance for intermediate uses of the land per the VHSDP, one of which could be an agricultural nature, such as grazing, (grazing is historical to this land.) Or allow for other regional agricultural related uses or recreational uses. Examples are grazing, a driving range or equestrian riding facilities. The benefits would be that better long term choices can be made, without economic pressures forcing something to occur sooner, which may not be ideal but allowed per the plan none the less. Currently the plan does not allow for many intermediate uses, which are not urbanized uses.

Bold. Be Bold. Bold steps are needed to make a vibrant place people want to be. The City should be bold with VHSDP, in terms of commitment and resources too. Allow this plan to be bold and give it the leadership it needs to become not just a heart for the west side of ABQ, but a place that makes ABQ an even better place to be as a resident, a shopper, an employee or a business.

Thank you.

John

Someday is not a day of the week. Have you made plans today for the long term?

Hope is essential, but Hope is not a plan

John B. Edward, MBA, GBDS, CLTC
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The Trails

September 21, 2012

Mikaela Renz-Whitmore
Urban Design and Development Division
Planning Department
City of Albuquerque
200 2nd Street, NW
Albuquerque, New Mexico 87102

Re: Draft Volcano Heights Sector Development Plan

Dear Mikaela Renz-Whitmore,

The purpose of this letter is to provide comments on behalf of The Trails regarding the draft Volcano Heights Sector Development Plan. The Trails owns approximately 43 acres of undeveloped land within the proposed sector plan boundaries. The Trails greatly appreciates and supports the efforts of the planning department and staff in developing this important sector plan. The Trails supports the proposed sector plan with a few considerations.

SECTION 4.0 STREETS UNIVERSE BLVD. STANDARD
The proposed typical section for Universe Blvd., page 73, shows a 4 lanes roadway (2 lanes north bound and 2 lanes south bond), plus 16' median, plus bike lanes. Please revise this detail to show a 2-lane facility (1 lane north bound and 1 lanes south bond) as is recommended in the "Volcano Heights Multi-Modal Transportation Analysis" prepared for this sector plan. This section should be consistent with the traffic study. Also, the west portion of Universe Blvd. is constructed and consists of a 6' sidewalk within an area of 10' (face of curb to west row). The Trails recommends that both sides of the roadway have the same geometry and landscape space.

SECTION 5.0 ZONING ADD VHVC ZONING AT OTHER LOCATIONS ALONG UNIVERSE BLVD
The Trails request that 2.0 acres of VHVC zoning be allowed at the intersection of Woodmont Ave. and Universe Blvd. More specifically the requested location is the northeast corner of the intersection. The current plan places the entire Village Center zoning at the intersection of Universe and Paseo Del Norte. Other opportunities for this zone should be considered at the suggested locations along Universe Blvd. Woodmont Ave. continues west and east (into the sector plan area), is planned to be a signalized intersection and provides appropriate access and location for this higher standard. The area requested is a small adjustment to the sector plan.

SECTION 7.0 SITE DEVELOPMENT STANDARDS MAXIMUM HEIGHT REQUIREMENT IN VHMX ZONE
The current height limitation proposed 26', with allowance to go to 3 stories with specific bonus requirements met. We believe that a 3 story standard is appropriate with 4 stories allowed if the same bonus requirements are met. The intent of the sector plan is to create and attract "vibrant Major Activity Centers" and clearly a more intensely urban environment than adjacent areas. The VHMX zone can and should allow some 3 and 4 story structures. The VHVC is allowed that standard and is located in similar areas as the VHMX. Therefore, location should not be a problem relative to this consideration.

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Allowing the additional height opportunities will allow more diversity in the type of structure to be planned for this area. Therefore The Trails requests that the Maximum height be 3 stories with the option to increase to 4 stories based subject to meeting the required performance criteria.

SECTION 7.0 SITE DEVELOPMENT STANDARDS UPPER STORY HEIGHT ODF 11'

The Trails also requests that the definition of an upper story height be increased from 10' to 11'. Most of the product The Trails is developing for multi-story construction uses 9' ceilings. In order to meet the intent of the plan in number of stories allowed, a higher maximum dimension is requested to allow for 9' ceilings.

SECTION 8.0 BUILDING STANDARDS STUCCO STANDARDS

The current plan requires "integral color stucco" and "three-step process stucco". The Trails requests references that this standard be removed. The Trails and Longford Homes (a builder in The Trails) has significant experience in housing construction having constructed over 5,000 homes. From experience these required standards have limitations. We have found other options for stucco work better for various reasons. These other options should be allowed. Please remove requirements for "integral color stucco" or "three-step process stucco".

SECTION 10.0 OPEN SPACE WATER HARVESTING

Section 10.0 requires water harvesting in various manners. This sector plan area is situated on a unique geological formation. Most of the sector plan is over a large basalt formation. In these areas there is concern that intentionally concentrating and infiltrating storm water may result in water being trapped on the surface of the underlying basalt. It is possible that such water could travel horizontally and may encounter a structure such as a building foundation, utility etc. Such a situation can have adverse affects that are difficult to control. Water infiltrated by one property may damage another party downstream. It is possible that some geotechnical recommendation will specifically recommend such practices. Therefore, The Trails recommends that these required rainwater management practice be made optional and used where appropriate.

Sincerely,

Rick Baltramo
Galway Construction Inc.
For The Trails, LLC

Cc John Murtagh, President, The Trails, LLC
James Strozier, Consensus Planning
Andrew Webb, COA Planning Department

6330 Riverside Plaza Lane NW, Ste. 160 ♦ Albuquerque, NM 87120 ♦ t 505.761.9911 ♦ f 505.761.9922

Agency Comments:

For EPC Hearing #2: December 6, 2012

Renz-Whitmore Mikaela J.

From: Abbey, Susannah
Sent: Thursday, October 18, 2012 10:40 AM
To: Renz-Whitmore Mikaela J.
Cc: Evans, Jay L.
Subject: Agency Comments for VHSDP

Mikaela,

In addition to our previous comments, dated September 28, regarding single-loaded streets, Open Space Division would like to offer support for Diane Souder's letter to Hugh Floyd dated October 2, 2012. Specifically, we echo her comments regarding color palette restrictions for both commercial and residential buildings within the Northwest Mesa Escarpment View Area:

> Looking at the Mesa development as a whole, one must wonder at the visual impact that thousands of homes will have. We ask this Commission to look at the views from the monument, specifically in the vicinity of Piedras Marcadas Canyon as well as of the West Mesa from across the valley. The specifics of the View Area of the NWMEP (Policy #20) calls for "The Predominant colors used on structures within the View Area shall blend with the natural colors of the mesa" This makes sense. The plans calls for external surfaces of commercial and multi-family buildings to be in the pallet of Approved Colors, allowing for up to 80% of opaque materials on any façade to be other colors (such as white trim). Unfortunetely, the View Area regulations call only for roofs of single family homes to be of Approved colors and we ask that the plan require the same of single family homes as it does of commercial structures. The views from outside the area will be softened and muted with this simple requirement.

Susannah Abbey, RLA, LEED AP
Open Space Division
City of Albuquerque Parks and Recreation
505-452-5205

Renz-Whitmore Mikaela J.

From: Sandoval, Christina M.
Sent: Friday, November 02, 2012 4:33 PM
To: Renz-Whitmore Mikaela J.
Cc: Evans, Jay L.; Lewis, James L.; Dumont, Carol S.; Morris, Petra A.
Subject: Volcano Heights comments
Attachments: EPC Comments for Volcano Heights.doc

Mikaela- Here are the Parks and Recreation Comments. Open Space will send additional comments next week.

Christina Sandoval
Principal Planner
768-5370
768-5305(f)

EPC Comments
Volcano Heights Sector Development Plan
Project #: 1009414 Case #: 12EPC 40061

Recommended Conditions:

Grading and Drainage-
Erosion control and temporary soil stabilization should be done for any construction site greater than 1.0 not 10 acres.

Open Space Standards-
Sidewalk width Credit of open space Requirements- Credit should not be given for sidewalks over 4'.

Credit should be given for open space that is accessible to the public.

Landscaping-
Reduce minimum for median landscaping from 75% living vegetative materials to 30% cover.

Add "the adjacent property owner" is responsible for street tree maintenance.

10.4.7 change to irrigation Shall be provided for a minimum of the first three growing seasons.

Additional discussion with staff is needed on open pace definitions.

The Open Space division will provide additional comments.

Renz-Whitmore Mikaela J.

From: Sandoval, Christina M.
Sent: Friday, November 02, 2012 4:42 PM
To: Renz-Whitmore Mikaela J.
Cc: Evans, Jay L.; Lewis, James L.; Dumont, Carol S.; Morris, Petra A.
Subject: RE: Volcano Heights comments

Yes please, I missed the community garden one and didn't realize the participation in the review process could be specified in the plan. You and Carol are both so thorough.

Christina Sandoval
Principal Planner
768-5370
768-5305(f)

From: Renz-Whitmore Mikaela J.
Sent: Friday, November 02, 2012 4:39 PM
To: Sandoval, Christina M.
Cc: Evans, Jay L.; Lewis, James L.; Dumont, Carol S.; Morris, Petra A.
Subject: RE: Volcano Heights comments

Thanks, Christina!

There were two others that I had notes about that I didn't see in your comments.

1) Changing the approval process to require PRD/OSD involvement in review for development within VHET (or a certain distance from Monument?) or involving property with a significant outcropping.
2) Removing statement about community gardens indicating they could be dedicated to the City.

Did you want to add those?

Let me know,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Sandoval, Christina M.
Sent: Friday, November 02, 2012 4:33 PM
To: Renz-Whitmore Mikaela J.
Cc: Evans, Jay L.; Lewis, James L.; Dumont, Carol S.; Morris, Petra A.
Subject: Volcano Heights comments

Mikaela- Here are the Parks and Recreation Comments. Open Space will send additional comments next week.

Christina Sandoval
Principal Planner
768-5370
768-5305(f)

Renz-Whitmore Mikaela J.

From: Cherne, Curtis
Sent: Friday, November 16, 2012 4:44 PM
To: Renz-Whitmore Mikaela J.
Cc: Evans, Jay L.
Subject: RE: Volcano Heights - 2 questions

Mikaela,

Hydrology would like to recommend that a linear bioswale be considered parallel, but probably not straight, to the Park Side Road. A bioswale is a long linear pond with relatively flat bottom slopes and plants in it that since the velocity is low, provides time for the stormwater to infiltrate. If the proper plants are included, it can also help remove pollutants. The plants in the bioswale would most likely have to be irrigated due to the limited amount of rain in Albuquerque unless another source like a water tank wash line is used. This bioswale would help provide for improved stormwater quality and help the City meet the requirements of its EPA MS4 permit for stormwater quality.

The bioswale could be built between a bike/walking trail and the road which would help distance pedestrians from cars and could be an amenity to the area.

Of course, this amenity would require additional ROW, but the cost/value of the ROW may be offset by increased property values

Curtis

From: Renz-Whitmore Mikaela J.
Sent: Friday, November 16, 2012 11:21 AM
To: Cherne, Curtis
Cc: Morris, Petra A.
Subject: RE: Volcano Heights - 2 questions

Any way you can get me info (see request below) by **next Wednesday's deadline**?

Also, Jay Evans mentioned that he had a conversation with you about the Park Edge Road and its potential as a linear bioswale. I'm not sure how that works with the new EPA guidelines for no runoff, etc., but if you'd like to include that idea in your comments, please do!

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Renz-Whitmore Mikaela J.
Sent: Wednesday, November 07, 2012 1:12 PM
To: Cherne, Curtis
Cc: Morris, Petra A.
Subject: RE: Volcano Heights - 2 questions

Curtis, a reminder that I'll need info from you in the next two weeks. The deadline for new info is **Wednesday, November 21 by 3 p.m.**

Please let me know if you have a question about anything from the email below.

November 19, 2012

Ms. Mikaela Renz-Whitmore
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Sent via email: mrenz@cabq.gov

Subject: Volcano Heights Sector Development Plan Comments

Dear Ms. Renz-Whitmore:

PNM appreciates the opportunity to review and provide comments on the draft *Volcano Heights Sector Development Plan August 2012* (Plan) for the City of Albuquerque. This letter provides our comments for your consideration on the Volcano Heights Sector Development Plan (VHSDP).

1. In Section 1.3, end of the 3rd paragraph on page 4, add the underlined sentence below to the existing language:

   "The zoning and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing the predictability of private development along corridors and across property lines to support and leverage investment in Volcano Heights. Safe, reliable electric service is the cornerstone of economic development for the Plan area."

2. In Section 2.1, Plan Authority, Table 2.1 on page 14, the Rank II *Facility Plan for Electric Service Transmission and Subtransmission Facilities* should be replaced with the *Facility Plan: Electric System Generation and Transmission (2010-2020)* in the first column. It should also be noted that the *Facility Plan: Electric System Generation and Transmission (2010-2020)* states both policy and regulation for electric generation and transmission facilities, which should be reflected in the second column. Its standards and guidelines apply to new electric generation, transmission and substation facilities.

3. In Section 3.1.3 on page 20, it is stated that when in conflict, the VHSDP shall take precedence over other City codes and regulations. PNM standards are designed to meet or exceed the requirements of the National Electric Code (NEC) and the National Electric Safety Code (NESC). The City of Albuquerque also adopts many technical codes including the New Mexico Electrical Code (NMAC 14.10.4) and the New Mexico Electrical Safety Code (NMAC 14.10.5) which, by reference, adopts the NEC and the NESC. The design standards as currently delineated in the VHSDP may not meet the requirements of the NEC and the NESC and should avoid conflicts between compact

urban form set forth in the draft Plan and the New Mexico Electrical Safety Code as adopted by the City of Albuquerque. Utility clearances are established by the NESC which provides basic provisions for safety considerations regarding electric facilities. The NESC must prevail over sector development plans and PNM will review all technical needs, issues and safety clearances for its electric systems. Revise Section 3.1.3 on page 20 and add the underlined phrase below to the existing language:

> "The provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, and standards as amended except for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and as noted herein."

4. In Section 3.0, Administration, 3.2.3, Significant Infrastructure Coordination on page 24, electric utilities are included by definition; however, the process does not allow for adequate coordination with PNM on proposed projects to locate and provide for electric facilities whereby a step is missing in the process. PNM does not have agency review of DRB site development plan submittals and it is crucial that development does not impede PNM's ability to locate and provide safe, reliable electric service; therefore, revise Section 3.2.3 (i) and add the underlined sentence below to the existing language:

> "A Site Development Plan for Subdivision may be submitted to the Development Review Board (DRB). This submittal includes a Subdivision Improvement Agreement (SIA), which documents financial guarantees of funds available to provide infrastructure. Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred."

5. In Section 3.2.6 on page 26, Volcano Heights Review Team (VHRT), revise the section and add the underlined sentence below to the existing language:

> **"Volcano Heights Review Team (VHRT):** As part of the Administrative Review Process, a Volcano Heights Review Team ("the Review Team" or VHRT) may be convened by the Planning Director or his/her designee for projects that require interpretation or discretionary judgment with respect to the project's compliance with standards. This non-judicial Review Team shall be charged with working cooperatively and creatively with the **applicant** to solve problems and resolve conflicts regarding elements of a proposed development project that seem to meet the intent and policies of this Plan but face logistic challenges in meeting its numeric or text regulations. As the Plan area develops, PNM must be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement."

6. A variety of terms is used in the VHSDP to refer to electric facilities. These include: utility facility, public utility easement, public utility structure, public utility pole, utility use, utility services, utility infrastructure, and significant infrastructure. Terms and definitions in the VHSDP need to be consistent with the §14.16.1.5, Definitions, of the City of Albuquerque Zone Code which is provided below. Use the following term and definition of "Public Utility Structure" consistently and alphabetically add to the Definitions section on page 46 of the VHSDP:

*"**PUBLIC UTILITY STRUCTURE.*** A structure, owned by a unit of government or by a public utility company, which is an electric switching station; electric substation operating at voltages greater than 50 kilovolts (kV); gas transfer station or border station; city-owned lift station, odor control (or chlorine) station, water well or pump station, or water reservoir; or any other public utility structure controlled by a rank two facility plan."

7. In Table 3.3, Major Deviation Criteria on page 31, under the "Major Deviation Allowed" column in the first paragraph, add the underlined phrase below to the existing language:

   "A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features, or for the purpose of utility use, a greater allowance is permitted on a case-by-case basis."

8. In Table 3.3, Major Deviation Criteria on page 31, under the "Criteria" column in the first paragraph, add the underlined phrase below to the existing language:

   "Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, changes due to utility use or changes in the width of the sidewalk."

9. In Section 3.2.13 (i) on page 31, add a new item "e." with the following underlined language:

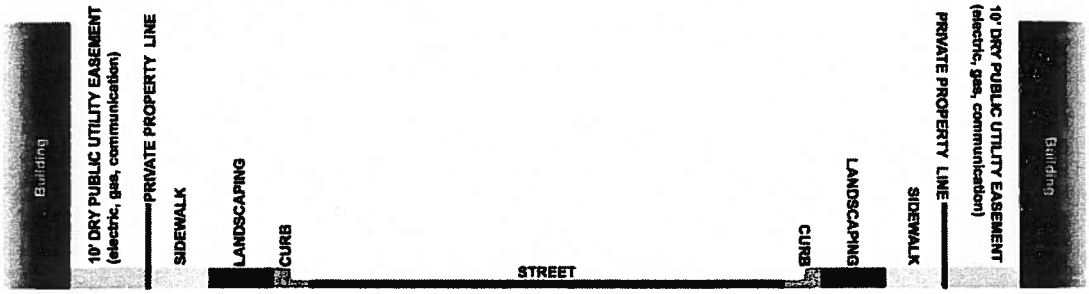
   "e. The **exception** is needed for the purpose of utility use and to accommodate public utility structures. In addition, projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities should be carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities."

10. The Volcano Heights Sector Development Plan is implementing the concept of Form Based Zones, which is based on a compact urban form. Section 14-16-3-22 of the existing Zoning Code, part (4) General Street Standards, defines the "Pedestrian Realm" as follows, which allows for utility easements of varying widths:

    "(a) Pedestrian Realm. The area from the back-of-curb dedicated to pedestrian use. The width of the pedestrian realm is prescribed by individual zones; however the width may be modified for the following conditions: footings (one to three feet modification), utility easements (as necessary), and requirements for building articulation and setback (as necessary)."

    It is important to ensure that adequate utility easements with appropriate safety clearances are available throughout the Plan area. None of the new zones in the Plan in Section 6.0, Site Development and Building Standards allows for utility easements and not all electric distribution facilities can be accommodated in alleys; therefore, the following illustration showing the typical location of dry public utility easements within the street cross section should be included in the Plan in Section 4.7.3, (iv) on page 75 and

in Section 7.6.1, Utilities on page 138 to address those instances where electric utility facilities are located along streets:



Typical Street Cross Section
(not to scale)

11. Add the following statement in the document to Chapter II, Regulations, 4.0, Streets and Streetscape Standards, Section 4.5, Street Designations after the first sentence on page 58 and at the end of Section 4.6, and in Section 4.7.3 (i).or in each of the following: Sections 4.5.1, 4.5.2, 4.5.3, 4.6.1, 4.6.2, 4.6.3, 4.6.4, 4.6.5, 4.6.6, 4.6.7, 4.6.8 and 4.7.3 (i). Also, state this in Section 6.0, Site Development and Building Standards beginning on page 112:

> "Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with PNM to accommodate existing PNM easements and to avoid conflicts with utility infrastructure. Projections such as these adjacent to electric utilities should be carefully located, particularly in order to avoid interference with electric utilities and to accommodate equipment for the maintenance and repair of electric utilities."

12. In Section 4.7.4 on page 76, illustrations for main "A" or "B" streets do not identify a public utility easement to get to the alleys and should be added (see Comment #10 above). In addition, there will be new transmission lines going in and out of the Plan area if it develops as a regional employment center for business and industry as indicated in the Plan. Also, if public utility easements are adjacent to landscape strips, they may be in conflict with each other.

13. In Section 4.8.3, page 79, add the underlined sentence below to the existing language:

> "Street tree location and selection shall be coordinated with the Planning Director or his/her designee and shall be consistent with the Street Tree Ordinance 6-6-2-1. <u>It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities.</u>"

14. In Section 4.11.3, page 82, in confirming the relevant agencies, utility company approval will also be necessary if street furniture is placed within PUEs. Add the underlined phrase below to the existing language:

> "Street furniture shall not be placed within the public ROW without the approval of the relevant City agency <u>or utility companies</u>. [confirm relevant agencies]"

15. In Section 5.0, Zoning, Table 5.1 on page 90, revise Lines MU-12 and MU-13 as follows:

MU-12	Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants	NP	P	NP	P	NP	NP
MU-13	Electric substations, telephone switching stations	P	P	P	P	P	P

16. In Section 5.0, Zoning, Table 5.1 on page 92, wind and solar energy equipment (this assumes private host generation) is addressed in the *Facility Plan: Electric System Generation and Transmission (2010-2020)*. The Rank II Facility Plan should be referenced.

17. On page 132, Section 7.3.2, it should be noted that some public utility structures often have facilities over 40 feet tall.

18. In Section 7.6.1(i) b. on page 138, add the underlined sentence below to the existing language:

> "Water lines, sewer lines and storm water drainage or "wet" utilities are not compatible with "dry" utilities, and separation is required for safety purposes. Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons."

19. In Section 7.6.1(i) c., page 138, add the underlined sentence below to the existing language:

> "In all zones, utility easements shall be located in **alleys** or rear access and parking areas, if available. Where there is no alley, utility infrastructure may be placed in a PUE or private easement in the front **setback** of the property, provided it does not substantially affect the pedestrian realm and is located on the edge or side of property and as far away from the main entrance and pedestrian access paths as possible. Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks."

20. In Chapter II, Section 7.6.1(ii) b. on page 139, non-permanent use of clearance, particularly clearance regarding PNM facilities, is not automatically allowed. Add the underlined sentence below to the existing language:

> "Non-permanent use of clearance, such as for parking, is permitted. All uses shall require an encroachment agreement."

21. In Chapter II, Section 7.6.1(ii) c. on page 139, aesthetic improvements are not defined and are not clear as to their intent. Please clarify. Add the underlined sentence below to the existing language:

"Aesthetic improvements are encouraged to minimize visual impact of ground-mounted utility equipment. Identification numbers on ground-mounted utility equipment shall not be obscured. PNM prefers for utility boxes not to be painted."

22. In Section 7.6.1 Utilities, (ii) Clearances on page 139, revise d. and add the underlined phrase below to the existing language:

"Trees and shrubs planted in the PUE should be planted to minimize impacts on facilities maintenance and repair and are subject to removal."

23. In Section 8.8, Street Screens, Part 8.8.2 on page 146, it is not clear if the street screen would be located in a public utility easement. If so, there could be conflicts regarding adequate grounding and other electric safety considerations. Add the underlined sentence below to the existing language:

"Parking visible from the public **ROW** along an **'A'** or **'B' Street** shall have a **street screen** of masonry, metal railing, vegetation or a combination of these. This street screen shall be a minimum of 3 feet and no more than 6 feet tall. All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair."

24. In Section 8.8, Street Screens, Part 8.8.4 on page 146, add the underlined sentence below to the existing language:

"Utility equipment, including electrical transformers, gas meters, etc., shall be screened with a **street screen** at least as high as the equipment being screened. All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair."

25. In Section 10.6.2, Walls & Fences Material Finishes and Design, (i) Height and Placement on page 162, the Rank II *Facility Plan: Electric System Generation and Transmission (2010-2020)* provides standards and guidelines regarding electric substation walls that address safety requirements. Add the underlined sentence below to the existing language:

"**(i) Height & Placement:** Walls and fences shall not exceed a height of 36 inches where allowed within street-facing **setbacks** (except for columns that support arcades or trellises). Retaining walls in all locations shall not exceed 48 inches, unless approved by the City Hydrologist. Fences and walls shall not exceed a height of 72 inches inside required **setbacks** along rear and interior side property lines. Height shall be measured from the lower side on the public side of the side or rear yard. Public utility structures are excluded."

26. In Section 10.6.2 (iii) on page 162, revise as follows and add the underlined sentence and phrase below to the existing language:

(iii) Design & Prohibited Materials:
The end of walls shall have a pier or **pilaster** at least 12 inches wide to give a substantial appearance. In order to assure durability and minimize the visual impact of development, stucco and concrete shall have an integral color with a "light reflective value" (LRV) rating within the range of 20-50 percent. Use of block to create patterns is

encouraged. Wood board, cyclone, chain link, and razor wire fencing are prohibited, except at public utility structures."

27. In Policy 12.5.2 on page 190, revise as follows and add the underlined sentences below to the existing language:

> "**Electrical Utilities:** Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one to two acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines shall be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the *Facility Plan: Electric System Transmission and Generation (2010-2020).* A 2-acre parcel should be planned for an additional transformer to serve future development in Volcano Heights, preferably close to the Town Center.

28. Add the following underlined new language to Appendix A, Section F., Infrastructure, 2. Public Service Company of New Mexico on page A-37:

> - New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a new substation called Scenic Substation is under development as of 2012.
>
> - As the Volcano Heights Sector Development Plan area develops, additional transmission and substation facilities will be necessary in order to adequately provide electric service to customers in the area.

29. New facilities have been approved since the draft Plan's Exhibit A.41 on page A-38 was created. Please replace Exhibit A.41 in the Plan with the enclosed revised Exhibit A.41 which indicates the location of the approved Scenic Substation under development.

Thank you for the opportunity to review and comment on the Plan. If you have questions or need additional information, please contact me at (505) 241-2792. We appreciate your consideration of PNM's comments.

Sincerely,

Laurie Moye

Laurie Moye,
Coordinator, Regulatory Policy and Public Participation

Enclosure: Figure A.41

APPENDIX

Appendix A. Pre-existing Conditions

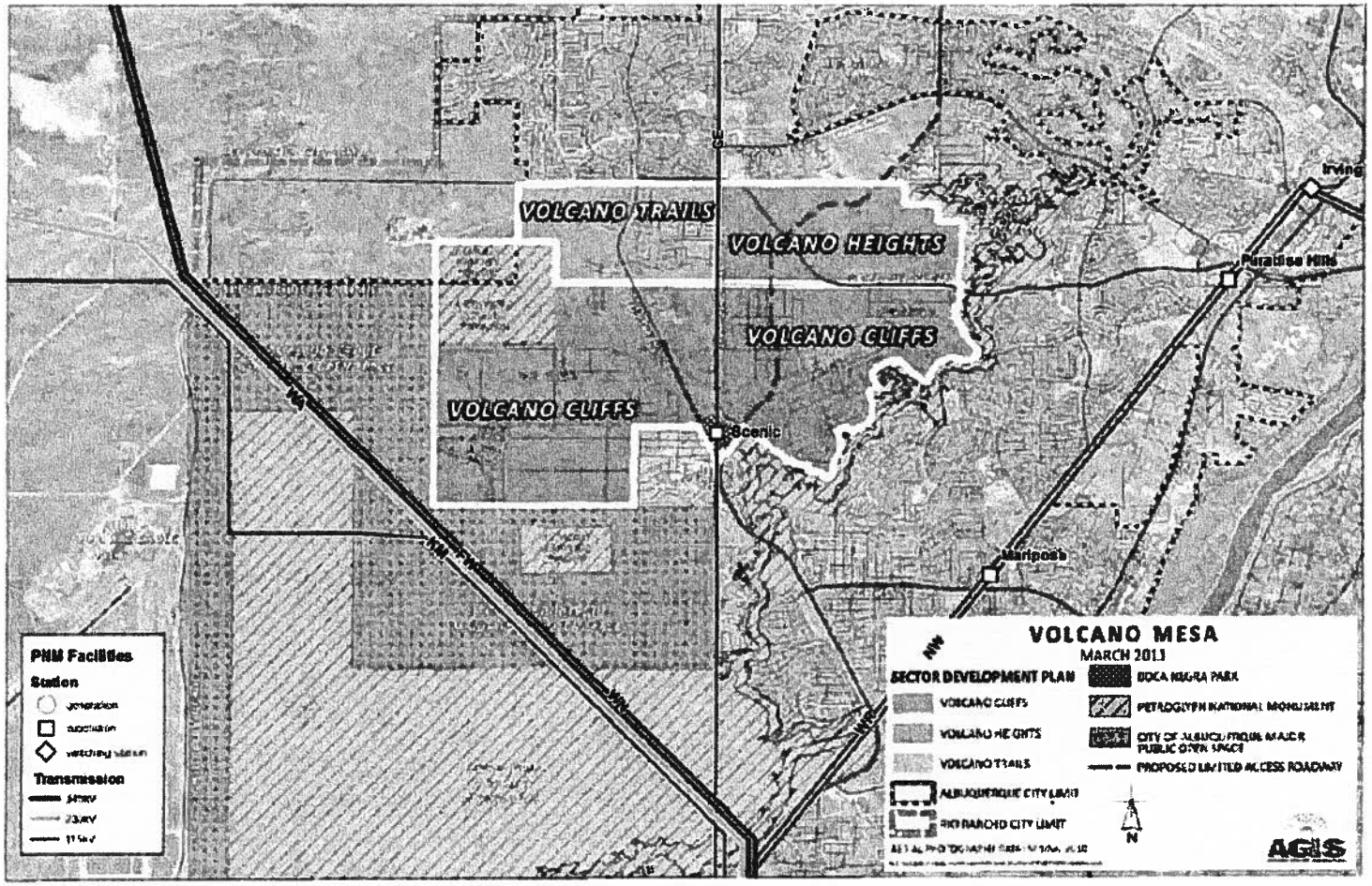


Exhibit A.41 – Volcano Mesa Area Electrical Facilities Map

8

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MRMPO
Mid-Region Metropolitan Planning Organization

Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments
809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 2471753-fax
www.mrcog-nm.gov

Vision and Goals of the Volcano Heights Sector Plan

The Mid-Region Metropolitan Planning Organization (MRMPO) has reviewed the Volcano Heights Sector Development Plan and finds it to be in conformance with the 2035 Metropolitan Transportation Plan. The sector plan's emphasis on coordinating land-use and transportation to create a walkable, urban district that can support employment, a sustainable mix of uses, and transit-oriented development match MRMPO's current goals, and key comprehensive strategies outlined in the 2035 Metropolitan Transportation Plan (MTP). Key strategies of the 2035 MTP are as follows:

- Expand transit and alternative modes of transportation
- Integrate land use and transportation planning
- Maximize the efficiency of existing infrastructure

It is also important to note that MRMPO recognizes the positive impact that the Volcano Heights Sector Development Plan can have on our regional transportation network, future economic activity, and expanded growth. In the Albuquerque Metropolitan Planning Area (AMPA), transportation planners, decision makers, and the general public alike realize that the "building our way out of congestion" approach to transportation in the region will no longer suffice. This is especially true as we are faced with limited funding sources, significant growth projections, and the mounting challenges of rising oil prices, air quality concerns, and a limited water supply. To keep a projected population of 1.3 million moving in 2035, the strategies above must be taken into greater consideration. MRMPO believes that the Volcano Heights Sector Development Plan will support and work in tandem with the MTP's strategies for managing future growth.

The 2035 MTP stresses the connection between land use and transportation planning to address the region's projected traffic congestion problems. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 25% by 2035. To achieve this goal, transit-supportive developments such as Volcano Heights are critical. Creating a walkable and bikeable environment that supports transit use is important to the success of the mode share goal and addressing congestion.

High Capacity Transit

In particular, the proposed transit corridor at the heart of the Town Center zone introduces an exciting opportunity for high-capacity transit on the West Side. The Rio Metro Regional Transit District has included this route as one of three potential routes to connect Rio Rancho with the I-25/Journal Center employment corridor via Paseo del Norte with continued service to downtown/UNM. As part of its High Capacity Transit Study, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions.

Land Use and Transportation Coordination
The Plan is also an exemplary model for coordinating land use and transportation across multiple agencies. MRMPO will continue to work closely with the City, including Planning, Council Services, and ABQ Ride on the mandatory street network, the cross sections, transit possibilities, and access modifications that may be needed to support the proposed development. MRMPO recognizes the well-thought out analysis of coordinating transportation access with land use and the development of a walkable employment center.

The severe congestion projected on the region's river crossings, and to a lesser extent the congestion on the few arterial roads on the West Side, warrants a new approach to future development on the West Side. The focus on employment in Volcano Heights provides the opportunity to address the imbalance of jobs and housing on the metro area's east and west sides that contributes hugely to the region's traffic congestion. The internal connectivity of the roadway system within Volcano Heights will also help reduce congestion on these major arterials.

Economic Development and Financial Incentives

Economic development is a regional priority, particularly on the heels of a recession that has bled the Albuquerque metropolitan area of 30,000 jobs. As the region works to rebuild itself, it is critical to be strategic about our economic interests. The economic development community agrees that it is time to focus on how to rebrand ourselves into an attractive and desirable destination. To that end, studies show that placemaking and walkable districts provide an edge when it comes to recruiting companies, retaining employees, and attracting new residents – including young professionals and retirees. Volcano Heights Plan presents an opportunity to build such a place.

The reality is, however, that opportunities for this type of development are often overlooked and replaced with a business as usual approach. This is perceived as lower risk for the developer and inevitable for planners that lack sufficient tools to change the paradigm. This is exactly what we've seen in our recent past and particularly during the housing boom as our residential land use increased by 25 percent (20,000 acres) in the years between 2000 and 2008.

In order to grow more intentionally, the City might consider a strategic use of incentives that will work to bring the vision of Volcano Heights into reality. This could be tied into a larger City-wide effort that incentivizes development that meets certain sustainability goals, is master-planned to be compact and transit-supportive, and/or incorporates form-based codes to create a multi-modal district. El Paso is a model, as it has recently instituted innovative financing and incentive strategies that are based on the type and location of the development. For one development in El Paso, a financial impact analysis was performed to determine the amount of property taxes expected from a conventional, suburban development pattern versus a compact, multi-modal development pattern. The multi-modal development was expected to bring in hundreds of millions of dollars more. Based on this analysis, the City agreed to provide a property tax rebate to help cover the cost of more expensive infrastructure needed to support the sustainable development. It was a win/win for the City and the developer, and the City continues to work with the developer to provide a BRT transit service to link the development to the downtown core.

Compact Land Use Scenario
MRMPO supports the potential for new development in Volcano Heights as a model for compact, sustainable growth that includes multiple transportation options. Scenario analysis allows for the consideration of a series of "what-if" questions, such as:

- What if transit service could be relied upon to shoulder the additional burden to the transportation system? And what if transit service was extensive enough along major corridors to attract true transit-oriented development?
- What if more employers located their businesses in distinct employment centers that were balanced with the location of housing?
- What changes would a compact development pattern incur on the transportation network and what would be the impact on indicators such as vehicle miles traveled, travel times and average speeds?

In the 2035 MTP MRMPO provided a first brush effort to address the final "what if" question above by measuring the impact on the transportation network of more compact future development along transit corridors. The results of this simple alternative growth scenario analysis showed that we can lower regional vehicle miles travelled by encouraging compact development along transit corridors and major activity centers.

Access Management
The current access limitations on Paseo del Norte and Unser Boulevard may not be compatible with the walkable, transit-oriented development proposed for Volcano Heights and need to be further discussed. Meeting the goals of this plan, as well as the benefits to the regional workforce and transportation system, warrants added deliberation of land use considerations when determining access points along limited access arterials. MRMPO provides a regional forum for these discussions and can work with the City as appropriate to pursue this issue of evaluating land use context when determining roadway access, particularly in major activity centers that support economic growth for the region. It is recommended that the City explore this issue further with the Roadway Access Committee, the Transportation Coordinating Committee and the Metropolitan Transportation Board.

Recommendations
- Development review and approval processes for proposed site development plans, which fully comply with standards in the sector development plan, be conducted in a streamlined and expedited fashion.

- Consider the applications and implementation of a financial mechanism such, or similar to, Special Assessment Districts, Tax Increment Development Districts, or Public Improvement Districts for infrastructure improvements and as a means of expediting the approval of site development plans administratively.

- Provide assurance that no additional access requests beyond what is being proposed in the current draft plan or any subsequent sector plan documents be made to Paseo del Norte and Unser Boulevard.

- Implement a package of incentives to help support infrastructure costs for development that meets sustainability goals, is master-planned to be compact

and transit-supportive, and/or incorporates form-based codes to create a multi-modal district.

- Consider ways to support transit-oriented development and an efficient housing-jobs balance (that will lower regional transportation costs) by providing incentives to build mixed-income housing within the sector plan area.

Renz-Whitmore Mikaela J.

From: Bingham, Brad [bbingham@amafca.org]
Sent: Tuesday, November 20, 2012 9:53 AM
To: Renz-Whitmore Mikaela J.; Morris, Petra A.
Cc: Mazur, Lynn; Lovato, Jerry
Subject: RE: Volcano Hts SDP - AMAFCA comments

AMAFCA comments:
"Currently, drainage from this area enters the Petroglyph National Monument, and subsequently, the Piedras Marcadas Dam. The Dam itself has limited extra capacity for developed runoff and allowing developed flows into the Monument would not be desirable. AMAFCA is in the planning process of developing a Drainage Management Plan for this area. This DMP will provide options for diverting runoff out of the watershed, as well as managing runoff within it. Stormwater detention, conveyance and water quality will all be important factors of this DMP. Presently, there is one drainage outfall for this area in Paseo del Norte and all runoff generated from this basin must be conveyed to that outfall. Diversion of some of this basin may also be feasible. A drainage structure (pipe, swale or street) along the Monument boundary would allow for the collection and diversion of runoff before it passes over the escarpment. The timeframe for this DMP will be to start in early 2013 and be finished within 14 months.

AMAFCA has no adverse comments with the SDP and would like have a statement included that says a separate DMP should be required to assure that the capacity of downstream drainage facilities are not exceeded by subsequent development of the Plan area."

Please let us know when the hearing will happen and we will most likely be in attendance.

From: Renz-Whitmore Mikaela J. [mailto:mrenz@cabq.gov]
Sent: Monday, November 19, 2012 1:32 PM
To: Bingham, Brad
Subject: Volcano Hts SDP - AMAFCA comments

A reminder that comments are due **this Wednesday** as early in the day as possible. Today or tomorrow would be even better!

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Bingham, Brad [mailto:bbingham@amafca.org]
Sent: Wednesday, November 07, 2012 11:10 AM
To: Renz-Whitmore Mikaela J.
Subject: Re: Volcano Hts SDP

I saw that in my notes. I am crafting appropriate language as we speak.

From: Renz-Whitmore Mikaela J. <mrenz@cabq.gov>
To: Bingham, Brad

Renz-Whitmore Mikaela J.

From: Abbey, Susannah
Sent: Wednesday, November 21, 2012 8:21 AM
To: Renz-Whitmore Mikaela J.
Cc: Evans, Jay L.
Subject: RE: Volcano Heights comments
Attachments: Final Comments.doc

Here are the revised comments. I thought it might be a good idea to add something about the View Area too, because of the building height/color issues that might arise. If it's rejected then it's rejected, but at least I tried.

From: Renz-Whitmore Mikaela J.
Sent: Tuesday, November 20, 2012 3:01 PM
To: Abbey, Susannah
Cc: Evans, Jay L.
Subject: RE: Volcano Heights comments

We're missing a comment about changing the approval process to require PRD/OSD involvement in review for development within VHET (or a certain distance from Monument? Within the Impact Area?) and/or involving property with a significant outcropping.

You might not have known about this one, but I recommend within the Impact Area (or possibly within 200 feet of Impact Area, where we added another height buffer) and/or property with a significant outcropping.

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Sandoval, Christina M.
Sent: Friday, November 02, 2012 5:00 PM
To: Renz-Whitmore Mikaela J.
Cc: Evans, Jay L.
Subject: RE: Volcano Heights comments

I'm going to defer to OS on the distance requirement.

Christina Sandoval
Principal Planner
768-5370
768-5305(f)

From: Renz-Whitmore Mikaela J.
Sent: Friday, November 02, 2012 4:58 PM
To: Sandoval, Christina M.
Subject: RE: Volcano Heights comments

Did you want to send me language? I can use what's below if you generally agree, although I'd need to know whether you want to see any development within VHET or whether you'd like it to be a certain distance (300 feet?) from the Monument. Or what about within the Impact Area as specified in the NWMEP? That's about 200 feet, give or take, and extends into the VHRC along Paseo del Norte on the southern boundary of the Plan.

Let me know!

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Sandoval, Christina M.
Sent: Friday, November 02, 2012 4:42 PM
To: Renz-Whitmore Mikaela J.
Cc: Evans, Jay L.; Lewis, James L.; Dumont, Carol S.; Morris, Petra A.
Subject: RE: Volcano Heights comments

Yes please, I missed the community garden one and didn't realize the participation in the review process could be specified in the plan. You and Carol are both so thorough.

Christina Sandoval
Principal Planner
768-5370
768-5305(f)

From: Renz-Whitmore Mikaela J.
Sent: Friday, November 02, 2012 4:39 PM
To: Sandoval, Christina M.
Cc: Evans, Jay L.; Lewis, James L.; Dumont, Carol S.; Morris, Petra A.
Subject: RE: Volcano Heights comments

Thanks, Christina!

There were two others that I had notes about that I didn't see in your comments.

1) Changing the approval process to require PRD/OSD involvement in review for development within VHET (or a certain distance from Monument?) or involving property with a significant outcropping.
2) Removing statement about community gardens indicating they could be dedicated to the City.

Did you want to add those?

Let me know,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Sandoval, Christina M.
Sent: Friday, November 02, 2012 4:33 PM
To: Renz-Whitmore Mikaela J.
Cc: Evans, Jay L.; Lewis, James L.; Dumont, Carol S.; Morris, Petra A.
Subject: Volcano Heights comments

Mikaela- Here are the Parks and Recreation Comments. Open Space will send additional comments next week.

Christina Sandoval

Principal Planner
768-5370
768-5305(f)

Open Space has reviewed the VHSDP and has the following comments:

1. All roads adjacent to the Petroglyph National Monument to be designated as Street Type 4.1, "Park Edge (One Side)" in the plan. This would include updating Exhibit 4.1 – Mandatory streets and Designations Map, Exhibit 4.2 – Character zones and Street Types and any other visual or textual references to the designation. Remnant spaces outside the eastern perimeter road to be dedicated to City Open Space Divsion.
2. The color palette restrictions for residential buildings within the Northwest Mesa Escarpment View Area should apply to *both* roof and wall colors, as they already do for commercial buildings.
3. Open Space definitions in the glossary are very convoluted: consider simplifying (suggestions attached)
4. Developers and their agents shall establish clear limits of construction so that construction activities do not encroach on Monument (e.g., require construction or silt fencing no less than 12" from BLM-surveyed property line)
5. Permit monitoring by NPS and OSD of any construction staking and/or blasting activities within 200' of the boundary (again, no construction easements will be granted).
6. No developed flows will be accepted on the Monument (linear bioswales, as proposed by City Hydrologist Curtis Cherne, might be one solution for protecting public land).
7. The height limit for residential structures in the impact area should be limited to 15' from natural grade, with a possible exception not to exceed 4' of fill if and only if required by the City Hydrologist.
8. PRD/OSD should be included in the development and design review processes where: 1) the development occurs within 200' of the Monument's Impact Area or 2) where development occurs within 200' of a major rock outcropping
9. PRD/OSD should be included in the design revew process where: 1) the development occurs within the Monument's View Area or 2) where development occurs within 200' of a major rock outcropping

Type of os	Ownership	Management	Access	Provision	Included Spaces
Major Public Open Space	City	City	public	acquired through private dedications	trails, trailheads, undeveloped recreation areas >5 acres
usable open space	private	private; per Dedication Agreement	private	provision of onsite, "usable" o.s. required by subdivision ordinance to ensure livable conditions	Developed:courtyards, forecourts, balconies, porches, playgrounds, pools, sport courts, picnic areas, community gardens, amphitheaters, roof terraces or gardens; Undeveloped: Setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
"	"	"	public	"	Developed: forecourts, parks, playgrounds, community gardens; Plazas, paseos, and streescapes within the BTZ; Undeveloped: setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
detached open space	private	private; per dedication agreement	private	dedication (onsite, offsite, or cash-in-lieu) of "detached" o.s. required by City Zoning Code to control density	Developed: courtyards, forecourts, playgrounds, pools, sport courts, picnic areas, community gardens, roof terraces or gardens, Undeveloped; rock outcroppings, natural recreation areas
"	"	"	public	"	Developed: courtyards, forecourts, parks, playgrounds, sport courts, picnic areas, community gardens; Plazas, paseos, and streescapes within the BTZ; planting strips in excess of min. requirement; Undeveloped: setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
"	City	City	public	"	see "Major Public Open Space"

Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

November 21, 2012

TO: Ms. Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department

FROM: Allan Porter, P.E.
ABCWUA, Utility Development Section

RE: Volcano Heights Sector Development Plan

As you are aware, the ABCWUA is currently developing an integrated utility master plan for the area included in the proposed Volcano Heights Sector Development Plan. This master planning effort is in draft form and is expected to be completed and adopted by the Water Utility Authority in late 2013.

In general, the proposed roadway network shown in the Volcano Heights Sector Plan will provide the public rights-of-way needed to extend water and wastewater services into this area. The extension of these utilities through the Sector Plan area will provide a needed connection between the existing Corrales and Volcano distribution trunks. Please note, public water and wastewater line easements may be required if public rights-of-ways are not available. Final water and wastewater line sizes can be determined as development proceeds in the Sector Plan area.

It should be noted that the Volcano Heights Planning Area lies within both the 3W and 4W pressure zones within the Volcano and Corrales Trunks. As such, and in keeping with ABCWUA engineering policy, top and bottom of zone water lines must be constructed within the Sector Plan area along the elevation contours that define the two separate pressure zones. Typically, and for general planning purposes, these lines vary in size from 12 to 16 inches in diameter. There is some flexibility in the final location of these lines that can take advantage of the proposed roadway networks within the Planning Area.

The figures in the Sector Development Plan that depict the existing water and wastewater systems in and around the Sector Plan area are accurate.

As per ABCWUA expansion policy, all water and wastewater service extensions into the Volcano Heights Sector Development area will require the execution of a Development Agreement between the owner/developer and the ABCWUA. Land use policies and zoning must also be in place before the agreement can be executed.

If you have any questions about ABCWUA planning in the Volcano Heights area, please do not hesitate to contact either myself at 505.924.3989 or Jeremy Hoover, P.E. at 505.924.3988. We can also make the draft utility master plan available for review by appointment.

UTILITY DEVELOPMENT

237

Renz-Whitmore Mikaela J.

From: Bauman, Debbie
Sent: Tuesday, November 27, 2012 10:10 AM
To: Renz-Whitmore Mikaela J.
Subject: RE: EPC Hearing Comments

Sorry Mikaela - things are crazy. Yes, I think what you suggested should be fine.

Thanks - Debbie

From: Renz-Whitmore Mikaela J.
Sent: Monday, November 26, 2012 9:19 AM
To: Bauman, Debbie
Cc: Morris, Petra A.
Subject: RE: EPC Hearing Comments

I didn't hear from you, so what I can do now is use the old letter but include this new language in the staff report under agency comments, with a note to see attached letter, as well. Does that work?

If not, can you send me a revised letter ASAP?

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Renz-Whitmore Mikaela J.
Sent: Friday, November 16, 2012 11:29 AM
To: Bauman, Debbie
Subject: RE: EPC Hearing Comments

Are you going to send in a new letter, or should I just take this language and replace the old?

I'll need it by **next Wednesday** in any case, as early in the day as possible. Earlier in the week would be even better!

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Renz-Whitmore Mikaela J.
Sent: Thursday, November 15, 2012 4:28 PM
To: Bauman, Debbie
Cc: Gallegos, Wilfred A.; Lozoya, Melissa R.; Brito, Russell D.
Subject: RE: EPC Hearing Comments

I'm good with all but the last sentence, which we can't commit to, either.

Thanks!

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Bauman, Debbie
Sent: Thursday, November 15, 2012 4:18 PM
To: Renz-Whitmore Mikaela J.
Cc: Gallegos, Wilfred A.; Lozoya, Melissa R.
Subject: RE: EPC Hearing Comments

Hi Mikaela -

Here is a suggestion for comments to be added or updated to what was previously provided. Let me know if this will work for you -

DMD continues to work cooperatively with the Planning Department to identify a process to address to access policy on the limited access facilities included in the Plan. DMD has agreed to assist the Planning Department with the process of seeking approval of either the current plan or some modified version of the access plan that better addresses the need of the Plan area. Additional traffic studies that may be required by MRCOG in seeking approval or resolution of the access issues will be completed by Planning.

Let me know -

Debbie

From: Renz-Whitmore Mikaela J.
Sent: Thursday, November 15, 2012 2:23 PM
To: Bauman, Debbie
Cc: Gallegos, Wilfred A.
Subject: RE: EPC Hearing Comments

Debbie,

I'm wondering whether DMD could revise the official comments, given our discussions in the past month. I realize there can be no firm commitments at this point, but if the paragraph about who will move the proposal forward to change access could reference a united effort (or something akin to that) between Planning and DMD, that would be incredibly helpful to our adoption process for the sector plan.

Let me know if you want to chat more about this. I copied Wilfred, since he's been involved in the last couple meetings.

The deadline for comments is Wednesday, November 21 by 3 p.m.

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Bauman, Debbie
Sent: Friday, September 28, 2012 4:52 PM
To: Renz-Whitmore Mikaela J.
Cc: Lozoya, Melissa R.; Salgado-Fernandez, Nilo E.; Hennessy, Mary Ellen ; Falkner, Randall S.; Barkhurst, Kathryn Carrie; Hyer, Christopher K.; Gould, Maggie S.
Subject: EPC Hearing Comments

Mikaela -

I will be on vacation until Thursday of next week but have copied Melissa on this e-mail in case you have any questions.

I have copied the other case planners on Engineering's comments, but I only had comments on the Sector Plan.

Talk to you next week - Debbie

Attachment 2:

Public Comments Received since the Staff Report

for October 4, 2012

United States Department of the Interior

NATIONAL PARK SERVICE
PETROGLYPH NATIONAL MONUMENT
6001 Unser Blvd., NW
Albuquerque, New Mexico 87120

In reply refer to:
L30 (PETR)

October 2, 2012

Mr. Hugh Floyd
Chairman, Environmental Planning Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Chairman Floyd:

It has been almost 25 years since the Northwest Mesa Escarpment Plan (NWMEP) has been approved by both the City of Albuquerque and Bernalillo County. This plan was approved even prior to the establishment of Petroglyph National Monument. Development has climbed to the mesa top. New infrastructure has been planned and in many cases constructed. New archaeological inventories have documented both more petroglyphs and more associated archaeological features, most of which are immediately adjacent to the escarpment (as defined by the 9% slope).

In 1990, the Congress of the United States established Petroglyph National Monument as a unit of the National Park System, to be cooperatively managed by both the City of Albuquerque and the National Park Service. This is the only such management agreement in the country and the eyes and ears of others will be looking closely at the decisions of the city, as to just how carefully the cultural and natural resources of the monument are being protected. Petroglyph National Monument belongs not just to the National Park Service but to all of us!

As for development within the Impact Area adjacent to the monument, we are pleased with the requirement that building height in the Impact Area will be limited to 15 feet, and we request that no exceptions be allowed for any structures to the 15' height limit and that natural grade be retained, keeping cut and fill to a minimum. As was stated in the NWMEP "the topography of the site is not to be substantially altered." In the past, the City has allowed exceptions. This should not be allowed in the future. This plan appears to respect the spirit and intent of the NWMEP.

Looking at the Mesa development as a whole, one must wonder at the visual impact that thousands of homes will have. We ask this Commission to look at the views from the monument, specifically in the vicinity of Piedras Marcadas Canyon as well as of the West

Mesa from across the valley. The specifics of the View Area of the NWMEP (Policy #20) calls for "The Predominant colors used on structures within the View Area shall blend with the natural colors of the mesa" This makes sense. The plans calls for external surfaces of commercial and multi-family buildings to be in the pallet of Approved Colors, allowing for up to 80% of opaque materials on any façade to be other colors (such as white trim). Unfortunately, the View Area regulations call only for roofs of single family homes to be of Approved colors and we ask that the plan require the same of single family homes as it does of commercial structures. The views from outside the area will be softened and muted with this simple requirement.

As we requested at the southern end of the monument, when Sun Cal had proposed a Master Plan, the National Park Service agrees with the City Open Space Division in favoring single loaded streets for many reasons. They help to better define the boundary, storm water can be retained upstream, streets- if wide enough- can be used as a trail for walkers and bicyclists, and the streets themselves create a visual buffer from development. In 2006 city Council approved the Volcano Heights Sector Development Plan. This Plan welcomed, and in fact embraced, general natural and cultural resource protection strategies. It reflected the significance of the cultural landscape as well as the geologic features. We see that this 2012 version does much the same if:

1) Single loaded streets when roads about the monument boundary.
2) Residential structures are limited in height to 15', with no exceptions
3) The Approved color palette applies also to all residential structures within the View Area

Thank you for the opportunity to comment.

Sincerely,

Joseph P. Sánchez

Joseph P. Sánchez, Ph.D.
Superintendent

City of Albuquerque
Open Space Advisory Board
October 3, 2012

To: Environmental Planning Commission
Subj: Volcano Heights Sector Development Plan (VHSDP)
(Ref: Summary booklet labeled "Agency Distribution", Sept. 4, 2012)

The Open Space Advisory Board strongly endorses the concept of a single-loaded street to be located adjacent to the boundary of Petroglyph National Monument. Such a road/street is shown on various maps in the SDP with an optimum alignment, and it is proposed to be mandatory.

Why should this road/street be required in the SDP? Because in Albuquerque many, many subdivisions (mostly residential but also commercial) have building lots laid out so that they back up to, say, the foothills, or the arroyos, or the irrigation canals and drain ditches, or to the river, or the escarpment, or to designated public open space land, and even some to landscaped parks. Wherever there exists some land or landscape that might provide a view or offer some sort of amenity value, Albuquerque's developers have chosen to turn their backs, to build houses and backyards, and usually block walls, that shut out everyone.

This sort of urban layout effectively cuts off both physical and visual access. The general public cannot see nor actually get to the foothills or the arroyos or the ditch banks. Not only is the public kept out, but even the people who live in the houses are pretty much turned away. At this sort of close-up level, Albuquerque's beautiful physical environment, as it is often called, is ignored.

There are a few exceptions, places where a single-loaded street lies between the houses and the natural landscape, providing an attractive street "edge" where the houses look out to the landscape and where people on the street can also see. One such place is a too-short stretch of Camino de la Sierra, at the foot of the mountains.

There are already too many places along the boundaries of Petroglyph National Monument where houses have been allowed to back up to the monument, such as Santa Fe Village. Here only the dead branches and grass clippings that people throw over their back walls get to "enjoy" the landscape.

In conclusion, we argue that the proposed Park Edge street in the VHSDP will provide a view of the National Monument's natural landscape and of the distant mountains. It will provide on-foot access and visual access. It will provide a sense of delineation and environmental integrity to the Monument, in at least this one area.

Jerold Widdison, Chairman

JW

Renz-Whitmore Mikaela J.

From: kanschuetz@comcast.net

Sent: Sunday, November 11, 2012 10:05 AM

To: Renz-Whitmore Mikaela J.

Subject: Comments on Volcano Heights Sector Development Plan, August 2012 (working draft) for Environmental Planning Commission Hearing on December 6, 2012

Ms. Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102

RE: ***Comments on Volcano Heights Sector Development Plan, August 2012 (working draft) for Environmental Planning Commission Hearing on December 6, 2012***

Dear Ms. Renz-Whitmore:

I am writing this letter for members of the Environmental Planning Commission (EPC) in advance of their second scheduled hearing of the *Volcano Heights Sector Development Plan, August 2012 (working draft)* (draft VHSD plan) on December 6, 2012.

In my September 20, 2012, letter to the EPC via your office, I expressed my general support of the draft VHSD plan in advance of the EPC's hearing on October 4, 2012. I also identified a number of important topics that remain underdeveloped in the present instrument in the effort contribute to its refinement.

Two months later, my general endorsement of the draft VHSD plan stands. Because the EPC did not address the specific issues that I raised in my earlier letter during its October hearing, I will use this opportunity, in part, to restate these points in the first part of my comments that follow. The second part of my commentary asks for the EPC Members to mind the community's interest in its significant investment in the Volcano Heights Sector during in their deliberations of the draft VHSD plan's regulations when some stakeholders ask for public infrastructure support but balk at planning criteria that they judge to be too restrictive upon their individual interests. *Community* matters, and planning variables that do not fall under the rubric of the *built environment* as neatly as water, transportation, sewer, etc., are also relevant to the public's interests, not just for the here and now of the Volcano Height's Sector's development but also the greater Albuquerque *community* over the long term.

I.

As a professional anthropologist and archaeologist with practical experience working in the Volcano Mesa area and known for contributions in the recognition, documentation, evaluation, and management of cultural landscapes in north-central and west-Central New Mexico, I remain unconvinced of the draft VHSD plan's meaningful commitment to its stated goals of contributing to the Volcano Mesa's environment to:

11.1.1. Establish an interconnected open space network comprised of parks, arroyos, the Petroglyph National Monument, and other open spaces,

11.1.2. Respect Albuquerque's culture and history, including Hispanic and Native American, through contextually sensitive development of Volcano Mesa, and

11.1.3. Conserve Volcano Heights' archaeological resources and protect and emphasize views and visual connections to the Volcano's Sandia Mountains, and Rio Grande. [p. 172]

The draft VHSD plan includes certain regulatory (e.g., p. 160) and policy (e.g., p. 180) statements regarding these issues, but their discussions are generalized and disconnected. Overarching strategy is needed in the discussion of the incentive programs to help development interests visualize the full assortment of "carrots" that are available to them, as well as understand their options. For example, land owners and developers should be helped to understand that archaeological sites, just the basalt outcrops, are significant cultural resources eligible for the incentive program. I further think that these stakeholders should be helped to understand that the costs of archaeological resource mitigation might be much higher than the alternative of in-place avoidance. What is more, the protection of archaeological sites through avoidance can potentially be part of an incentive for greater development density and height elsewhere. Talk about having your ("carrot") cake and eating it, too!

A larger issue is that I do not think that the discussion of the above topics in the presentation of the draft VHSD plan is sufficient to enable decision-makers, regulators, and stakeholders to comprehend how these issues are important to the development of a more livable community with a unique sense of place. In fact, language used in the policy statements relating to these issues (e.g., see p. 180) is so weak (e.g., the use of the word "should") that fulfillment of policies related to cultural-historical and recreational amenities is left in doubt. It is easy to anticipate that decision-makers, regulators, or stakeholders might think that such amenities are entirely optional.

As seen in the planning document's traffic study (Appendix C), the Paseo del Norte and Usner Blvd. rights-of-way will carry heavy vehicle loads within the Volcano Heights Sector. High traffic densities, of course, will largely be the product of sector's development as a Major Activity Center replete with Town and Regional center scale facilities. To fulfill the plan's goals for the sector's residential use and the promotion of a pedestrian-friendly environment, I think that the City of Albuquerque needs to make clear policy statements and specific commitments that the construction of grade-separated pedestrian crossings across these bustling corridors is a necessity. Additionally, the proposed intersections shown in the sector plan (e.g., Exhibit 4.3) are insufficient, both in terms of number and placement, for a safe and workable pedestrian environment.

At the very least, the City, which wanted the Major Activity Center designation in the now-adopted Westside Strategic Plan Amendment, now has the obligation to guarantee the construction of supplemental grade-separated pedestrian crossings over Unser Blvd. in the area of the Volcano Heights Sector's north and south boundaries. The timing of the construction of these facilities must be tied to specified levels of traffic flow in and out of the sector to prevent the "can" from being kicked down the proverbial "road" year after year. Regarding the north boundary, the tragedy of a student attending either the Sunset View Elementary School or James Monroe Middle School dying in a pedestrian traffic accident must not have to happen before this topic is addressed.

II.

I listened attentively to the comments made by EPC Members and stakeholders during the October 6, 2012, hearing. Several individuals, both from the EPC and the public, talked about the unreasonable economic burden that VHS land owners and development interests would have to shoulder if City, County, State, and/or Federal governments do not step forward and share in the expense of infrastructure development. Staff Report Finding 7 (F) (12EPC-40061—October 4, 2012, p. 43) was specifically called out by one EPC Member during this discussion:

> Proposed zone changes do not require major and unprogrammed capital expenditures by the city. Property owners and developers are responsible for providing infrastructure to serve development as it occurs. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all require property owners to collaborate, veto to institute the mechanism, and work with the City of implement the agreed-upon infrastructure improvements.

The EPC Member contended that because the proposed zone changes identified by the draft VHSD plan, in fact, does require the City (among others) to use public funds for development to proceed, the wording of Finding 7 (F) is inappropriate. As the discussion continued, several EPC Members took the position in their commentaries that the draft VHSD plan is a "cart before the horse." Additionally, EPC Members and some members of the public agreed that both coordinated infrastructure planning for water, transportation, sewer, etc., is needed and infrastructure development needs to begin for the VHSD plan to be feasible.

At a base level, I agree with the EPC Members, landowners, and development interests who call for holistic infrastructure planning and development. (In fact, I have joined other members of the public who have called repeatedly for the adoption of holistic planning since I first became in the Volcano Mesa proceedings more than two years ago!) I was pleased to hear the EPC Member acknowledge publicly that the City (if not also County, State, and Federal governments) has used—and will continue to use—public funds in support of the Volcano Heights Sector development for the benefit of the *community*.

As we have heard, private landowners and development interests are willing to accept—and, in some cases, have stated the need for—public funds for essential infrastructure planning and development in the Volcano Heights Sector. Given that public funds are being—and will continue to be—committed to this planning development enterprise, the *community* not only has a role to play in the planning process, it has the *right* to expect that it will receive tangible benefits for its investment.

I request that the EPC Members keep the public's interest in its investment in mind as they continue their deliberations of the regulatory guidelines designed to ensure the achievement of the Westside Strategic Plan's goals during development in the Volcano Heights Sector. A private stakeholder's acceptance of public funding requires their acceptance of obligations for betterment of the *community*. Parks, open spaces, trails, etc., are parts of holistic environmental planning, just as the regulations governing the physical characteristics of the built environment of roads, utility infrastructure, and buildings.

Landowners and development interests will change over time, and the rate of change will surely accelerate as soon as the development of necessary infrastructure begins. On the other hand, the *community* will always be here; leaving is not an option.

The persistent question, however, is this: What will the *community* be left with?

I encourage the EPC to continue the Volcano Heights Sector planning process and contribute to the refinement of the plan. In this endeavor, I also urge the Commission to consider aspects of the environment other than just the built environment for the betterment of the greater Albuquerque *community* over the long term.

If you have any questions, please feel free to contact me. I continue to look forward to seeing this process move forward.

Thank you.

Sincerely,

Kurt F. Anschuetz, Ph.D.
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AIA Albuquerque
A Chapter of The American Institute of Architects

November 19, 2012

Russell Brito
Manager, Urban Design and Development Division
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque NM 87102

Dear Mr. Brito:

AIA Albuquerque is pleased to respond to your request for assistance with the draft Volcano Heights Sector Development Plan. We offer two sets of written comments, one drafted by Robert Heiser AIA, a former EPC commissioner, and the other by myself, a former Planning Department director. Members of the AIA Local Government Affairs Committee discussed and edited the lists, both of which our Board has approved.

Our comments are intended to be constructive, but we want to emphasize that certain aspects of the Plan trouble us very much. For instance, we believe the building design standards are unnecessarily and excessively prescriptive. And we foresee problems applying the standards if the Volcano Heights Review Team and City staff involved don't include a majority of licensed design professionals.

Your original letter asked us to evaluate the regulations and standards via design simulation, if possible, but resource constraints haven't allowed that. However, we can readily visualize some effects that will limit legitimate prerogatives of owners and architects. Moreover, broad public policy goals such as energy conservation will not be served if building design standards, especially for facades, impede the design of high-performance building envelopes. We strongly advise a new take on these standards.

We are available to discuss our concerns with you at your convenience. Thanks, again, for asking our assistance.

Sincerely yours,

Richard W. Dineen, AIA
President

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VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN COMMENTS

Bob Heiser, AIA

Chapter II2.1.2ii

P. 16 NWMEP – Measure of grade versus VH (Volcano Heights) versus COA (City of Albuquerque) -- Why are they different?

P. 20 Why does VH have precedence over COA codes, ordinance regulations and standards?

P. 21 Table 3.1 This is a confusing table.
If a change of 'use' occurs that is allowed in the underlying zone why would that trigger a planning review?

P. 22 Table 3.1
Signage based on value? Does this occur anywhere else in COA? How is this enforceable and does the zoning department really want to take this on?

P. 25 3.2.6 Volcano Heights Review Team VHRT Is there any precedence for a Review Team RT in Albuquerque ?

P. 25 – 29 Why include a definition of the role of the DRB 3.2.7 and City Council 3.2.9? It's defined in COA codes and ordinances .
Why are the following in a Sector Plan ? The plan should reference COA criteria (since criteria may change) and not list them in the Sector Plan. There are legal implications due to the potential contradictions and changes that may occur over time.

3.2.10 Minor deviations – should follow the same criteria as the C.O.A.

3.2.11 same as above

3.2.12 same as above

P. 25 – 29 Same as above

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P. 30 Table 3.2

P. 31 Table 3.2

P. 32 3.3

P. 33/34 3.4 as stated above , just use COA criteria.

These tables are very confusing.

P. 35 Yikes – matrix – this is very confusing

P. 36 Table 3.6 Why is it different from COA , in particular # 10? Change of use ?

P. 37 Table 3.6- Why wouldn't #13 and # 14 be an EPC decision versus a recommendation. Does the decision go to City Council after the EPC process ?

P. 38-50

Are these definitions the same as COA zoning code definitions? If not, why not. If there is a new definition not found in the COA zoning code it should be added to that code. It's problematic for the COA to have different definitions of terms and for staff to have to have multiple definitions of terms to work from.

Chapter II 4.0

P. 54 How can there be "three centers" - town, regional and village in a Sector Plan?

P. 57 4.6.1g and 4.6.3 h (similar) – Any paved area within the setback shall match the material of the sidewalk and be constructed at the same grade level .
This is a perfect example of how restrictive this plan is. A requirement like this would not allow the majority of walkways in Old Town to exist and may inset areas between buildings and public sidewalks all over Albuquerque of tile, granite pavers, brick pavers and other materials would not be allowed.

P. 59 Exhibit 4.6 -- Consider a vertical curb at the 3' buffer between the driving lane and the bike lane – How do you park a vehicle in this street section?

P. 61 4.6.3 h – Any paved area intended for pedestrians , within the setback, shall match the material of the sidewalk and be constructed at same grade level .
This requirement seems unwarranted and shouldn't apply to <u>any</u> site in the COA. Please show us a city where this exists.

P. 57 Street sidewalk width is ok.

P. 64 Pavement requirements are 19' for sidewalk versus a 6' sidewalk – why so much pavement? Doesn't all this additional pavement add to the urban heat island, reduce permeable site areas and promote global warming?

P. 64 (cont'd) ... Why are there 10' sidewalks at residential areas?

P. 67 ok

P. 69 4.17
Huge pavement cross-section – bike 6.5'; multi use – 10'; sidewalk – 10'= 26.5' in addition to traffic lanes.

P.70 R – side – 73' wide pavement section . Why do we have a – 26' wide bikeway and sidewalk ?

P.71 ok

P.74 Why are parking space widths different on pages 74 and 75? Why not have 8' wide parking spaces as a typical dimension ?

P.77/78 4.8 to 4.9.7 The COA standard for street trees should apply. Delete this from plan.

P.78/79 COA standards should govern. 4.10.9 -- Why must a lamppost have a base, middle, and top?

P.80 Street furniture should use COA standard language.

5.0 Zoning

P. 82 Why are there so many zones (6)?

P. 85-95 We are adding (p. 89) new zoning 'use' designations in (6) character zones.

P.90 Why are B&B not allowed in TC, VC and garages not allowed in TC, RC, VC?

P. 91 to 95

- Scale and architectural style complements single family development.
- Character complements single family development
- What do the above statements mean and how does the staff intrepret ' complements' ?
- 5,000 NSF max bldg. size . Why impose this restriction in these tables. Where else in the COA do we restrict building development to 5,000 NSF.

6.0 Site Development.

P. 99 The maximum height is 40' in the NWMEP view area as noted– TC, RC, Mixed U, NTZ p. 16 & p. 15 (NWMEP reference)
How can you allow a formula that exceeds the NWMEP maximum height?
K = max HT (40') + 15%k = 46'

P. 99 6.1 Why and how can First Floor elevation be flush to sidewalk? This might not be possible on some sites.

P. 100 ii 2. Interior clear height 12' ? Why mandate this in a Sector Plan ?

P. 101 6.1.9 I, II, III, IV all too restrictive
V ok
VI, VII, VIII, IX, X all too restrictive
XI ok
XII too restrictive
XIII ok

P. 102 6.1.10 I, II, III, IV all too restrictive
a, b, c
V, VI
a. EIF – 10%? Why restrict materials such as EIF ?
b. clapboard
c. clapboard 50 yr warranty
Again, why are we restricting materials and requiring a warranty on materials in a Sector Plan?

P. 102 6.1.11 Windows –
III – Shall be recessed
May be arched on ground level and flat top on upper floors
Vertically proportioned – shall be w/multiple panes in double hung and casement
Windows separated from other
Windows – punched wall openings vs. grouped – shall be – why?
Ornamental arches shall be deeper on ground fl and shallower on upper - why
For all of the above, why is any of the above in a Sector Plan ?
The Historic Overlay Zone Design Guidelines are not anywhere close to being this strict.

P. 103 6.1.12 Architectural Details and Other Elements
I
II
III
IV
Again, why is this in the Sector Plan ?
Towers are not that significant a part of vernacular nor are elaborate detailing and decorative windows.
Is there a definition of 'elaborate' or 'decorative' in the zoning code that a designer or staff planner use to determine if you meet the ' shall' requirement of this section ?

P. 105 "L" Ground Floor 12" Above sidewalk
First floor-to-floor height a minimum 15' -- why?

P. 106 (see P. 100 too) Why are windows areas 25% in TC, 20% RG, 25% VC, 20% VHMX, 20% NT.
This is an example of how difficult this plan will be to enforce -- why impose all of these different percentages?

G. Doors windows – 50%-90% TC, 30% RC, 50% - 90% VC, 30% VHMX, 25% NT, 25% ET
Same comment as above.

GENERAL

Design standards (below) all very restrictive
p. 101, 101, 107, 108, 109, 113, 114, 118, 119, 123, 124

Example: (P. 107) (shall) ...requiring rhythm, tripartite, a distinct base, middle, cap, cornice, transom, bulkhead, display windows ... this entire section should be taken out . It is too design restrictive . This Sector Plan is not an existing historic district , why impose these standards ?

Why is EIFS limited to 0% or 25%? (p. 124)

P. 119 Example of limitations and material requirements. Remove this restriction.

P. 126 Why are some finish floors required flush to a sidewalk and others required to be 12" above thesidewalk ?.
If you have residential in a principal building are you required to have a 15' floor to floor height?
Why mandate minimum floor-to-floor heights ?

7.0 Site Development
(Recommend striking this entire section)

P. 130 NWMEP (VIEW" p. 15) restricts HT to 40' p. 16 (allows some fill)
Cupola – 10'
Equipment 6'
15% of 40' height and corner towers – to 46'
and
7.2.3 TC 200 employee companies are exempt from the maximum height requirement.
7.2.3 – How to enforce the clawback 5 yr provision. Why would the city want to include this at all in a plan ?

P. 131 Point system – The point system seems really problematic for the city staff to implement and it may create some legal issues .

P. 132 Same as above

8.0 BLDG DESIGN STANDARDS

P. 140 Building facades shall include architectural details and ornamentation
What is "ornamentation"? Not defined.
Once again, this is over-reaching and problematic for the city to enforce.

P. 141 Building Color

8.4.1 Appendix E
- Appendix E in this plan is the plant list. It should not be in this section.
Why not include color list in this document?

P. 141 8.5.4 Is a sloped parking floor a ramp ?
Why is this restriction on ramp included? Some difficult sites might warrant a ramp along a street or integrated with a berm.

P. 142 – Note 1 : Garage Type D mim 5'Linearfeet of fenestration on the street facade and be articulated to resemble main structure. Once again, this sort of requirement is too restrictive.

9.0 SIGNAGE COA STDS

This is more restrictive than COA and as restrictive as some historic districts. Is this a zoning dept enforcement problem?

10.0 OPEN SPACE

P. 152 10.3.1 Rock outcropping buffers of 100'. Why not identify significant rock outcroppings in the plan area and route road ways around them. See P. 158, 159. Instead of imposing a "grid" that intersects rock outcropping per intent of 10.1 p. 152.

P. 154 b. Non Residential mixed use -- 2-5 acres sites shall have publicly accessible plaza, patio, courtyard, amphitheater, or roof garden 1,500 SF - problem. Publicly accessible for some uses, hotel, restaurant could be problematic... can a business restrict access to dining patio, courtyard, roof deck? What does the term "publicly accessible" mean?

P. 156 10.3

- Balcony – 5x8 min (not flush)
- Patio 150 sf min
- Courtyard must have connection (pedestrian) to adjoining buildings. or a public sidewalk
- Roof garden, min 50% of bldg. footprint area. Why?
- Roof terrace shall include landscaping in form of potted plants and seating
- Private walks shall be asphalt, cement, or crushed fines (so according to this, no brick, tile, granite pavers , cobble or wood walks are allowed in private areas?)

P. 157 Plaza – minimum .25 acre (10,890 SF) to 1 acre

P. 162 10.7.1 I Wall Height not exceed 72" – what about sloping sites w/grade differential.

P. 163 10.7.5 Rainwater – Does a water harvesting requirement of first ½ of rainfall "capture" violate the 96 Hour Rule to get water on developed sites to Rio Grande?

P. 165 10.7.8 Plant list.
I. Native plant list A
II. Xeric plant list B – COA – refer to COA list due to periodic update of plants.

11.0 GOALS

11.1.3 Conserve ... "rock outcrops" and features -- then don't impose a street grid on top of rock outcroppings and buffer zones in the Sector Plan.

11.1.5 Building Height – does the NWMEP height restriction apply ?

11.4.3 Encourage architecture and landscape treatments that are consistent w/regions traditions and climate and help to establish a unique sense of place

- Real problems here –
- The design standards with shall in districts require design features w/ornamentation, triparte design towers --- generally features not reflective of local cultural design – and on the other hand are not climate sensitive due to glazing requirements on buildings – regardless of façade orientation.
- Courtyards must have a pedestrian connection to sidewalk or other building and buildings shall be rectangular...
- Canopies for shading with photovoltaic (solarcollector) arrays seem not to be allowed , yet they are a basic sustainable design item.
- Stucco & EIFS are limited
- Roof materials shall be (pitched) barrel clay tile, copper, standing seam metal, synthetic slate or similar materials per the plan, this restricts new technology in roofing materials such as photovoltaic roof tiles and the use of concrete roofing tiles and other materials.

- ➢ Design standards are very restrictive, more so than historic overlay zones under Landmarks and Urban Conservation Commission standards. Contemporary design and materials are really discouraged by this plan and unique design solutions and response to site conditions with a range of geometry is discouraged.
- ➢ This plan is way more restrictive than Mesa Del Sol...why? It will discourage development for years and will be difficult for the city to enforce, regulate and defend it due to its complexity, specificity, and variation from established COA standards that govern the rest of the city.

Some building design standards read similar to H.O.A. rules rather than City sector plan regulations.

AIA ALBUQUERQUE
Volcano Heights Sector Development Plan Review Committee

Members
Richard Dineen, AIA,
Bob Heiser, AIA,
Edgar Boles, AIA,
Ellen Pierson, AIA
Joseph Brawley, AIA

VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN COMMENTS
Richard Dineen, AIA

Chapter II Regulations

3.0 Administration

3.1 Applicability No Comment.

3.2. Development Review and Approval Process.

3.2.1. It is unclear as to what steps will be taken to "streamline the process". This Plan has more layers of control than other Sector Plans adopted by the City including the Downtown and the Uptown Urban Center Plans.

3.2.3. Follow adopted procedures already in place. Do not invent a new process unique to this plan only. Reference sections numbers for ease of use. Don't reinvent adopted, tested procedures already adopted and in place.

3..14.-5. Approval procedures should follow existing processes where adopted not create another process for an area of the city that contains only 570 acres (less than a square mile).

3.2.6. Remove this section and use existing review processes already in place. Creating a separate review will not streamline the process. The VHRT team is too large and too cumbersome. The purpose and authority of the Team is too vague. Can a conflict be appealed?

3.2.7. What is the purpose of this approval? This appears to add a new layer to the review process.

3.2.8.-9. Amend and reference appeal procedure in Zoning Code.

3.2.10.-11. The deviations are too restrictive, subjective, broad, and they add another layer to the development approval process.

3.2.13 -3.4. These sections again reinvent many of the procedures and processes already in place in other codes and ordinances.

3.5. Definitions. Some general comments follow. A good example of what to do more of is the reference for Accessory Buildings to existing tested language in Zoning Code. Ditto for definition of "Exception".

Full Service Grocery definition needs to be reworked. It is too vague and will be difficult to enforce and may not comport with state law.

Where possible use the dictionary definitions for architectural terms such as "pilaster, portal, plaza,"etc.

4.0 Streets & Streetscape Standards

4.10.2. & .3-.4-.8-.9-.10 Regarding street lights and their design aesthetics and placement. Mandating heights and placement of fixtures without considering their function such as coverage and intensity of the light output is arbitrary and conflicts with Zoning Code requirements for parking areas.

Placement and heights of fixtures are a function of light intensity and coverage measured in lumens. These placement restrictions can conflict with other functions.

What is the purpose of 4.10.9.? Why do all lamp posts have to have a base, middle and top?

6.0 Site Development and Building Design Standards VHTC

Table 6.0

6.1.4 Height Standards What is the purpose of restricting the internal dimensions of building floors? These are design regulations more appropriate as part of the building code, not a Rank 2 Sector Plan or even the City Comprehensive Zoning Code.

6.1.9 Massing and Facade Composition. This section dictates design, and is arbitrary and capricious. Using subjective terms with a mandatory "shall" meaning it must be done with phrases like " generally...rectangular or ...shall be express with well-balanced facade compositions...is aesthetic zoning. Architects will be held accountable for subjective design requirements by potential review bodies who

have no expertise in design. Another example of subjective requirement with no clear public purpose is the requirement for "heavier massing "stated in (vii) and aesthetic zoning stated in (xiii) prohibiting vinyl and chain link fencing. Clearly these are aesthetic concern subjective in nature that serve no meaningful public purpose.

6.1.10. Building Materials. Here again are examples of aesthetic zoning. What is the purpose of (i) and (ii) dictating materials and coverage even process calling for only 75% use of stucco along one street street type and then requiring it be placed on using a three step process.

General Comment: Don't prohibit the use of certain materials or require certain construction procedures. Standards should be written to express the design intent such as providing shade and covered walkways for pedestrians. Don't dictate canvas awnings in our climate (they get sun rot) or see-through walls as required in 6.1.12. There are many solutions to providing visual interest without dictating what they must be. Avoid requiring the use of specific materials or construction methods or even non functional elements such as "tower elements".

6.0 Site Development Standards VHVC

6.2.2. Building Placement. Under "Principal Building Standards eliminate floor heights, ground floor finish level and upper floor-to-floor heights for reasons stated previously.

6.2.9 Massing and Facade Composition (ii) & (iii) requirements need to be changed to design intent statements or change "shall to may."

Change the word "awnings" to "shade structures" throughout. Eliminate (xi).

6.2.10. through 6.2.13. and other similar sections in the VHMX,VHNT,VHET, also should eliminate material restriction, specifying materials, and construction restrictions. Restate these as performance-based requirements or state what the urban design intent is.

These standards are unnecessarily restrictive and add to the cost of doing business. They restrict the design decisions of the owner and the owner's consultants, adding costs with no real benefit to the public. Furthermore, there is no assurance that they will create quality design. They pre-empt the responsibilities and the role of professionals licensed and given by the State under licensing requirements for architects, landscape architects, and engineers approved to do design.

General Comment: Eliminate (iv) requiring that changes can be only made after being "considered" by the Volcano Heights Review Team consisting of

volunteers and city staff. This is not meeting the intent statement goal to "streamline the approval process". The review process cannot be handed to volunteers or even staff with no experience or expertise or training in architecture, engineering or other related building fields. This should be done throughout the plan.

Conclusion

The intent of the Plan stated in the Executive Summary is to encourage development that creates an attractive, vibrant, Major Activity Center. The plan area consists of 570 acres and is one of three Sector Development Plans in the area.

The local component of the American Institute of Architects (AIA Albuquerque) were asked to review the plan regulations in a letter from the Planning Department dated April 10, 2012.

1. Are the regulations clear and well organized to be usable for development?

2. Do they result in high-quality, attractive development and preclude low-quality undesirable development?

3. Do they insure a reasonable balance between ensuring predictability while still providing enough flexibility to guide a wide range of development that may occur over 10+ years?

<u>The following comments attempt to speak to these three questions</u>:

While well organized the regulations as detailed in the above analysis are excessive & overly detailed. as written. The Plan has over 150 pages of regulations. This is almost as many pages as the City Comprehensive Zoning Code. This seems excessive for an area of 570 acres.

The Plan pre-empts design prerogatives given to the owner, developer and their professional consultants by over regulation of design elements as stated in the previous comments.

The Plan adds excessive design review to the approval process. It adds a new review body of staff and volunteer community members (Volcano Heights Review Team) which consist of at least seventeen members.

The Plan requires notice and hearings for compliance and deviations by the DRB or EPC for sites less than 5 acres for any projects in the Transition zone or Center VHMX zone. This is more restrictive than the Downtown and the Uptown Urban Center Zones. It also adds more review time and cost to the development process.

The Plan has many regulations that attempt to legislate "quality design" by dictating restriction on appearance, even calling for internal limits on heights of floors. Unlike the performance-based code adopted in the Downtown Urban Center, which does have a existing building inventory, this plan's regulations are excessive and in some cases capricious in what colors, material, and design elements are allowed. It is unclear how such regulations if implemented will insure "quality development".

The Plan provides no information on land ownership nor does it talk about an assembly strategy to consolidate the antiquated platting which exists in the area. Not having such a strategy coupled with the need for completion of Unser Boulevard means development of the Plan area may be more than ten years away. Excessive regulation, especially without a major developer, could also delay implementation.

Providing ROW for future public transportation is an important in the Plan but development implementation will not occur until private demand occurs. Without a major developer on board the area will not develop and the plan will outlive its "shelf life" as have other plans.

Good plans don't insure quality development nor do excessive regulations. Without a market-driven demand the Plan will not become a reality. In reality quality is hard to insure through a legislative process

United States Department of the Interior

NATIONAL PARK SERVICE
PETROGLYPH NATIONAL MONUMENT
6001 Unser Blvd., NW
Albuquerque, New Mexico 87120

In reply refer to:
(D34) PETR

November 20, 2012

Mr. Hugh Floyd
Chairman, Environmental Planning Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Chairman Floyd:

In a letter to the Environmental Planning Commission, dated October 2, 2012 the National Park Service has consistently requested:

1) Single loaded streets when they are along the Petroglyph National Monument boundary
2) Residential structures to be limited in height to 15', with no exceptions
3) The approved color palette to apply also to all residential structures within the View Area

Just to clarify, this plan works towards these requests by proposing a single loaded street along much (but not all) of the eastern plan area. Also, regarding limiting structures in the Impact area to 15', we do question that the height measurement is from the approved rather than the natural grade. Additionally, application of the approved color palette as stated in the Northwest Mesa Escarpment Plan does not, as it turns out, regulate color for residential structures in the View Area. We can support this Draft Volcano Heights Sector Plan (dated August 2012) if the above requests are included in the next version.

Therefore, we again request:

1) Single loaded streets along as much of the boundary of Petroglyph National Monument as is feasible
2) The height limit in the Impact area should be limited to 15' from natural grade, with a possible exception not to exceed 4' of fill if and only if required by the City Hydrologist, and
3) That the approved color pallet apply to all (commercial and residential) structures (walls and roofs) in the entire View Area

As the Monument is cooperatively managed by both the City of Albuquerque and the National Park Service we appreciate the opportunity to comment. Over the past 22 years

we have seen numerous violations of the Northwest Mesa Escarpment Plan, and we believe these requests help retain that plans intent and integrity.

Sincerely,

Joseph P. Sánchez

Renz-Whitmore Mikaela J.

From: Hoffman,James,FORT WORTH,R&D [Jim.Hoffman@AlconLabs.com]
Sent: Wednesday, November 21, 2012 7:50 AM
To: Renz-Whitmore Mikaela J.; Webb, Andrew T.; Carruthers, Madeline
Subject: VHSDP comments for 12/6/ EPC meeting

Mikaela / Andrew,
I would like to reiterate my ongoing support for approval of a Volcano Heights Sector Development Plan (VHSDP) which is greatly needed to provide a framework for organized development in Volcano Heights. The current draft VHSDP has made significant progress in achieving the plan goals regarding Zoning, Streets, Development Standards, and Open Space. The negative impact of not approving a Volcano Heights Sector Development Plan would be a significant setback for the City of Albuquerque in helping address the jobs / housing imbalance on the West Side as well as continuing to aggravate traffic congestion problems in Northwest Albuquerque and at river crossings

I would like to thank the planning department for their response and discussions with ABCWUA, AMAFCA, and City DMD regarding infrastructure coordination following public comments at the 10/4/12 EPC meeting. The VHSDP plan language should be modified to encourage ongoing infrastructure dialogue with these three agencies, including landowner participation, both during the remaining VHSDP approval process and following City Council approval.

Near the end of the 10/4/12 EPC meeting it was questioned whether approval of the sector plan was premature. Clearly this is not the case. This is the third version of the VHSDP in a process dating back to 2004 and the WSSP amendment, VCSDP, and VTSDP have all been approved nearly two years ago. All three agencies (ABCWUA, AMAFCA, and City DMD) commented to the planning department that the current VHSDP provides the appropriate level of detail for planning. Failure to approval a sector plan would only serve to stall these planning activities for the area.

Again, thank you for the opportunity to provide comment and I am supporting approval of a Volcano Heights Sector Development Plan.

James Hoffman

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817-568-6971 fax
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Thank you.

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Renz-Whitmore Mikaela J.

From: John Ransom [jransom@nmrea.com]
Sent: Wednesday, November 21, 2012 11:53 AM
To: Carruthers, Madeline
Cc: Renz-Whitmore Mikaela J.; Webb, Andrew T.
Subject: VHSDP Comments

Dear Chairman Floyd:

The Ransom Family continues to be involved with and following the Sector Plan being prepared by the City of Albuquerque and are one of 35 land owners in the plan. We are in favor of approving the VHSDP now. The intent and the development of the plan brings to the West side the needed employment center and job balance that the City needs desperately for the community. There has been so much progress made towards flexibility of the plan to allow for "phased-In" development that can help spur jobs, earn gross receipts taxes and reduce trips over our overcrowded bridges. We believe that the zoning is what the City needs and the density to create that job balance. While the Sector plan deals with land use and, to some extent the traffic and access, what is still missing in the plan is additional planning to bring this plan to fruition. Our community appreciates the EPC's comments at last October's hearing that the City take the leadership role to bring the necessary agencies together to study and complete plans for the drainage master plan, extension of water and sewer to the area as well as the regional backbone infrastructure and regional roadways that will have impact beyond the sector plan boundaries. In closing again we support the plan. Thank you for the opportunity to review the plan.

John Ransom, CCIM, SIOR
Grubb & Ellis|New Mexico
505.880.7011-direct
john.ransom@grubb-ellis.com
www.RansomWith.com

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Comments for December 6th, 2012 EPC Hearing on the Volcano Heights Plan

Rene' Horvath – Taylor Ranch Neighborhood Association

A) The two main issues we want to address are preservation and transportation:

The challenge for the Volcano Heights Plan is to preserve the unique features of the mesa top and to address the traffic issues.

1) **The natural/ cultural landscape:** The Volcano Mesa area is rich in geological, natural and cultural resources.
   a) **Rio Grande Rift:** There are only a few rifts in the entire world, the Rio Grande valley is one of them. The volcanoes sit in the middle of it. This is why Albuquerque has unique land formations, such as the mountains, river valley, and volcanoes. They were all formed by the Rio Grande Rift. These land formations give Albuquerque its topography with the beautiful views. We should recognize that this is a unique situation that most cities don't have.
   b) **Rock outcrops/ escarpment**: The rock outcrops and the escarpment were created from the lava flows. They add to the geological landscape on the mesa top. That's why there is a lot of effort being made to preserve them.
   c) **Petroglyphs**: There are 24,000 petroglyphs carved on the volcanic boulders along the escarpment. Most were made by the pueblo Indians (1300's to 1650's) and early Spanish settlers. The petroglyphs are sacred to the Indians and we need to make sure they are protected.
   d) **Plant and animal life**: There is a variety of plants (ex. juniper trees) and wildlife on the mesa top. The variety is comparable to what's seen in the mountains. This makes the mesa a very interesting place. That's why we have asked for keeping arroyos natural so they can serve as wildlife corridors.

People value these resources and special consideration is needed to protect them.

2) **Transportation:** Transportation is a huge concern on the Westside.
   a) **Limited amount of river crossings:** Traffic severely bottlenecks at the river crossings during rush hour. Travel time is increasing to and from work. All this growth from the Volcano Mesa area and from Rio Rancho will make the traffic congestion worse.

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b) **Paseo del Norte/ Unser:** As the population grows, traffic will certainly bottleneck onto these two roadways when it travels up and down the escarpment. The traffic situation will be similar to the river crossings.

c) **Communities downstream:** Adding more traffic to the communities downstream adds to the traffic burden these communities are already experiencing. Taylor Ranch is one of these communities.

d) **Natural features vs. transportation planning:** Special consideration has to be given to protect the geological features. That's why road networks have gone around the volcanoes, and only two roadways have gone through the escarpment-Unser Blvd. and Paseo del Norte. Both roads were very controversial, because of the Petroglyphs. This is why Unser Blvd. was developed as a 4 lane parkway, and why Unser and Paseo del Norte restrict truck traffic. This was to mitigate the traffic impacts.

e) **West side vs. eastside road systems:** The Westside is different than the eastside. The eastside has a better road network, more of a grid system and less natural features to consider. If one roadway is blocked on the eastside there are several other roadways to take.

f) **Westside development not pedestrian/ transit oriented:** Westside neighborhoods are not being designed to be pedestrian or transit oriented. They have too many walls and don't connect to one another, thereby restricting pedestrian travel. This makes Westside residents auto dependent. This needs to change.

g) **MRCOG:** MRCOG is fully aware of the transportation problems. At numerous meetings, they have told us there are no bridges being planned; traffic is going to get worse. They are very concerned about the situation and strongly promote mass transit. They said we need to look at land use, and how we develop it for transit, pedestrians, and bicyclists.

We feel that the Volcano Heights Planning team is trying to address all these challenges. They are trying to address the jobs/housing balance with the town center. They are encouraging protection and preservation of the cultural and natural resources, and to design development to be better suited for pedestrians and transit. We support their efforts and want the vision and the language in the Plan to be strong in order to meet these challenges.

B) Below are additional comments to help support and strengthen some of the details in the proposed plan:

1) **Single loaded street:** We support the plan using single loaded streets along the Monument boundaries. A street edge is more attractive, and protects the escarpment and National Monument much better. Pedestrians can use the street as a walkway along the open space areas, which helps to prevent rogue trails from forming in the natural areas. It allows views to be seen for everyone to enjoy. It also serves as a buffer between residents and visitors of the Monument, which provides more privacy for the resident. A street edge benefits the whole community. We strongly support this design feature not only along the escarpment, but also for parks, and other public places as well. Please do not water it down.
2) **Rock outcrops and Open Space:** We support the preservation of the rock outcroppings and open space areas. There needs to be more vigilance in obtaining open space funding to purchase open space in order to preserve the rock out crops, and to increase the buffer along the escarpment edge. We also need to develop an impact fee system specific to the Volcano Mesa area, as another source of funding for open space acquisition.
3) **Impact fees:** We encourage the development of an impact fee system specific to the Volcano Mesa area. This will help the property owners to share in the costs of road building and drainage improvements and it will provide a source of funding for Police, and fire services, open space, parks, and trails.
4) **Cluster development/ density/ preservation/ transportation:** Cluster developments are a great way to build high density in one area in order to set aside land for open space preservation in another. This would help in our efforts to preserve the rock outcrops, the magnificent views, the archeological sites, etc. It would also provide the necessary common space areas for the residents. The high density residential area will also function better for pedestrian and transit use. We encourage more cluster development for preservation and transportation efforts.
5) **Subdivision connectivity:** Neighborhoods need to connect to one another like they use to do and provide for easy access to transit, trails, shopping and employment areas.
6) **No Gated Communities or walled subdivisions:** We support the plan not having gated communities. Walled subdivisions and gated communities restrict pedestrians and bicycle mobility. This type of design adds to our traffic congestion. WSSP also discourages gated communities.
7) **Urban Streets:** We support the Plan's concept of the mandatory A &B streets by having smaller blocks with buildings built up to the streets. This is a good design for pedestrian travel and transit use.

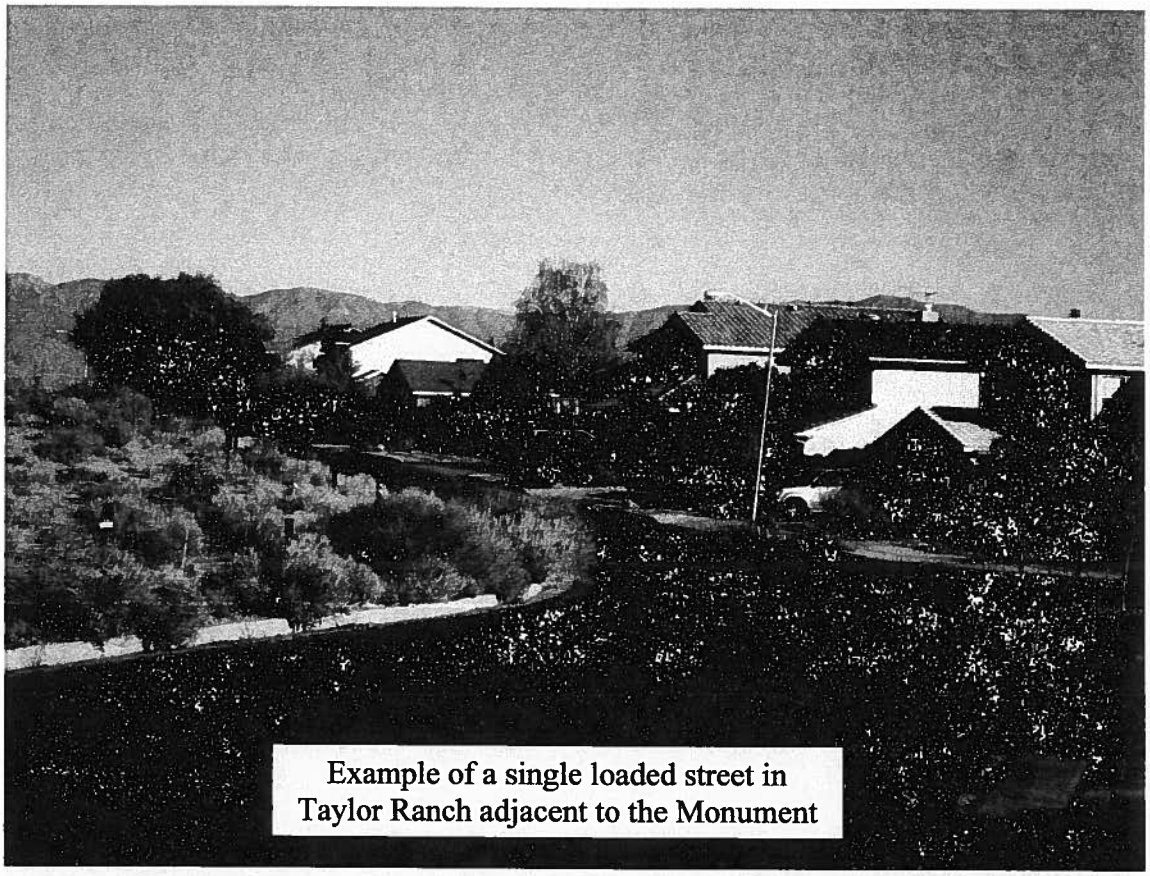
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8) **Architecture:** Architecture features are lacking on new development. Lack of architecture with lots of walls is making Albuquerque look very monotonous and unappealing. This needs to change. All sides of the building facing a street should have more attractive architecture features. We support improving the looks of the built environment.
9) **Bright Lights/ LED signs:** Bright lights or LED signs will be a beacon for the whole city to see. We need to minimize unnecessary lighting and limit the bright LED signs. Unser Blvd. prohibits LED signs; we should consider doing the same for Paseo del Norte on the mesa top.
10) **Building height Bonus system:** We will support the building height bonus system as long as the incentives are strong for preservation of the rock outcrops and open space, etc. Not everyone is crazy about having tall buildings here. Tall buildings seem out of character for the mesa top and will block the views which the community enjoys. The bonus system should remain strong, not watered down.
11) **Fugitive dust:** Land that is graded is creating a dust bowl situation when the wind blows. It affects the community and is burying the escarpment in sand, making it a sand dune. Councilor Benton had to address this in the last Volcano Mesa Plan. We need stronger language in the plan to correct the problem: No grading shall be approved until buildings are ready to be constructed.
12) **Oversight of the Plan:** Because it is a complex plan, someone knowledgeable that knows the vision and intent of the Volcano Heights plan should oversee the approval process, since there will be no further EPC review. It is very critical that we obtain quality development, and to meet the preservation and transportation challenges to ensure the success of this plan. If the plan is successful in addressing these challenges, then we as a community will be successful too.

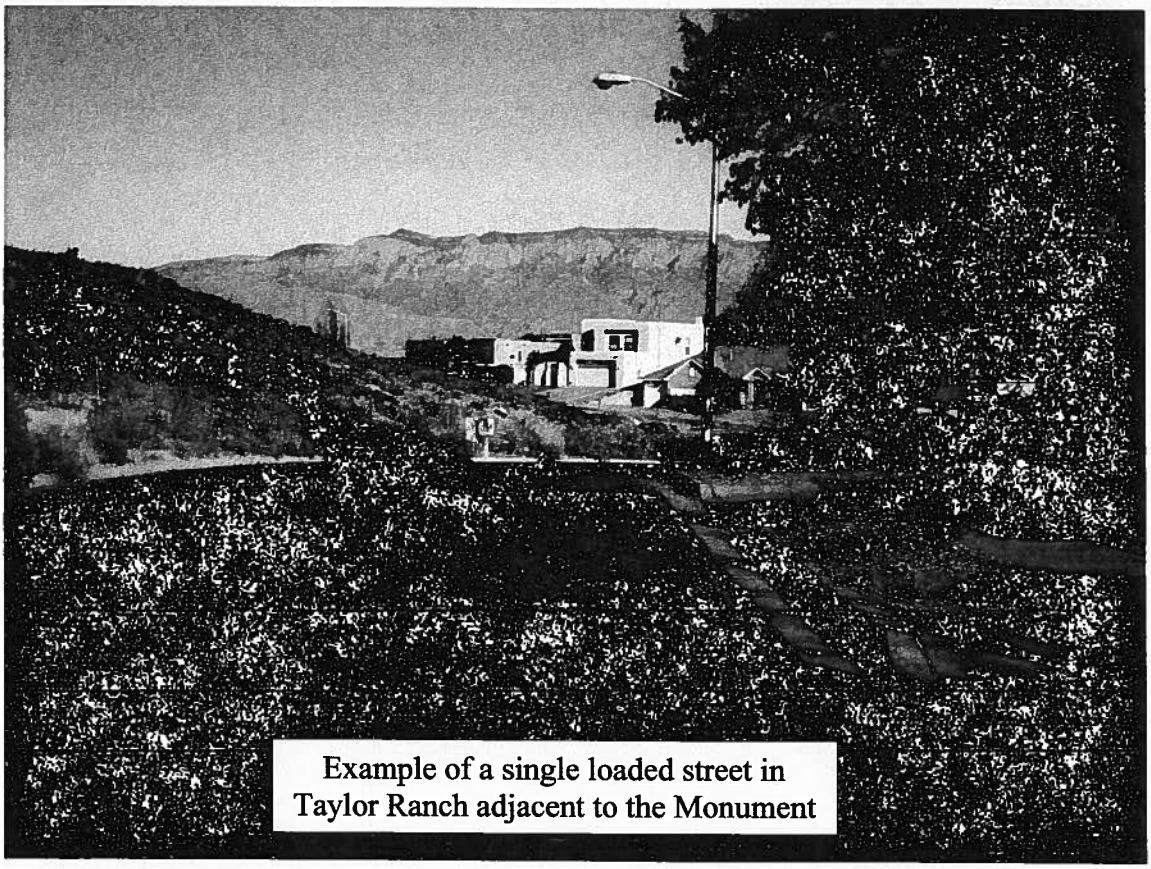
Thank you,
Rene' Horvath ,
Land Use Director for TRNA

C) Attached below are photos exhibiting examples of the points made above:

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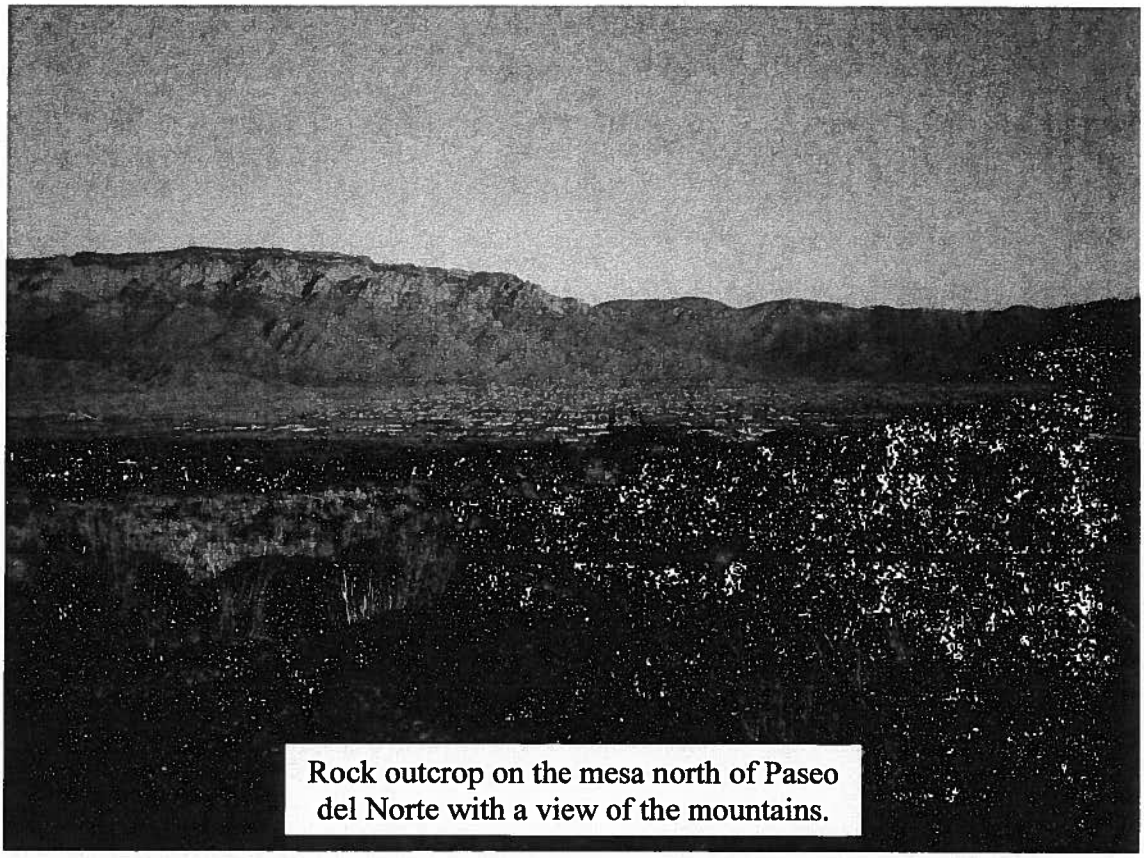


Example of a single loaded street in
Taylor Ranch adjacent to the Monument

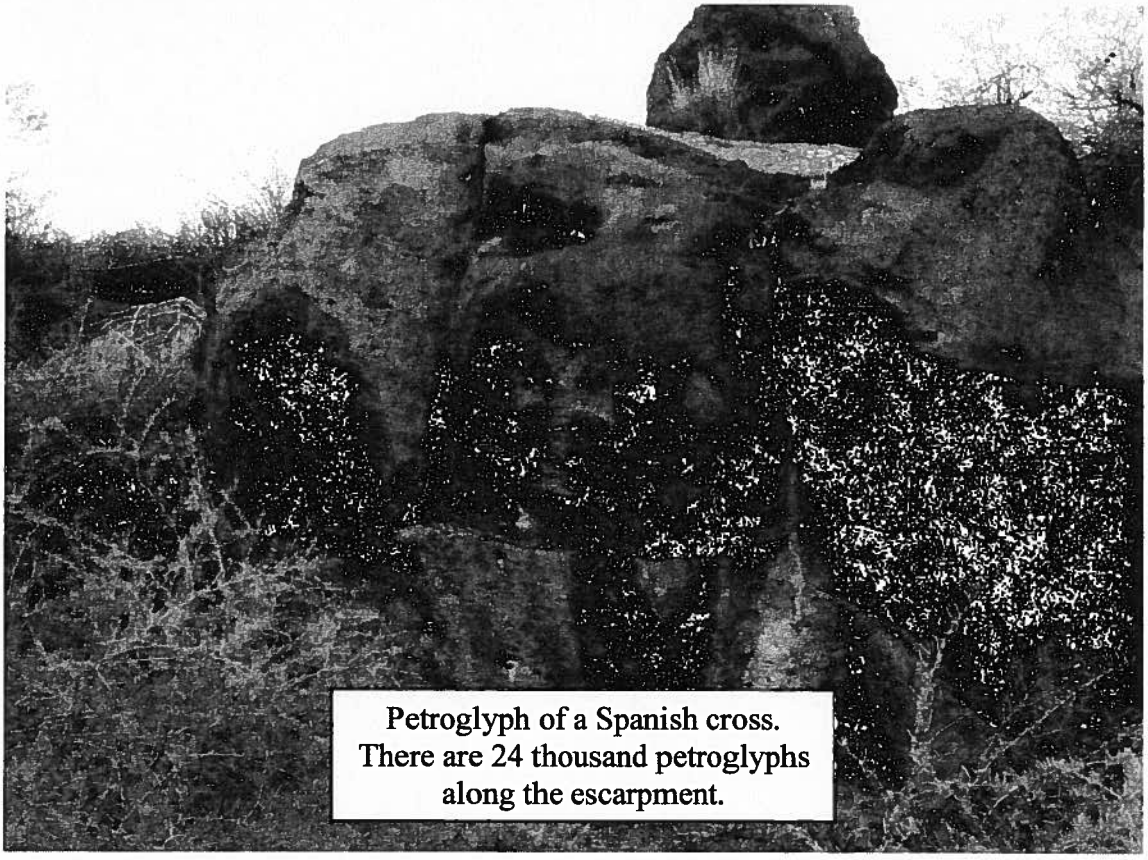


Example of a single loaded street in
Taylor Ranch adjacent to the Monument

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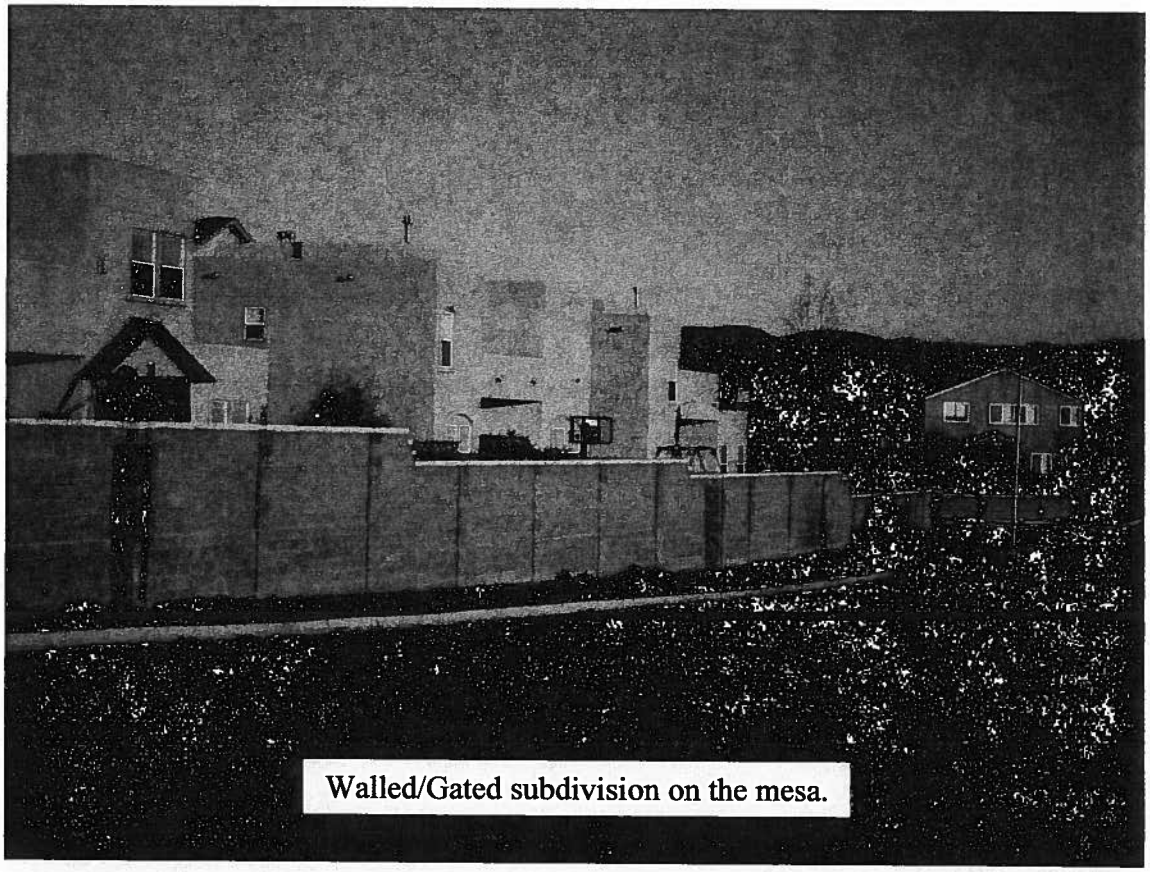


Rock outcrop on the mesa north of Paseo del Norte with a view of the mountains.

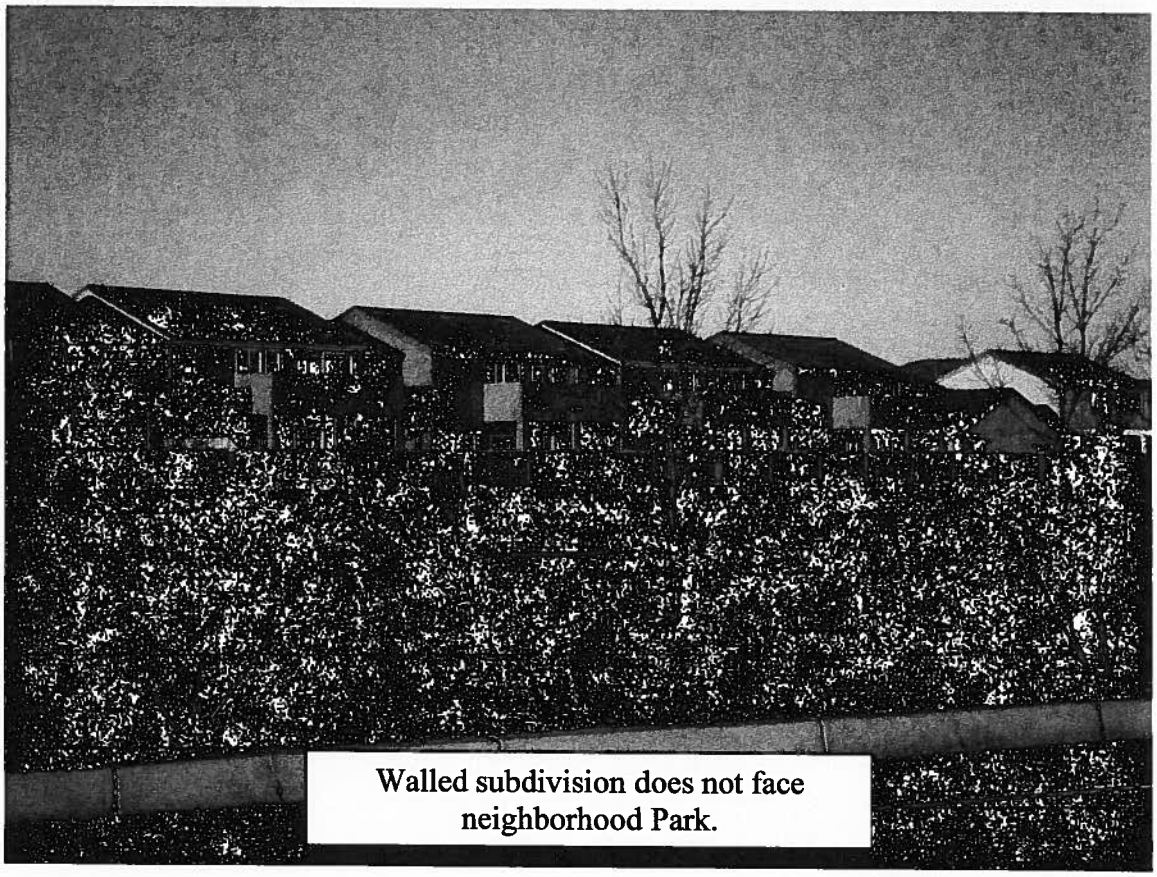


Petroglyph of a Spanish cross. There are 24 thousand petroglyphs along the escarpment.

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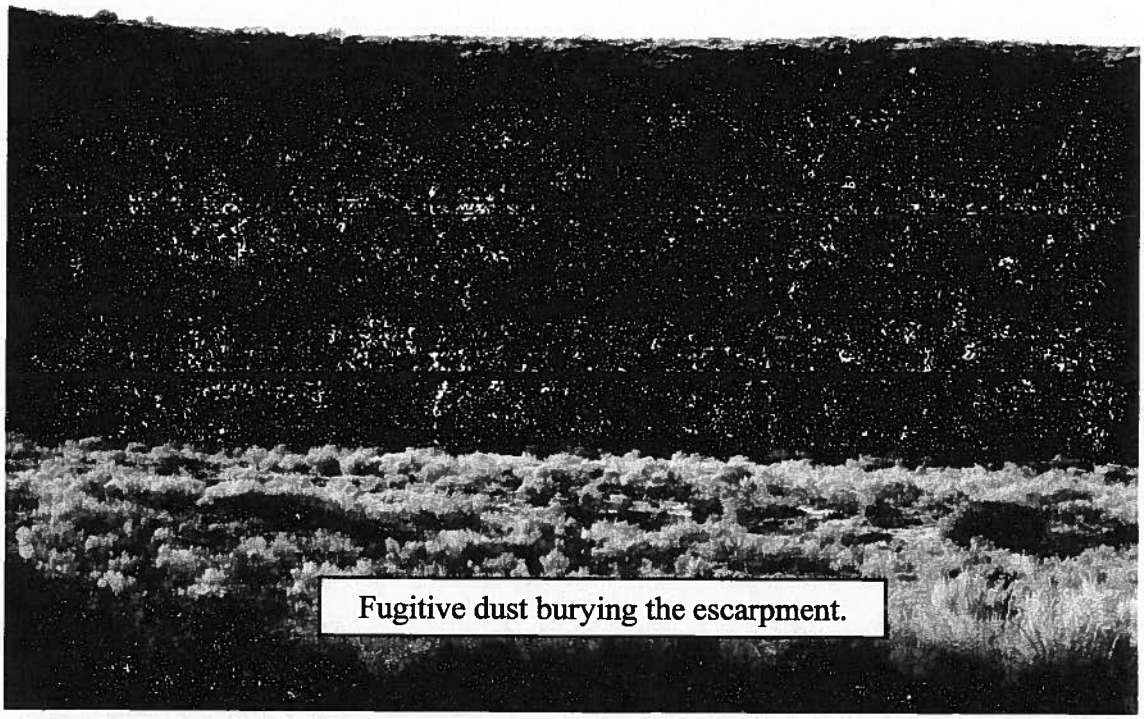


Walled/Gated subdivision on the mesa.

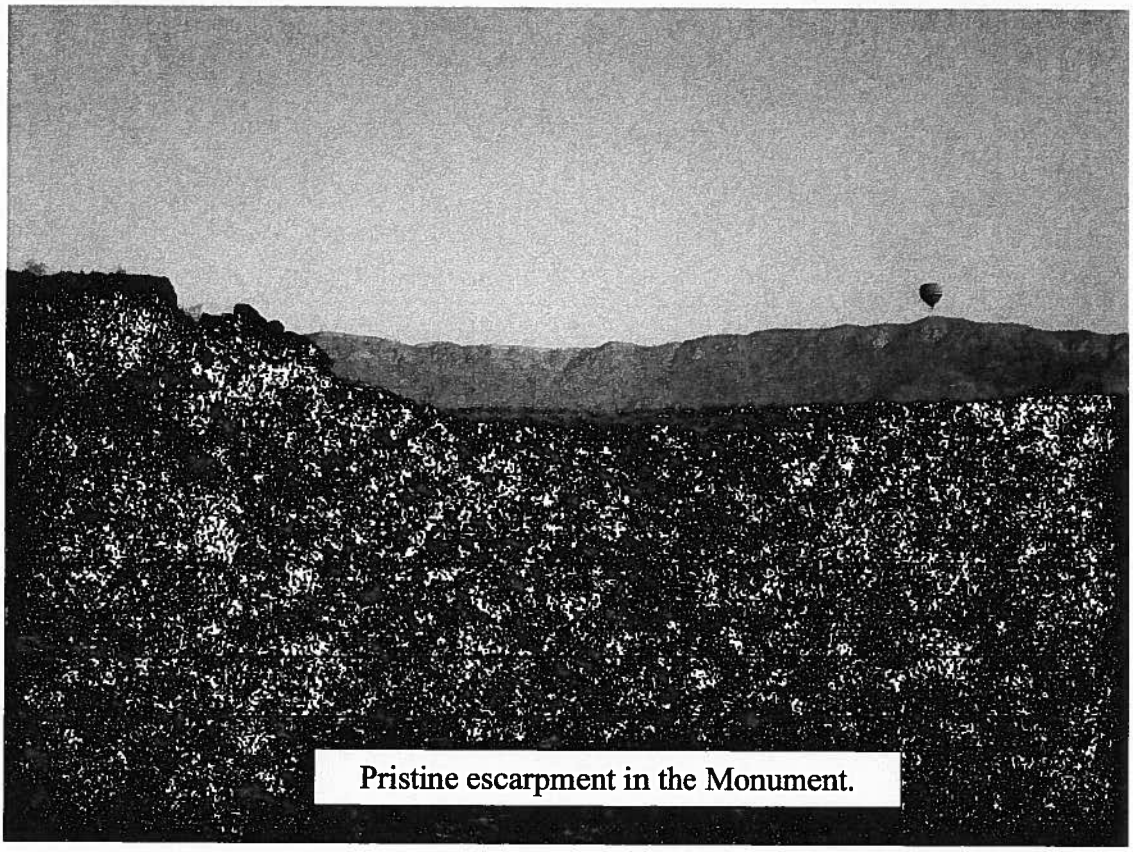


Walled subdivision does not face neighborhood Park.

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Fugitive dust burying the escarpment.



Pristine escarpment in the Monument.

Renz-Whitmore Mikaela J.

From: John Edward [jbedward@edwardgroup.net]
Sent: Wednesday, November 21, 2012 4:17 PM
To: Renz-Whitmore Mikaela J.; Webb, Andrew T.; Brito, Russell D.; Lubar, Suzanne G.
Cc: Gerald Gold
Subject: VHSDP

RE: Volcano Heights Sector Development Plan (VHSDP) Comments

Dear EPC and City of ABQ Planning Department:

I would like to restate that the VHSDP, once passed will be a vital/critical component to the City's growth and development, especially when it comes to leveraging other in-place infrastructure, like the bridge crossings over the Rio Grande. This hub for employment will allow things like the traffic patterns of our City to be more efficiently utilized and school populations to be balanced. It will be the counter weight to balance our lopsided city.

To this end, the recent requested work with DMD, AMAFAC and ABCWUA is essential and vital to the VSHDP and we are encouraged by the fact they are engaged. However, it can't stop here. There must be more meaningful work done.

Most recently the US Dept of Agriculture via the US Forrest Service, had an RFP for a 200,000 sq. ft. office facility, which was forwarded to your offices. VHSDP and the land which it encompasses, currently is inadequate to reply to this RFP, in terms of any viable infrastructure (either by lack of design or being not physically in place) to attract these jobs. Hence a plan must get passed sooner rather than later and one which is flexible enough to meet an RFP's demands like this in terms of type of building and space, but also in terms of time horizons/demands. The USDA goal was 10 months. This plan should be pursued with the reality and vigor that time horizons like that are essential and critical to it being a success.

If the City of ABQ wants to be a leader in keeping and attracting jobs, then it needs to be a team player and visionary leader to be sure places like VHSDP are viable, practical, attractive and real. My only hope is that we are not having another hearing a year (or more) from now on getting a VHSDP approved. If so we all run the risk we again of missing out on another major employer, which could help re-balance the jobs/housing mix between East and West Sides of ABQ. Today VHSDP is flat footed and cannot run to catch any demand for improved real estate.

We would request a few additional changes and that these additional changes are made without delaying the plan further.

1a. There is a more **flexible design provision per building heights**, that they can be modified to higher limits (exclusive of the bonuses), as need be in the future to meet basic industry cost parameters when cost of materials, site work and things like elevators or energy use are considered. **If there is an economy of scale needed to complete a project, then the plan allows for this and takes this into consideration.** This may come into play for not just building heights but block size too. Additionally, there should be wording to allow for broader flexibility per building placement and building sizes, when it comes to usual and customary building standards for an particular industry at a point in the future which we cannot predict, i.e. hotels, event centers or things such as floor heights for multi-story buildings.

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1b. As stated there should also be **flexible wording, when it comes to designs, for market demands, 20 to 30 years from now, for which we cannot predict.** That any plan approvals within the VHSDP cannot be unreasonably withheld, if it can be demonstrated that economic, market demand or legislative restrictions/requirements (i.e. state or federal) conflict substantially with designs of the VHSDP. This may not be just buildings, but open space or roads or common areas. An example may be that buildings are required to have energy generation on site and in doing so conflicts with color or reflective material restrictions in the VHSDP. Another example, may be the size of type of vehicles visiting the development and parking or road designs can change to accommodate these.

1c. The plan for the VHSDP, in its genesis, had a much **bolder component for density and thus a stronger ability to provide for more jobs from within the development.** It was denser essentially for employment purposes. Most currently the plan's density per aspects such as limited building heights have put a damper so that it cannot be as big a factor in balancing the work/housing imbalance of east and west sides of the river. There should be either a current modification to allow more square feet for employment or a date certain in the future, that will increase the density factors to help the city further try and balance its use of other infrastructure. Namely, this will help adequately address the stress of the river crossings we have today and most certainly in the future. This greater employment density should add value to area housing west of the river because a homeowner can realistically live west of the river and work west of the river and not waste resources traveling to east of the river.

2. **Topography, still needs to be addressed outside of the City Departments listed above, especially when it comes to building heights.** It is my understanding that building height restrictions come from some localized neighbors' demands, most if whom do not have views of the VHSDP, due to natural changes in elevation. For this reason, 26 ft and 40ft height limits are without merit, because large portions of the plan have elevation changes of ranging from 70-100 feet (within the plan itself). These elevation changes can allow taller building to be constructed and hidden from these neighboring eyes. To broadly apply a building height limit, to large areas (even considering bonuses for heights), ignores the benefits of the land's unique variable nature. To not leverage this feature, ignores the real estate premise that a property has a highest and best use and should be allowed to develop in that manner.

3. **Intermediate land use needs addressing.** The time it may take to have this land develop in some cases may be 20-30 years in the future. I would request that there is an established broader allowance for intermediate uses of the land per the VHSDP, one of which could be an agricultural nature, such as grazing, (grazing is historical to this land.) Or allow for other regional agricultural related uses or recreational uses. Examples are grazing, a driving range or equestrian riding facilities. The benefits would be that better long term choices can be made, without economic pressures forcing something to occur sooner, which may not be ideal but allowed per the plan none the less. Currently the plan does not allow for many intermediate uses, which are not urbanized uses.

Bold. Be Bold. Bold steps are needed to make a vibrant place people want to be. The City should be bold with VHSDP, in terms of commitment and resources too. Allow this plan to be bold and give it the leadership it needs to become not just a heart for the west side of ABQ, but a place that makes ABQ an even better place to be as a resident, a shopper, an employee or a business.

Thank you.

John

Someday is not a day of the week. Have you made plans today for the long term?

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Hope is essential, but Hope is not a plan

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R76

The Trails

September 21, 2012

Mikaela Renz-Whitmore
Urban Design and Development Division
Planning Department
City of Albuquerque
200 2nd Street, NW
Albuquerque, New Mexico 87102

Re: Draft Volcano Heights Sector Development Plan

Dear Mikaela Renz-Whitmore,

The purpose of this letter is to provide comments on behalf of The Trails regarding the draft Volcano Heights Sector Development Plan. The Trails owns approximately 43 acres of undeveloped land within the proposed sector plan boundaries. The Trails greatly appreciates and supports the efforts of the planning department and staff in developing this important sector plan. The Trails supports the proposed sector plan with a few considerations.

SECTION 4.0 STREETS UNIVERSE BLVD. STANDARD
The proposed typical section for Universe Blvd., page 73, shows a 4 lanes roadway (2 lanes north bound and 2 lanes south bond), plus 16' median, plus bike lanes. Please revise this detail to show a 2-lane facility (1 lane north bound and 1 lanes south bond) as is recommended in the "Volcano Heights Multi-Modal Transportation Analysis" prepared for this sector plan. This section should be consistent with the traffic study. Also, the west portion of Universe Blvd. is constructed and consists of a 6' sidewalk within an area of 10' (face of curb to west row). The Trails recommends that both sides of the roadway have the same geometry and landscape space.

SECTION 5.0 ZONING ADD VHVC ZONING AT OTHER LOCATIONS ALONG UNIVERSE BLVD
The Trails request that 2.0 acres of VHVC zoning be allowed at the intersection of Woodmont Ave. and Universe Blvd. More specifically the requested location is the northeast corner of the intersection. The current plan places the entire Village Center zoning at the intersection of Universe and Paseo Del Norte. Other opportunities for this zone should be considered at the suggested locations along Universe Blvd. Woodmont Ave. continues west and east (into the sector plan area), is planned to be a signalized intersection and provides appropriate access and location for this higher standard. The area requested is a small adjustment to the sector plan.

SECTION 7.0 SITE DEVELOPMENT STANDARDS MAXIMUM HEIGHT REQUIREMENT IN VHMX ZONE
The current height limitation proposed 26', with allowance to go to 3 stories with specific bonus requirements met. We believe that a 3 story standard is appropriate with 4 stories allowed if the same bonus requirements are met. The intent of the sector plan is to create and attract "vibrant Major Activity Centers" and clearly a more intensely urban environment than adjacent areas. The VHMX zone can and should allow some 3 and 4 story structures. The VHVC is allowed that standard and is located in similar areas as the VHMX. Therefore, location should not be a problem relative to this consideration.

6330 Riverside Plaza Lane NW, Ste. 160 ♦ Albuquerque, NM 87120 ♦ t 505.761.9911 ♦ f 505.761.9922

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Allowing the additional height opportunities will allow more diversity in the type of structure to be planned for this area. Therefore The Trails requests that the Maximum height be 3 stories with the option to increase to 4 stories based subject to meeting the required performance criteria.

SECTION 7.0 SITE DEVELOPMENT STANDARDS UPPER STORY HEIGHT ODF 11'

The Trails also requests that the definition of an upper story height be increased from 10' to 11'. Most of the product The Trails is developing for multi-story construction uses 9' ceilings. In order to meet the intent of the plan in number of stories allowed, a higher maximum dimension is requested to allow for 9' ceilings.

SECTION 8.0 BUILDING STANDARDS STUCCO STANDARDS

The current plan requires "integral color stucco" and "three-step process stucco". The Trails requests references that this standard be removed. The Trails and Longford Homes (a builder in The Trails) has significant experience in housing construction having constructed over 5,000 homes. From experience these required standards have limitations. We have found other options for stucco work better for various reasons. These other options should be allowed. Please remove requirements for "integral color stucco" or "three-step process stucco".

SECTION 10.0 OPEN SPACE WATER HARVESTING

Section 10.0 requires water harvesting in various manners. This sector plan area is situated on a unique geological formation. Most of the sector plan is over a large basalt formation. In these areas there is concern that intentionally concentrating and infiltrating storm water may result in water being trapped on the surface of the underlying basalt. It is possible that such water could travel horizontally and may encounter a structure such as a building foundation, utility etc. Such a situation can have adverse affects that are difficult to control. Water infiltrated by one property may damage another party downstream. It is possible that some geotechnical recommendation will specifically recommend such practices. Therefore, The Trails recommends that these required rainwater management practice be made optional and used where appropriate.

Sincerely,

Rick Beltramo
Galway Construction Inc.
For The Trails, LLC

Cc John Murtagh, President, The Trails, LLC
James Strozier, Consensus Planning
Andrew Webb, COA Planning Department

Attachment 3:

Agency Comments Since October 4, 2012

Open Space Division Definition Recommendations

Type of os	Ownership	Management	Access	Provision	Included Spaces
Major Public Open Space	City	City	public	acquired through private dedications	trails, trailheads, undeveloped recreation areas >5 acres
usable open space	private	private; per Dedication Agreement	private	provision of onsite, "usable" o.s. required by subdivision ordinance to ensure livable conditions	Developed:courtyards, forecourts, balconies, porches, playgrounds, pools, sport courts, picnic areas, community gardens, amphitheaters, roof terraces or gardens; Undeveloped: Setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
"	"	"	public	"	Developed: forecourts, parks, playgrounds, community gardens; Plazas, paseos, and streescapes within the BTZ; Undeveloped: setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
detached open space	private	private; per dedication agreement	private	dedication (onsite, offsite, or cash-in-lieu) of "detached" o.s. required by City Zoning Code to control density	Developed: courtyards, forecourts, playgrounds, pools, sport courts, picnic areas, community gardens, roof terraces or gardens, Undeveloped; rock outcroppings, natural recreation areas
"	"	"	public	"	Developed: courtyards, forecourts, parks, playgrounds, sport courts, picnic areas, community gardens; Plazas, paseos, and streescapes within the BTZ; planting strips in excess of min. requirement; Undeveloped: setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
"	City	City	public	"	see "Major Public Open Space"

Renz-Whitmore Mikaela J.

From: Bingham, Brad [bbingham@amafca.org]
Sent: Tuesday, November 20, 2012 9:53 AM
To: Renz-Whitmore Mikaela J.; Morris, Petra A.
Cc: Mazur, Lynn; Lovato, Jerry
Subject: RE: Volcano Hts SDP - AMAFCA comments

AMAFCA comments:
"Currently, drainage from this area enters the Petroglyph National Monument, and subsequently, the Piedras Marcadas Dam. The Dam itself has limited extra capacity for developed runoff and allowing developed flows into the Monument would not be desirable. AMAFCA is in the planning process of developing a Drainage Management Plan for this area. This DMP will provide options for diverting runoff out of the watershed, as well as managing runoff within it. Stormwater detention, conveyance and water quality will all be important factors of this DMP. Presently, there is one drainage outfall for this area in Paseo del Norte and all runoff generated from this basin must be conveyed to that outfall. Diversion of some of this basin may also be feasible. A drainage structure (pipe, swale or street) along the Monument boundary would allow for the collection and diversion of runoff before it passes over the escarpment. The timeframe for this DMP will be to start in early 2013 and be finished within 14 months.

AMAFCA has no adverse comments with the SDP and would like have a statement included that says a separate DMP should be required to assure that the capacity of downstream drainage facilities are not exceeded by subsequent development of the Plan area."

Please let us know when the hearing will happen and we will most likely be in attendance.

From: Renz-Whitmore Mikaela J. [mailto:mrenz@cabq.gov]
Sent: Monday, November 19, 2012 1:32 PM
To: Bingham, Brad
Subject: Volcano Hts SDP - AMAFCA comments

A reminder that comments are due **this Wednesday** as early in the day as possible. Today or tomorrow would be even better!

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Bingham, Brad [mailto:bbingham@amafca.org]
Sent: Wednesday, November 07, 2012 11:10 AM
To: Renz-Whitmore Mikaela J.
Subject: Re: Volcano Hts SDP

I saw that in my notes. I am crafting appropriate language as we speak.

From: Renz-Whitmore Mikaela J. <mrenz@cabq.gov>
To: Bingham, Brad

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November 19, 2012

Ms. Mikaela Renz-Whitmore
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Sent via email: mrenz@cabq.gov

Subject: Volcano Heights Sector Development Plan Comments

Dear Ms. Renz-Whitmore:

PNM appreciates the opportunity to review and provide comments on the draft *Volcano Heights Sector Development Plan August 2012* (Plan) for the City of Albuquerque. This letter provides our comments for your consideration on the Volcano Heights Sector Development Plan (VHSDP).

1. In Section 1.3, end of the 3rd paragraph on page 4, add the underlined sentence below to the existing language:

   "The zoning and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing the predictability of private development along corridors and across property lines to support and leverage investment in Volcano Heights. Safe, reliable electric service is the cornerstone of economic development for the Plan area."

2. In Section 2.1, Plan Authority, Table 2.1 on page 14, the Rank II *Facility Plan for Electric Service Transmission and Subtransmission Facilities* should be replaced with the *Facility Plan: Electric System Generation and Transmission (2010-2020)* in the first column. It should also be noted that the *Facility Plan: Electric System Generation and Transmission (2010-2020)* states both policy and regulation for electric generation and transmission facilities, which should be reflected in the second column. Its standards and guidelines apply to new electric generation, transmission and substation facilities.

3. In Section 3.1.3 on page 20, it is stated that when in conflict, the VHSDP shall take precedence over other City codes and regulations. PNM standards are designed to meet or exceed the requirements of the National Electric Code (NEC) and the National Electric Safety Code (NESC). The City of Albuquerque also adopts many technical codes including the New Mexico Electrical Code (NMAC 14.10.4) and the New Mexico Electrical Safety Code (NMAC 14.10.5) which, by reference, adopts the NEC and the NESC. The design standards as currently delineated in the VHSDP may not meet the requirements of the NEC and the NESC and should avoid conflicts between compact

urban form set forth in the draft Plan and the New Mexico Electrical Safety Code as adopted by the City of Albuquerque. Utility clearances are established by the NESC which provides basic provisions for safety considerations regarding electric facilities. The NESC must prevail over sector development plans and PNM will review all technical needs, issues and safety clearances for its electric systems. Revise Section 3.1.3 on page 20 and add the underlined phrase below to the existing language:

> "The provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, and standards as amended except for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and as noted herein."

4. In Section 3.0, Administration, 3.2.3, Significant Infrastructure Coordination on page 24, electric utilities are included by definition; however, the process does not allow for adequate coordination with PNM on proposed projects to locate and provide for electric facilities whereby a step is missing in the process. PNM does not have agency review of DRB site development plan submittals and it is crucial that development does not impede PNM's ability to locate and provide safe, reliable electric service; therefore, revise Section 3.2.3 (i) and add the underlined sentence below to the existing language:

> "A Site Development Plan for Subdivision may be submitted to the Development Review Board (DRB). This submittal includes a Subdivision Improvement Agreement (SIA), which documents financial guarantees of funds available to provide infrastructure. Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred."

5. In Section 3.2.6 on page 26, Volcano Heights Review Team (VHRT), revise the section and add the underlined sentence below to the existing language:

> **"Volcano Heights Review Team (VHRT):** As part of the Administrative Review Process, a Volcano Heights Review Team ("the Review Team" or VHRT) may be convened by the Planning Director or his/her designee for projects that require interpretation or discretionary judgment with respect to the project's compliance with standards. This non-judicial Review Team shall be charged with working cooperatively and creatively with the **applicant** to solve problems and resolve conflicts regarding elements of a proposed development project that seem to meet the intent and policies of this Plan but face logistic challenges in meeting its numeric or text regulations. As the Plan area develops, PNM must be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement."

6. A variety of terms is used in the VHSDP to refer to electric facilities. These include: utility facility, public utility easement, public utility structure, public utility pole, utility use, utility services, utility infrastructure, and significant infrastructure. Terms and definitions in the VHSDP need to be consistent with the §14.16.1.5, Definitions, of the City of Albuquerque Zone Code which is provided below. Use the following term and definition of "Public Utility Structure" consistently and alphabetically add to the Definitions section on page 46 of the VHSDP:

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"PUBLIC UTILITY STRUCTURE. A structure, owned by a unit of government or by a public utility company, which is an electric switching station; electric substation operating at voltages greater than 50 kilovolts (kV); gas transfer station or border station; city-owned lift station, odor control (or chlorine) station, water well or pump station, or water reservoir; or any other public utility structure controlled by a rank two facility plan."

7. In Table 3.3, Major Deviation Criteria on page 31, under the "Major Deviation Allowed" column in the first paragraph, add the underlined phrase below to the existing language:

   "A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features, or for the purpose of utility use, a greater allowance is permitted on a case-by-case basis."

8. In Table 3.3, Major Deviation Criteria on page 31, under the "Criteria" column in the first paragraph, add the underlined phrase below to the existing language:

   "Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, changes due to utility use or changes in the width of the sidewalk."

9. In Section 3.2.13 (i) on page 31, add a new item "e." with the following underlined language:

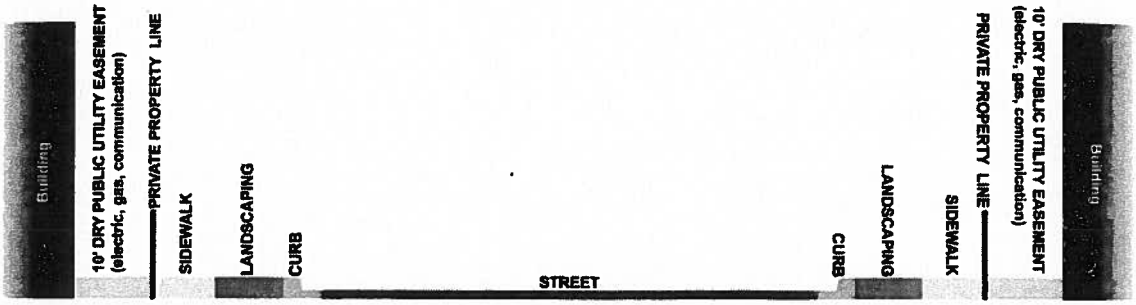
   "e. The **exception** is needed for the purpose of utility use and to accommodate public utility structures. In addition, projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities should be carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities."

10. The Volcano Heights Sector Development Plan is implementing the concept of Form Based Zones, which is based on a compact urban form. Section 14-16-3-22 of the existing Zoning Code, part (4) General Street Standards, defines the "Pedestrian Realm" as follows, which allows for utility easements of varying widths:

    "(a) Pedestrian Realm. The area from the back-of-curb dedicated to pedestrian use. The width of the pedestrian realm is prescribed by individual zones; however the width may be modified for the following conditions: footings (one to three feet modification), utility easements (as necessary), and requirements for building articulation and setback (as necessary)."

    It is important to ensure that adequate utility easements with appropriate safety clearances are available throughout the Plan area. None of the new zones in the Plan in Section 6.0, Site Development and Building Standards allows for utility easements and not all electric distribution facilities can be accommodated in alleys; therefore, the following illustration showing the typical location of dry public utility easements within the street cross section should be included in the Plan in Section 4.7.3, (iv) on page 75 and

in Section 7.6.1, Utilities on page 138 to address those instances where electric utility facilities are located along streets:



Typical Street Cross Section
(not to scale)

11. Add the following statement in the document to Chapter II, Regulations, 4.0, Streets and Streetscape Standards, Section 4.5, Street Designations after the first sentence on page 58 and at the end of Section 4.6, and in Section 4.7.3 (i).or in each of the following: Sections 4.5.1, 4.5.2, 4.5.3, 4.6.1, 4.6.2, 4.6.3, 4.6.4, 4.6.5, 4.6.6, 4.6.7, 4.6.8 and 4.7.3 (i). Also, state this in Section 6.0, Site Development and Building Standards beginning on page 112:

    "Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with PNM to accommodate existing PNM easements and to avoid conflicts with utility infrastructure. Projections such as these adjacent to electric utilities should be carefully located, particularly in order to avoid interference with electric utilities and to accommodate equipment for the maintenance and repair of electric utilities."

12. In Section 4.7.4 on page 76, illustrations for main "A" or "B" streets do not identify a public utility easement to get to the alleys and should be added (see Comment #10 above). In addition, there will be new transmission lines going in and out of the Plan area if it develops as a regional employment center for business and industry as indicated in the Plan. Also, if public utility easements are adjacent to landscape strips, they may be in conflict with each other.

13. In Section 4.8.3, page 79, add the underlined sentence below to the existing language:

    "Street tree location and selection shall be coordinated with the Planning Director or his/her designee and shall be consistent with the Street Tree Ordinance 6-6-2-1. <u>It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities.</u>"

14. In Section 4.11.3, page 82, in confirming the relevant agencies, utility company approval will also be necessary if street furniture is placed within PUEs. Add the underlined phrase below to the existing language:

    "Street furniture shall not be placed within the public ROW without the approval of the relevant City agency <u>or utility companies</u>. [confirm relevant agencies]"

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15. In Section 5.0, Zoning, Table 5.1 on page 90, revise Lines MU-12 and MU-13 as follows:

MU-12	Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants	NP	P	NP	P	NP	NP
MU-13	Electric substations, telephone switching stations	P	P	P	P	P	P

16. In Section 5.0, Zoning, Table 5.1 on page 92, wind and solar energy equipment (this assumes private host generation) is addressed in the *Facility Plan: Electric System Generation and Transmission (2010-2020).* The Rank II Facility Plan should be referenced.

17. On page 132, Section 7.3.2, it should be noted that some public utility structures often have facilities over 40 feet tall.

18. In Section 7.6.1(i) b. on page 138, add the underlined sentence below to the existing language:

> "Water lines, sewer lines and storm water drainage or "wet" utilities are not compatible with "dry" utilities, and separation is required for safety purposes. Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons."

19. In Section 7.6.1(i) c., page 138, add the underlined sentence below to the existing language:

> "In all zones, utility easements shall be located in **alleys** or rear access and parking areas, if available. Where there is no alley, utility infrastructure may be placed in a PUE or private easement in the front **setback** of the property, provided it does not substantially affect the pedestrian realm and is located on the edge or side of property and as far away from the main entrance and pedestrian access paths as possible. Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks."

20. In Chapter II, Section 7.6.1(ii) b. on page 139, non-permanent use of clearance, particularly clearance regarding PNM facilities, is not automatically allowed. Add the underlined sentence below to the existing language:

> "Non-permanent use of clearance, such as for parking, is permitted. All uses shall require an encroachment agreement."

21. In Chapter II, Section 7.6.1(ii) c. on page 139, aesthetic improvements are not defined and are not clear as to their intent. Please clarify. Add the underlined sentence below to the existing language:

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"Aesthetic improvements are encouraged to minimize visual impact of ground-mounted utility equipment. Identification numbers on ground-mounted utility equipment shall not be obscured. PNM prefers for utility boxes not to be painted."

22. In Section 7.6.1 Utilities, (ii) Clearances on page 139, revise d. and add the underlined phrase below to the existing language:

"Trees and shrubs planted in the PUE should be planted to minimize impacts on facilities maintenance and repair and are subject to removal."

23. In Section 8.8, Street Screens, Part 8.8.2 on page 146, it is not clear if the street screen would be located in a public utility easement. If so, there could be conflicts regarding adequate grounding and other electric safety considerations. Add the underlined sentence below to the existing language:

"Parking visible from the public **ROW** along an **'A'** or **'B' Street** shall have a **street screen** of masonry, metal railing, vegetation or a combination of these. This street screen shall be a minimum of 3 feet and no more than 6 feet tall. All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair."

24. In Section 8.8, Street Screens, Part 8.8.4 on page 146, add the underlined sentence below to the existing language:

"Utility equipment, including electrical transformers, gas meters, etc., shall be screened with a **street screen** at least as high as the equipment being screened. All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair."

25. In Section 10.6.2, Walls & Fences Material Finishes and Design, (i) Height and Placement on page 162, the Rank II *Facility Plan: Electric System Generation and Transmission (2010-2020)* provides standards and guidelines regarding electric substation walls that address safety requirements. Add the underlined sentence below to the existing language:

"**(i) Height & Placement:** Walls and fences shall not exceed a height of 36 inches where allowed within street-facing **setbacks** (except for columns that support arcades or trellises). Retaining walls in all locations shall not exceed 48 inches, unless approved by the City Hydrologist. Fences and walls shall not exceed a height of 72 inches inside required **setbacks** along rear and interior side property lines. Height shall be measured from the lower side on the public side of the side or rear yard. Public utility structures are excluded."

26. In Section 10.6.2 (iii) on page 162, revise as follows and add the underlined sentence and phrase below to the existing language:

(iii) Design & Prohibited Materials:
The end of walls shall have a pier or **pilaster** at least 12 inches wide to give a substantial appearance. In order to assure durability and minimize the visual impact of development, stucco and concrete shall have an integral color with a "light reflective value" (LRV) rating within the range of 20-50 percent. Use of block to create patterns is

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encouraged. Wood board, cyclone, chain link, and razor wire fencing are prohibited, except at public utility structures."

27. In Policy 12.5.2 on page 190, revise as follows and add the underlined sentences below to the existing language:

> "**Electrical Utilities:** Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one to two acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines shall be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the *Facility Plan: Electric System Transmission and Generation (2010-2020).* A 2-acre parcel should be planned for an additional transformer to serve future development in Volcano Heights, preferably close to the Town Center.

28. Add the following underlined new language to Appendix A, Section F., Infrastructure, 2. Public Service Company of New Mexico on page A-37:

> - New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a new substation called Scenic Substation is under development as of 2012.
>
> - As the Volcano Heights Sector Development Plan area develops, additional transmission and substation facilities will be necessary in order to adequately provide electric service to customers in the area.

29. New facilities have been approved since the draft Plan's Exhibit A.41 on page A-38 was created. Please replace Exhibit A.41 in the Plan with the enclosed revised Exhibit A.41 which indicates the location of the approved Scenic Substation under development.

Thank you for the opportunity to review and comment on the Plan. If you have questions or need additional information, please contact me at (505) 241-2792. We appreciate your consideration of PNM's comments.

Sincerely,

Laurie V Moye

Laurie Moye,
Coordinator, Regulatory Policy and Public Participation

Enclosure: Figure A.41

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APPENDIX

Appendix A. Pre-existing Conditions

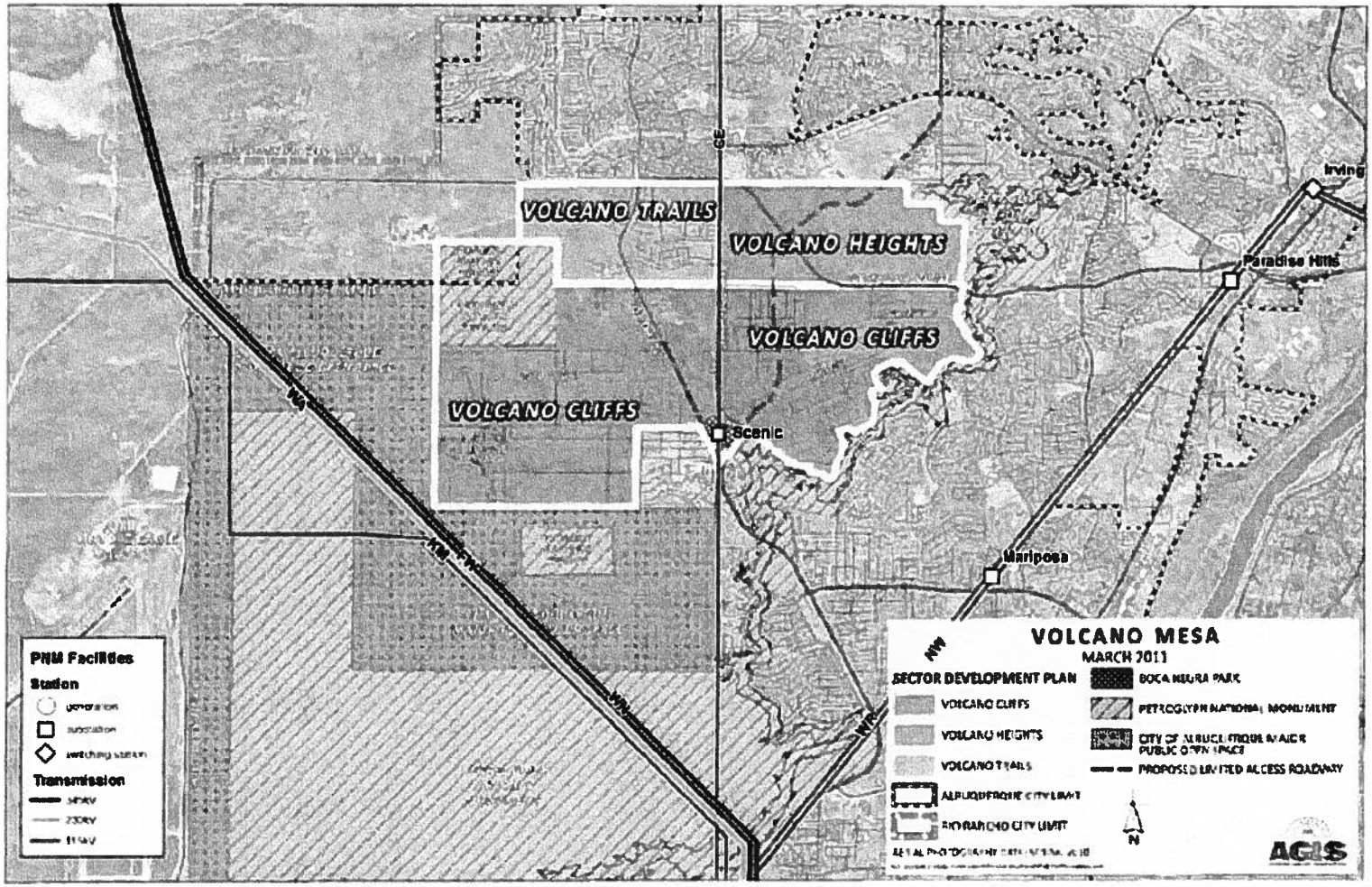


Exhibit A.41 – Volcano Mesa Area Electrical Facilities Map

MRMPO
Mid-Region Metropolitan Planning Organization

Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments
809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 2471753-fax
www.mrcog-nm.gov

Vision and Goals of the Volcano Heights Sector Plan
The Mid-Region Metropolitan Planning Organization (MRMPO) has reviewed the Volcano Heights Sector Development Plan and finds it to be in conformance with the 2035 Metropolitan Transportation Plan. The sector plan's emphasis on coordinating land-use and transportation to create a walkable, urban district that can support employment, a sustainable mix of uses, and transit-oriented development match MRMPO's current goals, and key comprehensive strategies outlined in the 2035 Metropolitan Transportation Plan (MTP). Key strategies of the 2035 MTP are as follows:

- Expand transit and alternative modes of transportation
- Integrate land use and transportation planning
- Maximize the efficiency of existing infrastructure

It is also important to note that MRMPO recognizes the positive impact that the Volcano Heights Sector Development Plan can have on our regional transportation network, future economic activity, and expanded growth. In the Albuquerque Metropolitan Planning Area (AMPA), transportation planners, decision makers, and the general public alike realize that the "building our way out of congestion" approach to transportation in the region will no longer suffice. This is especially true as we are faced with limited funding sources, significant growth projections, and the mounting challenges of rising oil prices, air quality concerns, and a limited water supply. To keep a projected population of 1.3 million moving in 2035, the strategies above must be taken into greater consideration. MRMPO believes that the Volcano Heights Sector Development Plan will support and work in tandem with the MTP's strategies for managing future growth.

The 2035 MTP stresses the connection between land use and transportation planning to address the region's projected traffic congestion problems. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 25% by 2035. To achieve this goal, transit-supportive developments such as Volcano Heights are critical. Creating a walkable and bikeable environment that supports transit use is important to the success of the mode share goal and addressing congestion.

High Capacity Transit
In particular, the proposed transit corridor at the heart of the Town Center zone introduces an exciting opportunity for high-capacity transit on the West Side. The Rio Metro Regional Transit District has included this route as one of three potential routes to connect Rio Rancho with the I-25/Journal Center employment corridor via Paseo del Norte with continued service to downtown/UNM. As part of its High Capacity Transit Study, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions.

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Land Use and Transportation Coordination
The Plan is also an exemplary model for coordinating land use and transportation across multiple agencies. MRMPO will continue to work closely with the City, including Planning, Council Services, and ABQ Ride on the mandatory street network, the cross sections, transit possibilities, and access modifications that may be needed to support the proposed development. MRMPO recognizes the well-thought out analysis of coordinating transportation access with land use and the development of a walkable employment center.

The severe congestion projected on the region's river crossings, and to a lesser extent the congestion on the few arterial roads on the West Side, warrants a new approach to future development on the West Side. The focus on employment in Volcano Heights provides the opportunity to address the imbalance of jobs and housing on the metro area's east and west sides that contributes hugely to the region's traffic congestion. The internal connectivity of the roadway system within Volcano Heights will also help reduce congestion on these major arterials.

Economic Development and Financial Incentives

Economic development is a regional priority, particularly on the heels of a recession that has bled the Albuquerque metropolitan area of 30,000 jobs. As the region works to rebuild itself, it is critical to be strategic about our economic interests. The economic development community agrees that it is time to focus on how to rebrand ourselves into an attractive and desirable destination. To that end, studies show that placemaking and walkable districts provide an edge when it comes to recruiting companies, retaining employees, and attracting new residents – including young professionals and retirees. Volcano Heights Plan presents an opportunity to build such a place.

The reality is, however, that opportunities for this type of development are often overlooked and replaced with a business as usual approach. This is perceived as lower risk for the developer and inevitable for planners that lack sufficient tools to change the paradigm. This is exactly what we've seen in our recent past and particularly during the housing boom as our residential land use increased by 25 percent (20,000 acres) in the years between 2000 and 2008.

In order to grow more intentionally, the City might consider a strategic use of incentives that will work to bring the vision of Volcano Heights into reality. This could be tied into a larger City-wide effort that incentivizes development that meets certain sustainability goals, is master-planned to be compact and transit-supportive, and/or incorporates form-based codes to create a multi-modal district. El Paso is a model, as it has recently instituted innovative financing and incentive strategies that are based on the type and location of the development. For one development in El Paso, a financial impact analysis was performed to determine the amount of property taxes expected from a conventional, suburban development pattern versus a compact, multi-modal development pattern. The multi-modal development was expected to bring in hundreds of millions of dollars more. Based on this analysis, the City agreed to provide a property tax rebate to help cover the cost of more expensive infrastructure needed to support the sustainable development. It was a win/win for the City and the developer, and the City continues to work with the developer to provide a BRT transit service to link the development to the downtown core.

Compact Land Use Scenario
MRMPO supports the potential for new development in Volcano Heights as a model for compact, sustainable growth that includes multiple transportation options. Scenario analysis allows for the consideration of a series of "what-if" questions, such as:

- What if transit service could be relied upon to shoulder the additional burden to the transportation system? And what if transit service was extensive enough along major corridors to attract true transit-oriented development?
- What if more employers located their businesses in distinct employment centers that were balanced with the location of housing?
- What changes would a compact development pattern incur on the transportation network and what would be the impact on indicators such as vehicle miles traveled, travel times and average speeds?

In the 2035 MTP MRMPO provided a first brush effort to address the final "what if" question above by measuring the impact on the transportation network of more compact future development along transit corridors. The results of this simple alternative growth scenario analysis showed that we can lower regional vehicle miles travelled by encouraging compact development along transit corridors and major activity centers.

Access Management
The current access limitations on Paseo del Norte and Unser Boulevard may not be compatible with the walkable, transit-oriented development proposed for Volcano Heights and need to be further discussed. Meeting the goals of this plan, as well as the benefits to the regional workforce and transportation system, warrants added deliberation of land use considerations when determining access points along limited access arterials. MRMPO provides a regional forum for these discussions and can work with the City as appropriate to pursue this issue of evaluating land use context when determining roadway access, particularly in major activity centers that support economic growth for the region. It is recommended that the City explore this issue further with the Roadway Access Committee, the Transportation Coordinating Committee and the Metropolitan Transportation Board.

Recommendations

- Development review and approval processes for proposed site development plans, which fully comply with standards in the sector development plan, be conducted in a streamlined and expedited fashion.

- Consider the applications and implementation of a financial mechanism such, or similar to, Special Assessment Districts, Tax Increment Development Districts, or Public Improvement Districts for infrastructure improvements and as a means of expediting the approval of site development plans administratively.

- Provide assurance that no additional access requests beyond what is being proposed in the current draft plan or any subsequent sector plan documents be made to Paseo del Norte and Unser Boulevard.

- Implement a package of incentives to help support infrastructure costs for development that meets sustainability goals, is master-planned to be compact

and transit-supportive, and/or incorporates form-based codes to create a multi-modal district.

- Consider ways to support transit-oriented development and an efficient housing-jobs balance (that will lower regional transportation costs) by providing incentives to build mixed-income housing within the sector plan area.

Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

November 21, 2012

TO: Ms. Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department

FROM: Allan Porter, P.E.
ABCWUA, Utility Development Section

RE: Volcano Heights Sector Development Plan

As you are aware, the ABCWUA is currently developing an integrated utility master plan for the area included in the proposed Volcano Heights Sector Development Plan. This master planning effort is in draft form and is expected to be completed and adopted by the Water Utility Authority in late 2013.

In general, the proposed roadway network shown in the Volcano Heights Sector Plan will provide the public rights-of-way needed to extend water and wastewater services into this area. The extension of these utilities through the Sector Plan area will provide a needed connection between the existing Corrales and Volcano distribution trunks. Please note, public water and wastewater line easements may be required if public rights-of-ways are not available. Final water and wastewater line sizes can be determined as development proceeds in the Sector Plan area.

It should be noted that the Volcano Heights Planning Area lies within both the 3W and 4W pressure zones within the Volcano and Corrales Trunks. As such, and in keeping with ABCWUA engineering policy, top and bottom of zone water lines must be constructed within the Sector Plan area along the elevation contours that define the two separate pressure zones. Typically, and for general planning purposes, these lines vary in size from 12 to 16 inches in diameter. There is some flexibility in the final location of these lines that can take advantage of the proposed roadway networks within the Planning Area.

The figures in the Sector Development Plan that depict the existing water and wastewater systems in and around the Sector Plan area are accurate.

As per ABCWUA expansion policy, all water and wastewater service extensions into the Volcano Heights Sector Development area will require the execution of a Development Agreement between the owner/developer and the ABCWUA. Land use policies and zoning must also be in place before the agreement can be executed.

If you have any questions about ABCWUA planning in the Volcano Heights area, please do not hesitate to contact either myself at 505.924.3989 or Jeremy Hoover, P.E. at 505.924.3988. We can also make the draft utility master plan available for review by appointment.

UTILITY DEVELOPMENT
294

ENVIRONMENTAL PLANNING COMMISSION
ACTION SHEET

Thursday, December 6, 2012
3:30 p.m.
Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW

MEMBERS

MEMBERS PRESENT: Doug Peterson, Vice-Chair
Ron Garcia
Michael Dickson
Peter Nicholls
Moisés González
Maia Mullen
James Peck

MEMBERS ABSENT: Hugh Floyd, Chair

RECORDING SECRETARY: Christa Wagner

1. **Call to Order**
   A. Announcement of Changes and/or Additions to the Agenda
   B. Swearing in of City Staff

2. Project# 1009414
12EPC-40061 SECTOR DEVELOPMENT PLAN - EPC PHASE 2 FINAL REVIEW & APPROVAL

CITY OF ALBUQUERQUE PLANNING DEPARTMENT requests the above action for the Volcano Heights area, 569.11 acres surrounding Paseo del Norte and Unser Boulevard between Universe Blvd. and Petroglyph National Monument. Currently zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES and proposed to be zoned SU-2 VHTC, SU-2 VHRC, SU-2 VHVC, SU-2 VHMX, SU-2 VHNT, and/or SU-2 VHET. (Zone Atlas Maps: B-10 & 11, C-10 & 11)
Mikaela Renz-Whitmore, Staff Planner
(RECOMMENDATION OF APPROVAL)

2. **OTHER MATTERS:**
   A. Approval of October 4, 2012 Minutes. – Approved.

3. **ADJOURNED AT 4:57 PM**

ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, December 6, 2012
3:30 p.m.

Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW

MEMBERS

Hugh Floyd, Chair
Doug Peterson, Vice Chair

Michael Dickson
Ron Garcia
Maia Mullen
Moises Gonzalez
Peter Nicholls
James Peck

****

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.12 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. **Call to Order:**
   A. Announcement of Changes and/or Additions to the Agenda
   B. Swearing in of City Staff

2. Project# 1009414
12EPC-40061 SECTOR DEVELOPMENT PLAN - EPC PHASE 2 FINAL REVIEW & APPROVAL

CITY OF ALBUQUERQUE PLANNING DEPARTMENT requests the above action for the Volcano Heights area, 569.11 acres surrounding Paseo del Norte and Unser Boulevard between Universe Blvd. and Petroglyph National Monument. Currently zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES and proposed to be zoned SU-2 VHTC, SU-2 VHRC, SU-2 VHVC, SU-2 VHMX, SU-2 VHNT, and/or SU-2 VHET. (Zone Atlas Maps: B-10 & 11, C-10 & 11)
Mikaela Renz-Whitmore, Staff Planner

2. **OTHER MATTERS:**
   A. Approval of October 4, 2012 Minutes.

3. **ADJOURNED**

Environmental Planning Commission

Agenda Number: 03
Project Number: 1009414
Case #: 12EPC-40061
October 4, 2012

Staff Report

Agent	Mikaela Renz-Whitmore
Applicant	City of Albuquerque
Request(s)	**Recommend Adoption of the Volcano Heights Sector Development Plan (SDP)**
Legal Description	See attached map
Location	Paseo del Norte on the north and south, Universe Blvd. on the west, Petroglyph National Monument on the east
Size	Approximately 569.11 acres
Existing Zoning	RD, SU-1 PRD FAR. 5, SU-1 C-1 USES
Proposed Zoning	SU-2 VHTC (Town Center), SU-2 VHRC (Regional Center), SU-2 VHVC (Village Center), SU-2 VHMX (Mixed Use), SU-2 VHNT (Neighborhood Transition), and/or SU-2 VHET (Escarpment Transition) General Design Regulations are associated to varying degrees with all properties within the Volcano Heights SDP boundary.

Staff Recommendation

CONTINUANCE of 1009414 to December 6, 2012, based on the Findings beginning on Page 43.

Staff Planner

Mikaela Renz-Whitmore, Planner

Summary of Analysis

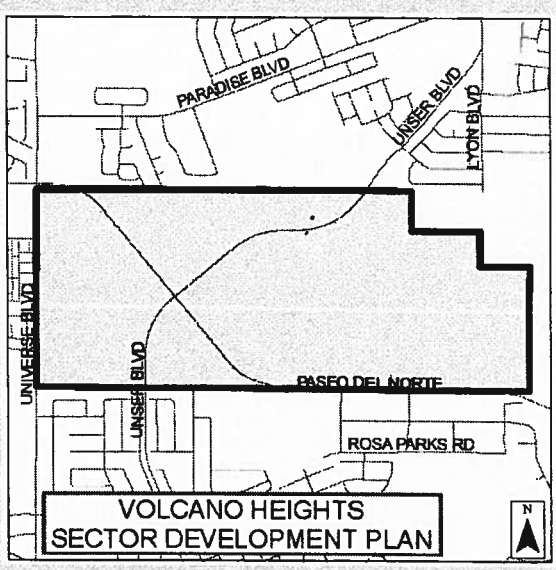
The Planning Department requests an Environmental Planning Commission (EPC) review and recommendation of approval to City Council for the Volcano Heights Sector Development Plan (SDP).

The Volcano Heights SDP provides policies and regulations to guide development over the next twenty years and beyond. The Plan envisions a walkable, urban built environment accessible by vehicles, pedestrians, cyclists, and transit users, while protecting and enhancing the unique natural environment as an integral part of the volcanic landscape connected to the Petroglyph National Monument.

The Planning Department requests that the EPC begin discussing the Plan on October 4, 2012 and continue the hearing to December 6, 2012 at 3:30 p.m. This will allow the EPC, agencies, and the public to provide comments and allow Planning staff to address them at the subsequent hearing. This staff report will include analysis of applicable plans and policies. All comments received to date are in Attachment 2. The subsequent staff report for the second hearing will address comments and proposed changes to the Plan in the form of proposed conditions and/or explanations of why staff does not support a change.

While there are individual objections to various components of the Plan, there has been considerable consensus regarding many of the issues involving competing perspectives, including building heights and density, rock outcroppings, and the balance of regulation versus incentives to guide new development.

Based on the Findings, staff concludes that this Plan supports many important City policies and goals, represents a balance of interests across stakeholders, and embodies compromises reached through a public involvement process. Adoption of this Plan will allow development consistent with a Major Activity Center, which would provide a significant opportunity to address the imbalance of jobs and housing on the City's east and west sides.



City Departments and other interested agencies reviewed this application from 09/04/2012 to 09/14/2012
Agency comments used in the preparation of this report begin on Page 48.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	RD, SU-1 PRD FAR. 5, SU-1 C-1 USES	Developing Urban; Rank II West Side Strategic Plan (WSSP) Volcano Mesa Amendment; Rank III North West Mesa Escarpment Plan (NWMEP); Rank III Unser Design Overlay Zone (DOZ)	Vacant
North	SU-1 for C-2, R-2, SU-1 for PRD, R-LT, RD	Established Urban; Rank II WSSP	Commercial, single-family residential, school
South	SU-2 VCLL, SU-2 VCUR, SU-2 VCMX, SU-2 VCLL	Established Urban; Rank II WSSP Volcano Mesa Amendment; Rank III Volcano Cliffs SDP; Rank III NWMEP; Rank III Unser DOZ	Vacant
East	SU-1 for Open Space	Established Urban; Rank II WSSP; Rank III NWMEP	Open Space, Petroglyph National Monument
West	SU-2 VTVC, SU-2 VTUR, SU-2 VTSL, SU-2 VTRD	Developing Urban; Rank II WSSP Volcano Mesa Amendment; Rank III Volcano Trails SDP; Rank III NWMEP	Vacant, single-family residential, multifamily residential

II. INTRODUCTION

Proposal

The City of Albuquerque requests review and approval of a new Sector Development Plan for Volcano Heights, including zone changes for all property within the Plan area.

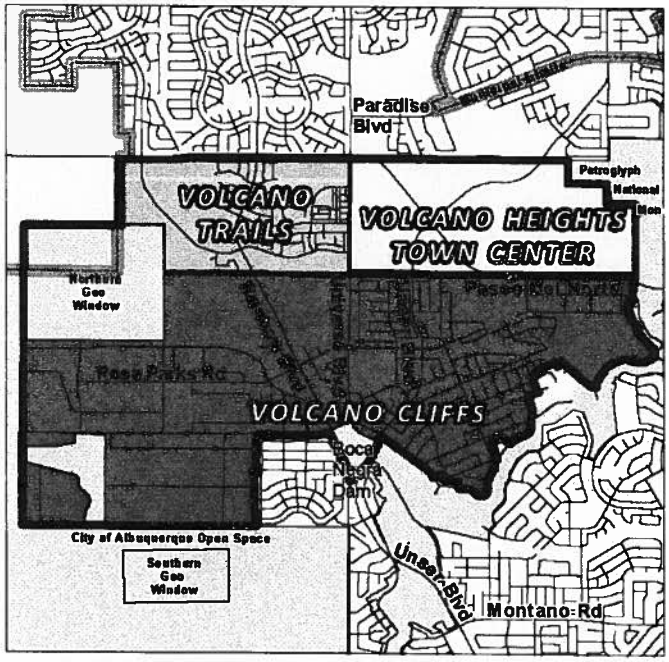
Current zoning in the Plan area is predominantly R-D (Residential Developing Area), a holding zone that allows single-family and townhouse development only without a Sector Plan adopted by the Planning Commission (City Zoning Code §14-16-2-14).

EPC Role

The EPC's role in this case is quasi-judicial, as properties will be rezoned as a result of the adoption of the Sector Development Plan. The Commission is a recommending body for Sector Plans, which are officially adopted by the City Council.

Context

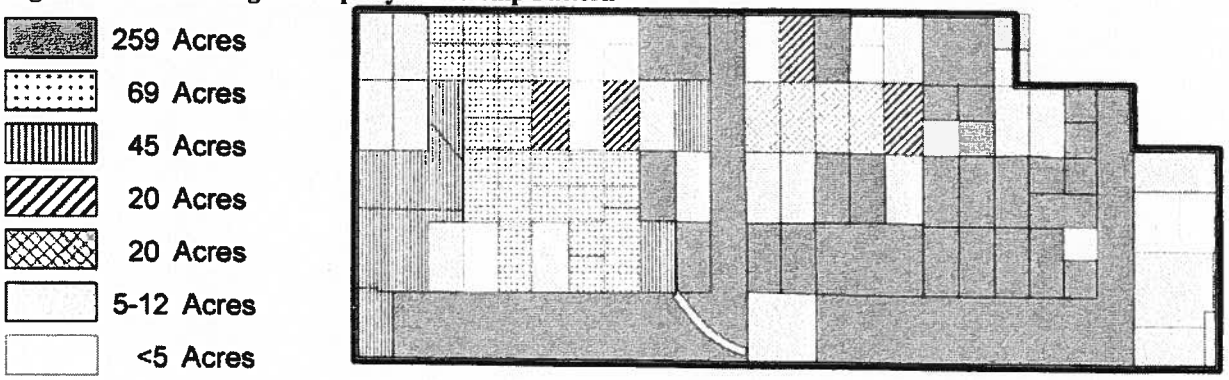
Volcano Mesa covers approximately 3,532 acres. The area is surrounded on three sides by more than 7,000 acres of open space under City, State and Federal jurisdictions, including the Petroglyph National Monument, set aside by the U.S. Congress in 1990. Volcano Mesa's cultural, natural, and built conditions have been used to inform the planning process and guide the development of policies that are sensitive and responsive to the area's unique needs, challenges, and opportunities.



The Volcano Heights Sector Development Plan (SDP) covers approximately 570 acres surrounding the intersection of Paseo del Norte and Unser Boulevard. The area is bordered on the north by Paseo del Norte, on the west by Universe Boulevard and the Volcano Trails SDP, on the south by the Volcano Cliffs SDP, and on the east by the Petroglyph National Monument.

The area within the Plan boundary is undeveloped, with over 30 different property owners and properties ranging in size from 2.5 acres to 68 acres. One property owner owns approximately 259 total acres, shown below in dark grey.

Figure 1: Volcano Heights Property Ownership Pattern



Single-family residential development areas exist to the north. Some commercial activity exists to the northwest of the Plan area, and some multifamily and single-family development exists to the west.

There are approximately 10 acres of basalt rock outcroppings scattered throughout the Plan area. These rock outcroppings are related to nearby volcanic activity that formed the Escarpment. The outcroppings have cultural, historical, and geological significance, as they are part of a unique landscape and a rich heritage of spiritual use by Pueblo peoples.

The topography varies throughout the Plan area, and there are significant views to Sandia Peak to the east.

Paseo del Norte and Unser Boulevard, which cross toward the center of the Plan area, are major regional arterials, both expected to carry a significant portion of the area's regional traffic now and into the future. Paseo del Norte, as one of the metropolitan area's river crossings that connects to one of the largest employment centers (Journal Center & I-25), is expected to carry 60,000 daily trips per day by 2035. Unser Boulevard, as one of the few north-south arterials on the West Side, is expected to carry approximately 15,000 daily trips through the plan area but over 70,000 daily trips farther south through the Escarpment by 2035. Congestion on both roads is expected to increase in the future. (Source: MRCOG 2035 Metropolitan Transportation Plan)

History

In 2004, the Albuquerque City Council initiated a planning process for the Volcano Mesa, an area annexed by the City in 1981. Located along the volcanic escarpment of the city's Northwest Mesa, Volcano Mesa includes unique features and special characteristics and conditions worthy of preservation and protection.

In 2006 City Council adopted the Volcano Heights Sector Development Plan, which encompassed the Volcano Mesa area; however, the Plan was challenged in District Court and ultimately remanded to the City in 2008/9.

In 2010, and at the direction of City Councilor Dan Lewis and Planning Director Deborah Stover, the Planning Department, and City Council staff revisited the plan. The Planning Team separated the Volcano Mesa into three separate Sector Development Plans (SDPs) and an amendment to the West Side Strategic Plan (WSSP). Taken together, the Rank II Volcano Mesa Amendment and the three Rank III Sector Development Plans create recommendations, goals, policies, and new land-use regulations to guide the development of the unique Volcano Mesa community.

- The Volcano Mesa Amendment to the WSSP was adopted in March 2011 and recommends the designation of the Volcano Heights Plan area as a Major Activity Center.
- Volcano Cliffs SDP was adopted by City Council on May 2, 2011.
- Volcano Trails SDP was adopted by the City Council on August 15, 2011.

- A Volcano Heights Sector Development Plan was submitted to the approval process in July 2010, heard several times by the EPC, and withdrawn in October 2011.

The 2010 Volcano Heights Sector Development Plan was ultimately withdrawn based on concerns that the Plan's regulations did not allow development that the market could support. Existing residents north of the Plan area expressed concern about the compatibility of a commercial zone adjacent to their single-family, residential subdivisions.

Early in 2011, Council Services hired land-use consultant Gateway Planning Group. Together with Gateway, the Planning Team formulated a new draft plan with (1) a revised zoning strategy that included transition zones to protect existing single-family residential areas to the north and south of the Plan area; (2) a new mandatory road grid that could help coordinate predictable development along corridors, across property lines, and over time, and (3) a new height bonus system to balance development density/intensity benefits to the natural and built environments.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Unser Boulevard and Paseo del Norte as Limited-Access Principal arterials, with rights-of-way of 156'.

The Long Range Roadway System designates Universe Boulevard as a Minor Arterial, with a right-of-way of 86'.

Comprehensive Plan Corridor Designation

The Albuquerque/Bernalillo County Comprehensive Plan designates Unser Boulevard and Paseo del Norte as Proposed Express Corridors.

Trails/Bikeways

Paseo del Norte and Unser Boulevard are both planned to include bike lanes and multi-use trails.

Transit

There is no current transit service that directly serves the Plan area. The nearest transit routes are to the west along Rainbow Blvd. in Volcano Trails and to the east along Golf Course Rd. The Plan area is included in a feasibility study for high-capacity transit service connecting Rio Rancho to the north with Journal Center employment area and beyond along Paseo del Norte.

Public Facilities/Community Services

No public facilities exist within the Plan area, which is entirely undeveloped. Within a one-mile buffer, there are five elementary schools, two middle schools, and one high school; the Paradise Hills Community Center and Pool; several City and County parks, and Fire Station 27.

For more specific information, see the Public Facilities Map.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

Current zoning in the Plan area is predominantly R-D (Residential Developing area). This zone is primarily a holding zone for undeveloped areas. Only single-family and townhouse uses are allowed without a Sector Plan adopted by the Planning Commission. While the Northwest Mesa Escarpment Plan is considered a Rank III plan and may count as a sector plan, it was adopted by City Council, not the Commission; therefore those properties with R-D zoning in Volcano Heights could only develop as single-family residential or townhouses.

Since this area was annexed in the 1980s, the surrounding land has developed primarily as single-family subdivisions, putting significant stress on regional roads that are needed for all retail and service trips, as well as for commuting to employment centers in either Rio Rancho or, more commonly, across the river to Albuquerque's east side.

As part of a larger strategy to reduce congestion on West Side roads and the region's limited river crossings, the Rank II West Side Strategic Plan (WSSP) recommended designating an area within Volcano Heights as a Major Activity Center. A Major Activity Center in this area would provide goods and services closer to existing residential development, and perhaps more importantly, introduce the opportunity for a major employment center on the City's west side, where such opportunities are rare.

In order to implement a Major Activity Center, the Volcano Heights Sector Development Plan proposes changing all zoning within the Plan area to allow a mix of residential and non-residential uses at various densities and intensities most appropriate to their context, considering the existing land uses nearby.

- **Transition Zones** are proposed next to existing single-family residential areas to the north and south of the Plan area *(i.e. VHNT: Volcano Heights Neighborhood Transition)* and to the Petroglyph National Monument on the Plan's eastern boundary *(i.e. VHET: Volcano Heights Escarpment Transition).*
- The most dense and intense zoning is proposed within a **Town Center Zone** *(i.e. VHTC: Volcano Heights Town Center Zone)* surrounding a proposed Transit Corridor east of the Paseo del Norte / Unser Boulevard intersection. This Town Center zone is envisioned to develop over time with transit-oriented development that is pedestrian- and bicycle-friendly.
- A predominantly auto-oriented zone is proposed lining the Paseo del Norte and Unser Boulevard corridors, as these roads are expected to continue to function primarily as limited-access arterials vital to moving regional traffic. This **Regional Center Zone** (i.e. VHRC: Volcano Heights Regional Center) would allow larger blocks that could accommodate larger retailers, with site development regulations to help ensure that the area remain a high-quality built environment still accessible by and attractive to pedestrian and cyclists.

- A **Village Center Zone** *(i.e. VHVC: Volcano Heights Village Center)* is proposed near the intersection of Universe Boulevard and Paseo del Norte, directly east of a Village Center zone in Volcano Trails. This zone is intended to mirror and extend development opportunities at the density and scale of a village center in this area.
- A **Mixed-Use Zone** is proposed for all other properties in the Plan area. This Mixed-Use Zone is intended to result in medium-density development that includes both non-residential and higher-density residential opportunities. A broad range of block sizes are allowed in order to accommodate everything from fine-grained residential development to campus-like office environments, while still accommodating all transportation modes, including pedestrians and cyclists.

The mix of uses allowed in each zone has been tailored to each zone's context and surrounding land uses.

- The broadest range of uses are allowed in the Regional Center, which is located in the center of the Plan area and buffered from the Transition Zones by the Mixed Use zone.
- Town Center also has a broad range of uses, as development intensity is encouraged surrounding the Transit Corridor and the zone is not adjacent to any single-family zone and far enough west of the Escarpment Transition that its more intense development is not expected to negatively impact the Petroglyph National Monument.
- The Mixed Use Zone allows a broad range of uses to allow flexibility of development to meet market demand as the area develops over time.
- The Transition Zones have the most limited uses proposed, in order to provide the maximum compatibility with existing single-family residential areas to the north and the south of the Plan area as well as sensitive lands within the Petroglyph National Monument to the east.

The proposed zones include site development standards *(i.e. regulations about building placement on a site, structure heights, etc.)* specific to each zone [Section 6] as well as general to all zones [Section 7]; building design standards *(i.e. regulations about building massing and façade compositions, limits on a small range of building materials that are prohibited, windows, and options for required architectural details)* specific to each zone [Section 6] as well as general to all zones [Section 8]; sign standards [Section 9]; and open space, landscaping, and site lighting design standards [Section 10].

The Plan proposes to take precedence over City Zoning Code regulations where they conflict, including shopping center regulations, large retail facility regulations, open space regulations, etc. Where the Plan is silent, the Zoning Code would apply.

Definitions (if applicable)

14-16-1-5: Sector Development Plan – A plan, at a scale of 1 inch to 200 feet, or 1 inch to 400 feet, which covers a large area satisfactory to the Planning Commission, and specifies standards for the area's and sub-area's character, allowed uses, structure height, and dwellings per acre; the

plan may specify lot coverage, floor area ratio, major landscaping features, building massing, flood water management, parking, signs, provisions for maximum feasible solar access, provisions for transportation, and other such features. Such plan constitutes a detailed part of the master plan and must be essentially consistent with the more general elements of the master plan, the Albuquerque/Bernalillo County Comprehensive Plan.

APPLICABLE ORDINANCES, PLANS, AND POLICIES

Rank I Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in regular text; staff analysis is in ***Bold Italics***. Applicable policies are analyzed below.

II.B.5 DEVELOPING URBAN: "The goal 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."

II.B.5 Developing and Established Urban Areas, Policy c: Where needed to guide more detailed planning, major portions of the Established Urban Area and Developing Urban Area and adjacent Plan map areas shall be formed into districts for rank two area planning, which should use the following process:

- Determine boundaries for each area plan based upon design character, social and cultural identity, and visual and environmental features.

- Determine content of each area plan based upon needs analysis, including but not limited to characteristics, conditions, trends and opportunities in land use, the built and visual environment, and social and economic environment.

- Determine activity center appropriateness and character for each area in coordination with the area wide Activity Centers implementation planning program.

The Volcano Mesa amendment to the Rank II WSSP determined the boundaries for the resulting three companion Rank III Sector Development Plans and provides policies to guide development within them based on their characteristics. The amendment proposes a Major Activity Center for the Volcano Heights SDP.

II.B.5 Developing and Established Urban Areas, Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The Plan includes two Transition zones – Neighborhood Transition and Escarpment Transition – with lower development densities and intensities in order to respect existing neighborhoods to the north and south and sensitive lands within Petroglyph National Monument to the east.

Development densities and intensities and structure heights generally step down from the center of the Plan area toward the edges in order to respect surrounding land uses and natural conditions. This zoning strategy respects existing neighborhoods. Heights and density have been negotiated with surrounding neighbors.

Natural environmental conditions, scenic resources, and resources of other social, cultural, and recreational concern are addressed through a combination of policies, regulations, and incentives. Preservation incentives are provided through the optional bonus height system. The Plan requires both usable and detached open space, with rock outcroppings counting double their own square footage as an additional incentive for preservation. View preservation is addressed in the orientation of mandatory streets and the bonus height system.

The optional bonus height system provides incentives for benefits to the natural environment in order to encourage preservation of scenic and recreational resources and open space.

II.B.5 Developing and Established Urban Areas, Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Volcano Heights is surrounded by the existing Ventana Ranch development to the north and Taylor Ranch neighborhood to the east, which include urban facilities and services. Volcano Trails and Volcano Cliffs are developing areas to the west and south, respectively. Volcano Heights is proposed as a Major Activity Center, which would provide local and regional retail and services to surrounding areas, as well as provide opportunities for major employers. By containing a mix of uses as well as employment opportunities, Volcano Heights is intended to help address the imbalance of jobs and housing that exists between the City's east and west sides.

II.B.5 Developing and Established Urban Areas, Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Preservation of significant rock outcroppings is encouraged through the optional bonus height system and through regulations for both usable and dedicated open space. View preservation is achieved through the east-west alignment of the mandatory

street system, the stepping down of structure heights toward the Petroglyph National Monument, and incentives for open space in the optional bonus height system.

The Plan does not provide for trails, although it encourages them through policy, because trails would have to be constructed and maintained privately. The checkerboard property ownership pattern would be a challenge to any such requirement, and City Parks and Recreation has concerns about private trails in terms of ongoing maintenance and liability.

II.B.5 Developing and Established Urban Areas, Policy h: Higher-density housing is most appropriate … in designated Activity Centers and areas with excellent access to the major street network.

High-density residential uses are proposed in zones that are recommended to be within the Volcano Heights Major Activity Center. Transition zones are provided between existing single-family development outside of the Plan area and new zones where higher-density housing is allowed. Paseo del Norte and Unser Boulevard provide regional access; the mandatory and non-mandatory roads proposed by the Plan would provide local access and connections to the major street network.

II.B.5 Developing and Established Urban Areas, Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The Volcano Mesa amendment to the WSSP recommends designation of a Major Activity Center within Volcano Heights. The zoning proposed in the Plan will provide an opportunity for development of an employment center, as well as an area for West Side residents to shop and seek entertainment. The more intense and dense zones are located toward the center of the Plan area, surrounded by less dense and less intense uses in order to buffer the existing single-family residential areas.

II.B.5 Developing and Established Urban Areas, Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

Site development standards help coordinate land use and transportation networks. Land adjacent to arterial streets will be developed with a minimum of curb cuts via local roads that provide access for services and vehicle parking.

The Plan includes a mandatory street network to create the minimum backbone grid of streets necessary to support new development and help disperse and provide redundancy for regional traffic. Each mandatory street has an associated cross section that property owners/developers are required to construct as adjacent projects develop.

The mandatory streets are designated either 'A' Streets, i.e. pedestrian-oriented main streets, or 'B' Streets, i.e. primarily auto-oriented streets intended to provide parking and service access to local development. All cross sections are designed to accommodate pedestrians and cyclists in order to serve established and future residential neighborhoods.

Non-mandatory streets will also be necessary to serve local development. Options are provided for non-mandatory street cross sections, which will be classified as either 'A' or 'B' based on the first developments that occur.

Taken together, the mandatory and non-mandatory streets will provide a grid network that minimizes traffic impacts on adjacent arterial streets and protects the livability and safety of established residential neighborhoods.

II.B.5 Developing and Established Urban Areas, Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged that is appropriate to the Plan area.

The Plan includes building design standards to promote high-quality development appropriate to a Major Activity Center. Architectural style is not prescribed. The optional bonus height system offers additional heights in the Center zones (Town, Regional, and Village) and Mixed Use zone in exchange for benefits to the built and natural environment. An exception to the Plan's standards is allowed for buildings and/or projects that include "elements of exceptional civic, architectural, or environmental design" (p. 31).

II.B.5 Developing and Established Urban Areas, Policy m: Urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Structure heights are generally stepped down from the Center zones in the center of the Plan area toward the Escarpment edge on the east to protect important views to Sandia Peak. The 15-foot height limit within an Impact Area defined by the existing Rank III Northwest Mesa Escarpment Plan is retained. Within 200 feet of the Petroglyph National Monument, structure heights are limited to 18 feet, with up to 50% of the building footprint allowed to go up to 26 feet. The rest of the Escarpment Transition zone allows maximum structure heights of 26 feet. To minimize the visual impact of development on views from east of the river, glass is required to have low-reflectivity value, and colors are regulated per the NWMEP.

The optional bonus height system, available in all but the Transition zones, includes incentives for preserving views and providing benefits to the natural and built environments.

Site development and building design standards are included to help ensure high-quality development that can enhance the visual environment.

II.B.5 Developing and Established Urban Areas, Policy n: Areas prematurely subdivided and having problems with multiple ownership, platting, inadequate right-of-way, or drainage should be reassembled or sector planned before annexation and service extension is assured.

Although Volcano Mesa was annexed prior to any reassembly of lots, the area is now being sector planned prior to service extension. Properties and roads within Volcano Heights have not been platted. Over 30 property owners own land within the Plan area, with properties ranging in size from 2.5 to 68 acres. The Plan includes a mandatory street network that connects to existing roads bordering the Plan area and aligns as much as possible with the existing 20-foot access easements along existing property lines.

Because infrastructure, including roads, sewer, water, and utilities, will all be provided at the expense of property owners and developers, the Plan recommends financial tools such as Special Assessment Districts (SADs), Public Improvement Districts (PIDs), and/or Tax Increment Development Districts (TIDDs) in order to pool resources across property owners to fund infrastructure improvements that benefit the Plan area.

II.B.1 OPEN SPACE NETWORK: "The goal 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."

II.B.1 Open Space, Policy c: Development in or adjacent to the proposed Open Space network shall be compatible with open space purposes.

The proposed Escarpment Transition Zone abutting the Petroglyph National Monument is intended to provide the most compatible land uses with this unique open space resource. A mandatory Park Edge Road provides an appropriate transition between open space to the east and development to the west because it is single-loaded (i.e. abutting the Monument boundary on the east and development on the west) where it abuts the Monument. Structure heights are the most limited closest to the Monument boundary, stepping up gradually moving west away from the Escarpment edge.

The Plan includes goals and policies to enhance and protect the Monument and rock outcroppings throughout the Plan area that are part of this unique landscape and contribute to the area's sense of place. Open space requirements and the optional bonus height system are also intended to help preserve the integrity of this landscape.

In accordance with other Volcano Mesa sector plans and the Northwest Mesa Escarpment Plan, color and reflectivity are limited throughout the Plan area to minimize visual impact of development from inside the Monument. The Plan also includes general standards restricting the type of fencing allowed adjacent to the Monument.

II.B.1 Open Space, Policy d: The City and County shall preserve the volcanoes, key portions of the basalt flow, and the escarpment as part of the Open Space network.

The volcanoes and escarpment have been permanently preserved through purchase of property and the creation of the Petroglyph National Monument. Significant rock outcroppings are defined by this Plan and represent "key portions of the basalt flow." While the Plan does not require their preservation, as they exist on private property, the Plan includes requirements for both usable open space and dedicated open space, and rock outcroppings included for either purpose count double their square footage toward the requirements in order to encourage their preservation. In addition, the optional height bonus system includes both private preservation and dedication of rock outcroppings toward height bonuses in eligible zones.

II.B.1 Open Space, Policy f: A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link other areas within the Open Space network.

While the Plan does not propose any trails, it does require both usable and dedicated open space to encourage the preservation of sensitive lands and rock outcroppings throughout the Plan area. Dedication of rock outcroppings and/or open space and providing public access to rock outcroppings on private property count toward an optional height bonus in eligible zones.

The Plan encourages a multi-use trail on the Petroglyph National Monument edge, particularly where it links to the existing pedestrian bridge over Paseo del Norte in order to create a continuous trail network to link open space areas to the north and south.

II.B.1 Open Space, Policy g: Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales.

The Plan does not require the development of any park or open space, since Impact Fees are intended to pay for the City's provision of these community resources. In this service area, the Impact Fee calculation would not cover the addition of any new parks

or open space within the Plan area but rather contribute to the maintenance of existing facilities nearby.

Instead, based on project size, the Plan requires private usable open space amenities, which could include a park, plaza, patio, courtyard, amphitheater, roof terrace, or playground, etc. in order to meet a range of recreational needs compatible with the project.

II.B.1 Open Space, Policy h: Developing areas shall have neighborhood parks and open areas located to serve the population of the area.

As explained above, the Plan does not require parks, but it does require usable and dedicated open space. These open spaces may be pooled across property lines to create larger open areas.

The Plan also recommends by policy (12.1.5) that the City adopt a Transfer of Development Rights ordinance to allow property owners to transfer density from one property to another in order to provide open space on the "sending" property and more density and urban walkability on the "receiving" property.

II.B.1 Open Space, Policy j: Design of neighborhood open areas should tie into other open spaces, where appropriate, to create an Open Space network.

The Plan requires dedicated open space and recommends by policy (12.1.6) the dedication of sensitive lands, rock outcroppings, and land adjacent to the Petroglyph National Monument. The Plan also recommends protections through private means (12.1.3).

II.B.7 ACTIVITY CENTERS: The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities that reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

The Volcano Mesa amendment to the WSSP, policy 3.96, proposes that Volcano Heights Town Center be designated as a Major Activity Center. This policy was written based on a previous proposal for Volcano Heights that involved a larger area called Town Center. The current 2012 draft Plan recommends by policy (12.2.1) that all but the Transition Zones be designated as a Major Activity Center in order to provide the best opportunity to address the imbalance of jobs and housing on the City's east and west sides. Together, these zones would contribute to a walkable, urban, mixed-use, high-density area, which could support and be supported by transit as well as accommodate pedestrians, cyclists, and automobiles.

A Major Activity Center would help reduce sprawl and the need for exclusively auto-based travel by providing opportunities for employment, retail, and services close to existing and future residents. This type of compact, multi-modal development could help reduce traffic congestion on the region's few arterial roads and perhaps most importantly on the region's few river crossings.

While the West Side has a Major Activity Center at Cottonwood Mall, it is severely limited in terms of providing employment and residential opportunities. The proposed Major Activity Center in Volcano Heights would offer a live-shop-play development alternative that the City could market as a mixed-use, multi-modal district. This additional Major Activity Center would offer further opportunities for employment on the City's West Side, which would help address the City's jobs/housing imbalance east and west of the Rio Grande.

II.B.7 Activity Centers, Policy c: Structures whose height, mass or volume would be significantly larger than any others in their surroundings shall be located only in Major Activity Centers to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access.

The proposed structure height of the Center Zones would be larger than their surroundings, which would reinforce the designation of a Major Activity Center within Volcano Heights. Structure heights by right in the Plan area are proposed as 40 feet in the Town, Regional, and Village Center Zones and 26 feet in the Mixed Use Zone.

The optional bonus height system would allow additional height for commensurate benefits to both the built and natural environments, including the preservation of views through structure placement on the site. Bonus heights in the Plan area are proposed as follows:

Town Center: 75 feet
Regional and Village Center: 60 feet
Mixed Use: 40 feet

The Mixed Use Zone and Transition Zones are provided to transition from the taller, higher-density developments in the Center of the Plan area to lower building heights in existing single-family residential areas outside the Plan area, preserving their solar access. Views to and from the Petroglyph National Monument are preserved and protected via structure height limits within the Escarpment Transition zone.

II.B.7 Activity Centers, Policy e: New Activity Centers may be designated and added to the Comprehensive Plan through local government review and approval based upon the following criteria:

- The proposed Activity Center's potential for shaping the built environment, consistent with policies of the Comprehensive Plan.

- Market potential for concentrating activities to higher than average intensities, and potential for promoting infill of vacant land inside the existing urban services boundary.
- Appropriateness of the proposed Activity Center, including location relative to the market area and access/connections including transit service potential.
- Fiscal impact of the proposed Activity Center on City government and the private sector.
- Compatibility of the proposed Activity Center with surrounding neighborhoods.
- Capacity and availability of public services such as transportation, water, and sewer systems to support the Activity Center as proposed.
- Environmental impact of the proposed Activity Center.

The Major Activity Center proposed as part of the Volcano Mesa amendment to the WSSP and in the Volcano Heights SDP is consistent with policies in the Comprehensive Plan, has the potential to address the imbalance of jobs to housing on the West Side, has a wide market area, and includes transit potential. A transit corridor is proposed to be the backbone of the Town Center, serving not only Bus Rapid Transit on Paseo Del Norte and Unser but also a local transit network. The proposed Major Activity Center is compatible with the surrounding neighborhoods, as it will provide goods and services in walking and cycling distance and is buffered by Transition Zones of lower density and intensity of uses. The fiscal impact of the proposed Major Activity Center would be beneficial on the private sector as well as to the City, including a boost to the West Side economy as well as higher gross receipts taxes for the City from additional retail, goods, and services. The associated transit service being planned for this area would include the capacity to serve the Major Activity Center. Water and sewer are not yet available in this area, which poses a challenge. The environmental impact, compared to the current zoning of exclusively single-family development, would be a benefit to the area, as development is planned to be high-quality, carefully tailored to context, and intended to create a district accessible by multiple modes of traffic as opposed to exclusively by automobile.

II.B.7 Activity Centers, Policy f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The proposed Major Activity Center has the most intense land use and density located in the center of the Plan area, buffered by Mixed Use Zone and Transition Zones on the edges, where there is less intense land use and density.

II.C.1 AIR QUALITY: The Goal is to improve air quality to safeguard public health and enhance the quality of life.

II.C.1 Air Quality, Policy b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

This Plan represents a significant effort to coordinate land use and transportation in order to produce a built environment with efficient placement of housing, employment, and services accessible by automobile, pedestrians, cyclists, and transit users. The mixed-use development in an infill location helps integrate residential, commercial, and industrial uses for a better jobs-housing balance. The mandatory street network has been designed to accommodate the density and intensity of uses and provides additional redundancy for the regional traffic network to disperse and manage congestion.

II.C.1 Air Quality, Policy d: Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.

The Town Center is organized around a transit corridor, which has been included as one route being studied for a high-capacity transit connection between Rio Rancho to the north and the Journal Center/I-25 employment area to the east along Paseo del Norte. The mandatory street network provides wide sidewalks for pedestrians and bike lanes for cyclists to offer alternative transportation choices, in addition to sufficient roadway capacity to serve local and regional automobile traffic.

II.C.6 ARCHEOLOGICAL RESOURCES: The goal is to identify and manage or acquire significant archaeological and paleontological sites for research, education, economic, and/or recreation use.

II.C.6 Archeological Resources, Policy c: Public understanding of and appreciation for the area's archaeological and paleontological past shall be promoted.

Because the Volcano Mesa area contains archeologically significant and sensitive sites, the WSSP amendment proposes policies to address preservation of archeological and culturally significant sites. The policies address a range of guidance from preservation, to adequate setback to interpretive features to the preservation of significant rock outcroppings. The Volcano Heights SDP contains language to address archaeological sites in the general standards (10.5). The Volcano Heights SDP also proposes to use usable and detached open space requirements and an optional bonus height system to encourage the preservation of significant rock outcroppings.

II.C.8 DEVELOPED LANDSCAPE: The goal is to maintain and improve the natural and the developed landscapes' quality.

II.C.8 Developed Landscape, Policy a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

The optional bonus height system is included in the Plan as a tool of compromise to balance the need for density and intensity to create a Major Activity Center with the need to respect and protect the integrity of a unique landscape tied to the Escarpment and Petroglyph National Monument to the east. Additional height is available in non-Transition zones in exchange for commensurate benefits to both the built and natural environment. The options provided as benefits to the natural and built environments include context-sensitive and environmentally-based development options in order to enhance and respect the unique natural and visual environment in this area. The preservation of sensitive lands, rock outcroppings, and native vegetation – including juniper trees – are included as options to enhance the natural and visual environment.

II.C.8 Developed Landscape, Policy d: Landscaping shall be encouraged within the public and private rights-of-way to control erosion and dust and create a pleasing visual environment; native vegetation should be used where appropriate.

The Plan requires landscaping of public and private rights-of way. Landscaping is limited to a native and xeriscape plant list included in the Plan. For more sensitive areas Plant List A is based on a survey of the Petroglyph National Monument conducted by Bleakley between 1994 and 1995. For the remainder of the area, Plant List B applies, and these are xeric plants listed in the Albuquerque-Bernalillo County Water Utility Authority "How-to Guide to Xeriscaping."

II.C.8 Developed Landscape, Policy e: In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

The Plan includes grading regulations (7.4) minimizing the alteration of existing topography and importing fill. The Plan includes construction mitigation regulations (7.5) requiring the replacement of boulders and plant cover. The optional bonus heights system includes the siting of buildings to preserve views and existing juniper trees.

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.

II.C.9 Community Identity and Urban Design, Policy b: In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following:
1) The natural environment

- Indigenous vegetation and other materials appropriate to landscapes
- Topography and landscape features such … escarpments
- Colors and textures of the natural environment
- Views

2) Built environment
- Height and massing of buildings
- Setbacks from the street
- Placement of entrances and windows
- Walls and fences
- Parking areas design and relationship to buildings
- Road widths, sidewalks, curb cuts, medians
- Grain of streets/size of parcels
- Patterns of movement (e.g. pedestrian connections, access to transportation/
- transit)
- Street furniture (e.g. bus stops, street lights, signs)
- Landscaping materials, both planting and hardscape
- Public infrastructure (e.g. drainage facilities, bridges)
- Social interaction opportunities
- Relationship between built and natural environment

3) Local history
- Architectural styles and traditions
- Current and historic significance to Albuquerque
- Historic plazas and other Activity Centers

4) Culture and traditions
- Cultural characteristics of residents
- Community celebrations and events

Volcano Mesa is surrounded by thousands of acres of Major Public Open Space in the form of the Petroglyph National Monument. This landscape is culturally important to the Pueblo community today, as well as containing archeological sites. Volcano Heights commands great views of the Sandia Mountains to the east and has large rock outcroppings of basalt throughout the Plan area.

As explained above, the Plan includes strategies – regulations, policies, and incentives – to enhance, protect, and preserve the natural environment, including views, archaeological sites, sensitive lands, native landscaping, topography, and colors.

The Plan includes strategies – regulations, policies, and incentives – to create a quality built environment in balance with the natural environment, including site development standards and building design standards and optional bonus height criteria for benefits to the built environment.

Local history is addressed through the preservation of the integrity of landscape connections to the Petroglyph National Monument and encouragement through the bonus height system to create new plazas and provide interpretive signage.

Culture and traditions are not addressed directly by the Plan, other than strategies to preserve the rock outcroppings that are part of the cultural traditions of native Pueblo peoples.

II.C.9 Community Identity and Urban Design, Policy c: The identity and cohesiveness of each community shall be strengthened through identification and enhancement of community Activity Centers that have a scale, mix of uses, design character, and location appropriate to the unique character of the community.

The Major Activity Center proposed by the WSSP amendment and the Volcano Heights SDP will provide areas for the community to gather, to strengthen the community as well as providing an opportunity for retail, service and office uses and to address the imbalance of jobs and housing on the West Side.

II.C.9 Community Identity and Urban Design, Policy e: Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community and that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to:

- minimize water use
- screen parking areas
- create useful and attractive signage and building facades
- facilitate walking safety and convenience

The mandatory street cross sections as well as options for non-mandatory street cross sections are paired with frontage requirements that pull buildings to the street and create an urban built environment that is attractive and safe for walking and cycling. Creating a more urban area on the West Side will create an alternative environment that enhances the range of options for retail, services, and housing choices. The Plan includes requirements for screening of parking areas, water harvesting, and attractive signage. The Plan's mixed-use zones are coordinated with the transportation network to create opportunities for retail, goods, and services within walking distance of residential areas.

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.

II.D.3 Energy Management, Policy a: Use of energy management techniques shall be encouraged.

The optional bonus height system includes incentives for developers to meet building energy performance standards in new construction. Bonus criteria include solar and wind energy and water harvesting. Solar panels are not counted toward building height limits, as they are in the Zoning Code currently.

II.D.3 Energy Management, Policy d: A transportation that is more energy efficient shall be developed. In particular, promote a variety of transportation modes including expansion of transit…

As explained above, Town Center is organized around a transit corridor and intended to create opportunities for transit-oriented development. Mandatory streets are planned to accommodate pedestrians and cyclists in addition to autos.

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 as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

II.D.4 Transportation and Transit, Policy c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

Single-family development is prohibited in all but the Transition Zones in order to encourage higher-density residential development toward the core of the Plan area, particularly in the Town Center zone, where it could best support and benefit from transit service.

II.D.4 Transportation and Transit, Policy f: Transit planning and implementation shall be coordinated among agencies and area jurisdictions…

Staff has coordinated extensively with ABQ Ride, DMD, and MRCOG on the potential for high-capacity transit along the Transit Corridor in Town Center. MRCOG's feasibility study results are expected in Spring 2013.

II.D.4 Transportation and Transit, Policy o: Peak hour demands on the circulation system should be decreased.

The traffic study (Appendix C) concluded that the mandatory street system and dense, walkable land-use pattern would likely result in reduced a.m. peak hour travel demand and no increase in p.m. peak hour travel demand compared to the previous transportation and land use proposals for Volcano Heights. Overall, the mandatory street network and non-mandatory streets would provide redundancy to the existing transportation system that would help disperse traffic congestion.

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

II.D.6 Economic Development, Policy a: New employment opportunities that will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The creation of a Major Activity Center in Volcano Heights, as proposed in the Volcano Mesa amendment to the WSSP and in the Volcano Heights SDP, will provide opportunities for new employment in a wide range of occupations and skill levels on the City's West Side, where few such opportunities exist. The Plan envisions office, service, light industrial, and retail opportunities.

II.D.6 Economic Development, Policy g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The proposed Major Activity Center would create the opportunity for a concentration of employment on the West Side. This will help to alleviate some of the existing jobs/ housing imbalance. While some future employees may live elsewhere in the Albuquerque metropolitan area with commutes opposite of the norm (which would help support transit service in general, as buses would not be empty heading to the West Side), it is logical to expect that many will be West Side residents, thereby reducing their need to travel.

Rank II West Side Strategic Plan

The *West Side Strategic Plan* (*WSSP*) was first adopted in 1997 and amended in 2002 and 2009. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on page2 in the WSSP.

The *WSSP* identifies fourteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The WSSP emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development. Applicable policies include:

WSSP Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The Volcano Mesa amendment to the WSSP did not update this policy, but it is the fourteenth community that the WSSP covers. The amendment proposes a Neighborhood Center in Volcano Cliffs and a Major Activity Center in Volcano Heights. High-density and non-residential uses are proposed in these nodes, surrounded by lower-density residential uses. In Volcano Heights, single-family development is only allowed in the Transition Zones, which are not proposed to be included in the designated Major Activity Center.

WSSP Policy 1.9: In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:

- **Market Area** – Community Centers should be located to serve a primary service area of about 30,000 people within approximately a three mile radius of the center... Uses typical of community centers would likely be accessed on a weekly basis...
- **Access/Connections** – Community Centers shall be easily accessible by automobile, located at the intersections of at least one major and one minor arterial street, and connected to public transit service as well as the community-wide trail/bikeway network… [C]ommunity … centers shall be very accommodating to the pedestrian even within predominately off-street parking areas.
- **Scale** – Community Centers shall be composed of blocks with buildings well connected by sidewalks and public spaces like plazas. Shared parking, through mainly off-street, should be encouraged, and larger parking areas may be divided into smaller ones or used for structured parking and/or additional active land uses… [C]ommunity … centers shall have outdoor areas that encourage gathering; shall

include bicycle parking and shall provide safe pedestrian connection among buildings and between buildings and parking areas…

Volcano Heights meets the policy for a community center based on the criteria for market area, access, and scale. The Plan area is within a Developing Urban area as defined by the Albuquerque/Bernalillo County Comprehensive Plan. The demographic analysis done for Volcano Heights shows well over 30,000 people within a 3-mile radius. Paseo del Norte and Unser Boulevard cross at the center of the Plan area, and the transit corridor would link this area to transit service, satisfying the access criterion. The Plan includes small, walkable block sizes and encourages shared parking, outdoor areas for gathering, and bicycle parking. The Plan includes requirements for connections among buildings and between buildings and parking areas. Finally, the Plan includes a mandatory street network grid that provides safe accommodations for cyclists and pedestrians.

WSSP Policy 1.14: The typical Community Activity Center shall be accessible by a major street or parkway, provide a hub for transit service, and be accessible by pedestrians and bicyclists.

The Major Activity Center proposed by the Volcano Mesa amendment to the WSSP and the Volcano Heights SDP will be accessed from two principal arterials: Paseo del Norte and Unser. A transit corridor is proposed as the hub for local and regional transit service, and the area will be easily accessible by pedestrians and cyclists.

WSSP Policy 1.18: Community Activity Centers shall contain mixed-use buildings and/or mixed use developments that combine commercial, residential, and/or civic land uses in one accessible location. Clustered buildings and formation of meaningful plazas and sheltering forms to promote pedestrian-friendly environments are encouraged.

All proposed zoning within Volcano Heights would allow mixed-use development. The Plan does not propose locations for plazas; however, plazas and other pedestrian-friendly amenities are encouraged through options available for usable open space on projects greater than 2 acres as well as the optional bonus height system.

WSSP Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side…

The Volcano Heights SDP would further this policy by providing an appropriate area for the development of significant office and light industrial space and establishing a desirable, walkable urban center that could help attract major employers.

WSSP Policy 3.95: Volcano Heights Major Activity Center. The Volcano Heights Town Center should be designated as a Major Activity Center. The Volcano Heights Town Center

provides an opportunity to address the jobs/housing imbalance in the area and will serve the region with employment, commercial, service, and retail opportunities.

The Plan is intended to implement this policy and proposes that in addition to Town Center, all zones except Transitions Zones should be included in a Major Activity Center. The mixed-use zoning and optional density bonuses would provide opportunities for regional employment, commercial, service, and retail uses.

WSSP Policy 3.96: New zoning should be established for the Volcano Mesa area to correct the jobs/housing imbalance that exists for the area and to support area-wide transit services. Development of the Volcano Mesa area has the potential, with new zoning, to result in approximately 12,000 additional housing units with 30,000 residents and significant non-residential building. The total growth in the Albuquerque market is approximately 5,500 residential units and 7,000 new jobs per year. Since Volcano Mesa is only a portion of the inventory of developable land, it is reasonable to expect build-out there to occur over several years, if not decades.

Volcano Heights SDP proposes changing zoning to allow mixed-use, high-density development, with a Town Center zone organized around a proposed transit corridor. The non-Transition zones allow a wide range of uses and generally accommodate the development of destination retail, employment centers, urban residential, and entertainment uses. The development vision was calibrated to be an optimistic yet practical target, based on a market study that showed limited potential for the area and the build-out entitlements that the zoning allows. More density and growth, which would help with the jobs/housing imbalance, is allowed, encouraged, and accommodated by the Plan.

WSSP Policy 3.98: Implementation strategies should consider the following for growth phasing and timing: Public Improvement Districts (PIDs), Special Assessment Districts (SADs), Workforce Housing, Public-Private Partnership, and Water.

Volcano Heights recommends PIDs and SADs as strategies for implementation. The Plan also emphasizes the coordination and partnerships needed between public and private entities. The Plan sets out policies to coordinate water service extension in the area.

WSSP Policy 3.99: Development in the Volcano Mesa area should recognize the sensitive ecological, historical, and cultural importance of the area, and future Rank III plans in the area should respect this in the following ways:

- Protect the narrow band of the Escarpment on the eastern edge of Volcano Mesa and maintain the views to and from the Escarpment;
- Establish design standards for developments built adjacent to the edge of open space that will be compatible visually and ecologically with the high desert landscape …

- Protect view sheds from the North Geologic Window and the cones of the northern most Volcanoes to the Sandia Mountains and the Rio Grande;
- Include a plant list for the open space and conservation areas drawn from native species in the area;
- Establish an urban form criteria that limits heights and prescribes harmonious colors to preserve views and promotes an urban environment that fosters the active life of the community.

The Volcano Heights SDP goes to great lengths to recognize the sensitive ecological, historical, and cultural importance of the area. The Escarpment Transition Zone is proposed to plan uses, densities, and building massing and scale to be the most compatible with the Escarpment and sensitive lands within the Petroglyph National Monument. The Plan retains height limits within the Impact Area defined by the NWMEP, and the Plan further limits heights within 200 feet of the Petroglyph National Monument Boundary to 18 feet, with up to 50% of the building footprint allowed to go to 26 feet, as an additional height transition away from the Escarpment edge to help preserve views. The Plan retains the limits on building color from the NWMEP to reduce the visual impact of development. View sheds are primarily preserved through the east-west grid alignment of mandatory streets toward the Sandia Mountains. The Plan includes a plant list of native and xeric species.

WSSP Policy 3.100:

- Important views from locations within the Volcano Mesa area to the Rio Grande basin, the city of Albuquerque and the Sandia Mountains should be protected with height restrictions in future Rank 3 sector development plans for the area; and
- Development in the Volcano Mesa area may be visible from the east side of the City of Albuquerque; therefore care should be taken in order to minimize visually intrusive development in all of the Volcano Mesa area.
- The analysis of the views to the Volcano Mesa area and from the Volcano Mesa area should provide the basis for regulations in future Rank 3 sector development plans for dealing with height, color, reflectivity, lighting, building materials, and landscape design. To minimize the visual impact of development, predominant colors used on structures should blend with the natural colors of the mesa.

As explained above, the Volcano Heights SDP has several strategies to protect views from within the Plan area, as well as views to the area from the east side, including the east-west mandatory street orientation, building heights that step down toward the Escarpment, limits on glass reflectivity, color restrictions, and building placement. The optional bonus height system includes view preservation as one criterion toward additional heights for the non-Transition zones.

WSSP Policy 3.101: Development and Engineering Considerations. Retention of the natural landscape is a key goal of the Volcano Mesa area and of previously adopted City policies.

To the largest extent possible the natural landscape should be retained. Importing large amounts of fill is discouraged because this type of treatment masks the natural terrain and geological conditions that make the area unique, desirable, and of value to residents and the larger community.

The Plan includes grading regulations (7.4) minimizing the alteration of existing topography and importing fill. The Plan includes construction mitigation regulations (7.5) requiring the replacement of boulders and plant cover. The optional bonus heights system includes the preservation of existing juniper trees.

WSSP Policy 3.103: Protection of archeological and cultural resources should be ensured... The Volcano Mesa area contains several sites of archeological significance, many of which (but not all) have been designated as Major Public Open Space. These Petroglyph and settlement sites tend to be concentrated within the Northern Geologic Window, in the large tract owned by the State of New Mexico, along arroyo corridors, on some rock outcroppings, and within the Monument.

As mentioned above, the Volcano Heights SDP contains language to address archaeological sites in the general standards (10.5). To encourage the preservation of significant rock outcroppings, the Volcano Heights SDP requires both usable and detached open space and includes rock outcroppings as one criterion of the optional bonus height system. Rock outcroppings count double their square footage toward usable or detached open space requirements as an additional incentive, and their preservation can be double-counted toward open space requirements and a height bonus.

WSSP Policy 3.104: Adequate setbacks from petroglyphs and archeological sites should be maintained. Development, trails, and recreation areas should be set back at least 50 feet from prehistoric petroglyphs or other sites with high archeological value, unless part of an approved interpretive exhibit.

The Plan includes the 50-foot setback from petroglyphs or other identified archaeological sites (10.5).

WSSP Policy 3.105: View Corridors should be preserved. To the extent possible, streets and linear open spaces should extend from archeological sites of major cultural importance toward the Sandia Mountains to the east and the two northern-most volcanoes to the west.

As mentioned above, several mandatory streets are oriented east-west toward the Sandia Mountains, and Unser Boulevard provides an important view corridor to the volcanoes to the southwest.

WSSP Policy 3.106: Development of interpretive features should include the following:

a. A National Park Service representative for the Petroglyph National Monument and the City Open Space Division for other open space and park locations should determine the appropriate design and development standards for interpretive signage and exhibits where major trails are near prominent archeological features.
b. Trails & interpretive features should not come within 50 feet of these sensitive features, unless designed under the guidance of a qualified archeologist.

The Plan includes interpretive signage as one criterion for a height bonus, although the Plan is silent on how the interpretive portion is developed. This Rank II policy would still apply.

WSSP Policy 3.107: Ensure conservation of significant rock outcrops. All rock outcroppings containing petroglyphs should be conserved. Major rock outcroppings should be conserved. Site treatment should include preservation, avoidance, testing, or documentation of surface and/or subsurface remains...

As explained above, the Plan uses a combination of policies, regulations, and incentives to conserve rock outcroppings. All petroglyphs shall be preserved subject to City Zoning Code §14-16-3-20.

WSSP Policy 3.108: Adjustments to site and lot layouts and building pads are encouraged in order to preserve rock outcroppings, and clusters of major rock outcroppings should be placed within publicly accessible open space. All subdivision, site plans, and master plans including those developed for Public Infrastructure Districts and Special Assessment Districts should be designed to conserve these outcroppings to the extent practicable and submittals for development approval should contain a description of the actions taken to carry out this requirement.

The Plan allows administrative deviations to allow buildings to be shifted to preserve rock outcroppings. The Plan's optional bonus height system provides incentives to keep rock outcroppings publicly accessible via walkways and/or access easements.

WSSP Policy 3.110: The access points to Paseo del Norte and Unser, shown in Exhibit 10, Road Network Map should be adopted.

The access points have been updated since the WSSP Volcano Mesa Amendment was adopted. While some of these access points have shifted to fit the Mandatory Street network, the intent to provide additional access points to support a Major Activity Center remains the same.

WSSP Policy 3.111: Transit service that is efficient, accessible and reliable should be developed for the Volcano Mesa area. Fast, frequent, and reliable transit plays a vital role in reducing both Vehicle Miles Traveled and regional traffic congestion, but it cannot

achieve these goals without a parallel effort to develop a land-use pattern that supports transit. The Volcano Mesa area's emphasis on walkability and the range of densities and built forms proposed will ultimately make more frequent transit service viable. Transit systems should be deployed in the area in a manner commensurate with the intensity of development. As full development is achieved, the Bus Rapid Transit (BRT) system proposed for the area, using dedicated bus lanes and emerging technologies, can make transit competitive with the car. Transit, and especially BRT, can eventually serve as the conveyance of choice between communities and employment centers in the Volcano Mesa area and on the West Side in general, and also to and from central Albuquerque and the I-25 corridor.

The land-use, densities, development pattern, zones, and street network – particularly the proposed transit corridor through Town Center – are all included in the Plan in part to support transit-oriented and transit-supportive development as density phases in over time. Rio Metro/Mid-Region Council of Governments has included the proposed transit corridor as a potential alignment for high-capacity transit service connecting Rio Rancho to the north with the Journal Center/I-25 Corridor Major Activity Center to the east along Paseo del Norte.

WSSP Policy 3.112: Establish and adopt a bicycle network that supports a safe, accessible and efficient alternative to the car.

The mandatory street cross sections have been planned to provide safe, efficient accommodation of bicycles as well as pedestrians and transit. The cross sections for Paseo del Norte and Unser Boulevard retain both the multi-use trails and bike lanes to provide recreational and commuter cycling opportunities. The Plan also recommends ongoing collaboration with planning efforts for the 50-mile multi-use trail loop that proposes to use Unser Boulevard and Paseo del Norte within Volcano Heights.

Rank II Facility Plan for Major Public Open Space (MPOS)

The Facility Plan for Major Public Open Space (MPOS) was adopted in 1999 and establishes guidelines and policies to guide the implementation of Comprehensive Plan goals for City-owned Major Public Open Space throughout the City of Albuquerque and Bernalillo County.

Applicable policies include:

DESIGN GUIDELINES FOR DEVELOPMENT ADJACENT TO MPOS

MPOS, Policy B.3.A: All commercial developments adjacent to Major Public Open Space should include the following design considerations in submittals for approval before the Environmental Planning Commission or Design Review Board:

- Height – up to the maximum allowable within the zone but lower heights are encouraged where the scale of the building height would tend to overwhelm the adjacent natural characteristics, such as in areas of sparse or low vegetation or areas where views are significant in one or more directions.
- Massing and profile – low, unobtrusive and irregular building mass or profiles are encouraged in favor of building elevations that are tall, abrupt, angular, or regular.
- Materials – organic, traditional materials (adobe, masonry, wood, or frame and stucco) are preferred over modern or inorganic materials such as cement, steel, or glass.
- Color – building facades shall be of a more neutral or pastel and less reflective hue such as tan, sand, or light brown, rather than those with more brightly colored hue and reflectance.
- Landscaping – landscape materials shall be in character with those of the natural surroundings rather than utilizing plant species that are out of character with the area…

As explained above, the Volcano Heights SDP has regulations about height, materials, and landscaping in the Escarpment Transition zone that support this policy. Color is as regulated per the NWMEP. The Plan does not regulate massing or profile.

MPOS Policy B.3.B: All residential development adjacent to Major Public Open Space should follow the guidelines as set forth for Commercial Development above, except that such guidelines apply to newly approved residential developments within ¼ mile of Major Public Open Space.

As explained above, the Volcano Heights SDP has regulations about height, materials, and landscaping in the Escarpment Transition zone that support this policy. Color is as regulated per the NWMEP. The Plan does not regulate massing or profile.

RESOURCE MANAGEMENT

MPOS Policy C.6.E: Major Public Open Space lands provide a visual relief from the impacts of urban development; as such, all lands within the Network comprise a visual resource. These resources include view sheds, view corridors, mountain tops and high points, escarpments, and others.

The MPOS, in addition to the usable and detached open space required by the Plan, is recognized as an important balance to the urban development proposed in Volcano Heights. The Plan uses a combination of policy, regulation, and incentives to protect and respect this visual resource.

WEST SIDE OPEN SPACE

MPOS Section 4, Policy C.1: Land uses on Major Public Open Space adjacent to Petroglyph National Monument will complement the management objectives of the monument. The future use of Major Public Open Space adjacent to the monument shall be sensitive to protected areas within the monument. Access from City Major Public Open Space to Petroglyph National Monument shall be coordinated with planned uses within the monument.

The Park Edge Road is currently proposed to be located partly on the Major Public Open Space adjacent to the Monument. The road is proposed to be single-loaded where it abuts the Monument, meaning development would only occur on the west side of the road. Where the road curves away from the Monument boundary, development would be allowed on both sides of the road.

This Park Edge Road is preferred by the National Park Service and City Open Space Division as the most appropriate transition between the Monument and development to the west. It provides visibility and therefore safety and security to patrol the Monument perimeter. It also protects significant views into and from within the Monument in perpetuity. The Plan acknowledges that access to the Monument is controlled and shall be coordinated with the National Park Service and City Open Space Division.

MPOS Section 4, Policy D.1: The City shall work with AMAFCA and public and private landowners on watershed management and erosion control to protect the northwest mesa escarpment face…

The Volcano Heights SDP includes regulations limiting the impact of developed flows on the Escarpment and the Petroglyph National Monument (10.6.6vii and viii) and requiring coordination with the City Open Space Division and National Park Service. All development within the Impact Area as defined by the NWMEP is required to go to DRB for approval in order to receive proper sign-off from the City hydrologist.

Rank II Facility Plan for Electric System Transmission and Generation, 2010-2020

The Facility Plan for Electric System Transmission and Generation, adopted in 2012, contains policies and standards for the electric transmission system and electric facilities in the City of Albuquerque and unincorporated Bernalillo County. The Plan's main components are location standards for transmission line corridors, design standards for electric transmission facilities, and a list of proposed electric projects. The Plan contains criteria that support City and County long-range planning goals and policies and explains how these criteria are applied when siting transmission corridors and substations.

Standard III.A.1: Where practical, future transmission lines shall avoid traversing residential land.

The Volcano Heights SDP allows major utilities and utility service, such as switching stations and generation plants, in Regional Center and Mixed-Use zones, where they are most appropriate and least likely to negatively impact surrounding land uses. They are disallowed in Transitions Zones, which are expected to be primarily residential. Minor utilities and utility services, such as electrical substations, are allowed in all but the Transition Zones in order to avoid residential land.

Standard III.A.9: In siting new transmission and station facilities, the following siting constraints shall be considered…(b) Environmental Considerations – Resource factors or land use values where the presence of electric facilites may conflict with that resource or land use value. Environmental sensitivities do not preclude development of an overhead transmission line, but because of their conflict potential, are given special consideration in designating the alignment, substation location, and facility design and construction.

The Volcano Heights SDP does not allow switching stations and generation plants in Village Center or Town Center zones in part because land values are expected to be higher in these higher-density zones with limited acreage. These uses are prohibited in the Escarpment Transition zone in part because of potential environmental sensitivities close to the Petroglyph National Monument. Switching stations and generation plants would be allowed in the Regional Center and Mixed Use zones. If located within these zones, power would need to be stepped down and transmitted to the other adjacent zones.

Standard III.A.10: In siting new transmission line alignments, siting impacts shall be minimized. (a) Visual – New transmission corridor alignments shall be located to take advantage of existing topographic features to minimize visual impacts of transmission structures. A reasonable attempt shall be made to avoid lines and structures being the high points in the visual plane.

The Volcano Heights SDP disallows major and minor utilities within the Escarpment Transition Zone in part because of the proximity of the Escarpment. Transmission lines in this area would be highly visible as the high points in the visual plane.

Rank III Plans

Northwest Mesa Escarpment Plan (NWMEP)

The Northwest Mesa Escarpment Plan was first adopted in 1987 and amended in 1989. The Plan generally encompasses properties between Coors and Paseo del Vulcan, the Bernalillo/Sandoval County Line and I-40. It sets forth goals and policies regarding Escarpment face and the Volcanoes.

Applicable policies include:

NWMEP Policy 9: Development at the edge of public or private open space shall be designed to complement and enhance the open space.

Low-density, low-intensity development is most appropriate adjacent to the Petroglyph National Monument. Both the National Park Service and City Open Space Division request single-loaded roads as the most appropriate transition from Major Public Open Space to development. A road represents less impact than buildings abutting sensitive lands in the Monument. For this reason, the Volcano Heights SDP proposes a Park Edge Road abutting the Monument along the eastern Plan boundary to the extent possible. The required cross section for the road shows the single-loaded (i.e. development only occurs west of the road) as well as double-loaded (i.e. development can occur on both sides of the road where it pulls away from the Monument boundary) conditions. The single-loaded conditions includes a provision that the road must be situated to allow for the construction of the road with minimal to no impact on the Monument boundary. The single-loaded road provides views in perpetuity both into and from within the Monument, which best complements and enhances the open space.

The Plan further proposes the Escarpment Transition zone to provide development that is low-density and low-intensity, including limits on building heights and prescribed residential and non-residential uses, to complement and enhance the open space. While some non-residential uses are allowed, their scale and character is intended to be consistent with single-family development in order to be compatible with open space while providing services and amenities that can enhance the use and enjoyment of the natural resource of the Monument.

NWMEP Policy 11: Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated.

The Volcano Heights SDP includes regulations for construction mitigation (7.5) to implement this policy.

NWMEP Policy 12: Structures shall not block views of the Escarpment or visually contrast with the natural environment.

As explained above, structure heights are restricted in the proposed Escarpment Transition Zone. The Plan retains the 15-foot height limit within the NWMEP's Impact Area. Within 200 feet of the Monument boundary, structure heights are allowed up to 18 feet, with 50% of the building footprint allowed to go to a maximum of 26 feet. Heights generally step up from the east to the heights maximum and bonus heights toward the center of the Plan area.

The Plan defers to the NWMEP to regulate color but limits glass to low light-reflective value to minimize the visual impact of development.

NWMEP Policy 15: Public access and public facilities shall be compatible with the sensitive nature of the escarpment. Public access shall be at points which are least sensitive to use, whenever possible. Utilities and roads shall be limited to areas that are least sensitive to disturbance. …

15-7 Natural contours of the land shall be taken into account in determining the placement of roads and utilities. Grading and filling of existing contours shall be kept to a minimum…

As noted above, the Plan acknowledges that the Monument will be access-controlled via a boundary fence. The Plan further requires that the Park Edge Road shall meet grade at least 5 feet from the Monument boundary to keep grade and fill to a minimum (4.6.4.iii.k). The flexibility built into the administrative deviations for alignment of the Park Edge Road will allow the implementation of this policy to follow natural contours (Table 3.2).

NWMEP Policy 19: Drainage facilities' design shall be sensitive to the character of the existing escarpment….

19-1: Channel treatments shall meet the following requirements…

19-2: Developed flows above the escarpment shall be managed to minimize their impact on the open space above the escarpment and the Escarpment Face…

19-3: Within the large areas of open space above the escarpment, developed flows shall be modified through check dams or other means to approximate undeveloped flows to minimize impacts on the escarpment and to minimize the intensity of channel treatment required….

The Volcano Heights SDP includes regulations to implement these policies regarding drainage and channel design (10.6.6.iii-vi and 10.6.7).

NWMEP Policy 20: The predominant colors used on structures within the View Area shall blend with the natural colors of the Mesa.

The Volcano Heights SDP defers to the NWMEP's color regulations.

NWMEP Policy 21: Structures above and below the escarpment shall not dominate the views of the Escarpment from the East side.

The Volcano Heights SDP uses a combination of restrictions on height, color, setback and reflectivity, as well as intensity of land use, to ensure that development does not dominate views of the Escarpment from the East side of the City.

NWMEP Policy 23: A system of recreational pedestrian, bicycle and equestrian trails related to the Escarpment shall be provided on the Northwest Mesa, including linkages to other Northwest Mesa features.

The multi-use trails along Paseo del Norte and Unser Boulevard are intended as part of the regional system of trails on the Northwest Mesa. The mandatory street network also provides on-street connections to nearby trails in the Volcano Trails and Volcano Cliffs SDP areas. The Volcano Mesa WSSP amendment Exhibit 7 shows the trail network for the Volcano Mesa area. The trail network is a combination of scenic corridors, trails on established street sections, and trails along arroyos. These provide links among different areas within the Volcano Mesa area, open spaces, parks and Petroglyph National Monument.

NWMEP Policy 35: The City shall inform prospective developers that purchase or dedication of the escarpment is a top priority in acceptance of off-site open space and refer them to escarpment landowners for acquisition and dedication of escarpment lands.

The Volcano Heights optional bonus height system provides an incentive for the dedication of sensitive lands adjacent to private or public open space, rock outcroppings, and the Petroglyph National Monument. The Plan requires detached open space as one strategy to protect sensitive lands, and Policy 12.1.6 further recommends such dedications of sensitive lands or land abutting sensitive lands. The Plan recommends the City adopt a Transfer-of-Development Rights ordinance that would provide a mechanism for "sending" density from sensitive lands to more appropriate locations that can "receive" it. The Plan allows a portion of usable open space and detached open space to be pooled across property lines (assuming the same ownership) so that property owners with rock outcroppings or adjacent to the Monument could satisfy these requirements on the most appropriate property, leaving more room for development of the other parcel.

Rank III Unser Boulevard Design Overlay Zone (DOZ)

The Unser Boulevard Design Overlay Zone (DOZ) was adopted in 1992. The DOZ provides sign controls along Unser Boulevard between Interstate 40 and the Sandoval County Line. Its regulations apply to all non-residential zones and residential zones allowing off-premise signs. The DOZ contains regulations only.

The Volcano Heights SDP specifies that because both Plans are Rank III, where regulations conflict, the most restrictive apply.

Resolution 270-1980 (Policies for Zone Map Change Applications)

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met, and as the applicant, the City must provide sound justification for the change. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: (1) there was an error when the existing zone map pattern was created; (2) changed neighborhood or community conditions justify the change; or (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis / Justification

Note: Policy is in regular text; ***staff's analysis is in bold italics***

A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The zone changes proposed by the Volcano Heights SDP are consistent with furthering the health, safety, morals and general welfare of the city. The purpose of the SDP is to ensure that all development furthers the goals and policies of the Comprehensive Plan and other applicable plans as it occurs. One of the major intents of the Volcano Heights SDP is to allow for additional job-producing uses that can benefit the jobs to housing balance on the West Side.

B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made...

The Volcano Heights area is currently undeveloped and has no existing land uses. The predominant existing zoning (Residential and Related Uses, Developing Area – "R-D") was established in 1981 when the area was annexed into the city, and it would be undesirable for the area to develop under existing zoning given the jobs-housing imbalance that exists and anticipated future growth patterns on Albuquerque's West Side.

The VHSDP's proposed zone changes will not destabilize the Plan area since it is entirely undeveloped. Surrounding areas with predominantly residential uses will be protected by and benefit from the changes to zoning, since the VHSDP's zones allow for more balanced development with a mix of uses to serve nearby residents while providing sensitive transitions to established neighborhoods and protected natural resources (Petroglyph National Monument). The proposed zoning is intended to guide development of a large-scale, mixed-use, major activity center that serves the needs of the region. The proposed zoning is designed to ensure that non residential uses, mixed use, commercial, office, service, multifamily

residential, townhouses, and single family uses all develop in a pattern and location that are supportive of creating a stable built environment.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

The proposed Volcano Heights SDP supports a preponderance of applicable goals and policies in the Comprehensive Plan, West Side Strategic Plan, Northwest Mesa Escarpment Plan, Facility Plan for Major Public Open Space, and Electric Service Transmission and Subtransmission Facilities Plan. Please see the analysis of these policies above.

D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The existing R-D zoning and limited occurrences of SU-1 zoning are inappropriate due to changed community conditions that have rendered existing zoning outdated and no longer suitable for the area. Paseo del Norte and Unser Boulevard did not existing in this area when the R-D zoning was established. Unser Boulevard was constructed through the Plan area within the past year. Predominantly single-family development has occurred surrounding Volcano Heights, making this area an infill site situated to provide an opportunity to bring services, retail, and employment opportunities closer to existing and future residential areas. The preponderance of single-family zoning and uses has contributed to traffic congestion on regional roads, which would only be compounded further by the single-family development currently allowed by R-D. Further, the West Side Strategic Plan's Volcano Mesa Amendment has since recommended a Major Activity Center within Volcano Heights.

Additionally, the new zoning proposed in the VHSDP will be more advantageous to the community and to the city as a whole, as articulated in the Comprehensive Plan and other Ranked Plans, because it provides appropriate opportunities for mixed-use development that can support the eventual establishment of a Major Activity Center on the West Side to address the extant jobs-housing imbalance and create a healthy community that is transit accessible, bicycle friendly, and encourages pedestrian activity. Please see the analysis below regarding how the Plan is consistent with and/or furthers the Goals and Policies of the Comprehensive Plan and other applicable Ranked Plans.

Please see the attached tables in Attachment 1 for a detailed analysis of the advantage of each zone to the community as articulated in the Comprehensive Plan.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The VHSDP establishes zoning that is tailored to ensure that permissive uses in each respective zone will not be harmful to adjacent property, the neighborhood, or the community. The highest-intensity zones are proposed toward the center of the Plan area, surrounded by medium-intensity zones, with low-intensity Transition Zones proposed at the edges of the Plan area where they meet existing single-family residential areas or sensitive lands within the Petroglyph National Monument. The Plan further specifies that uses shall not be allowed that pose an adverse impact on adjacent properties.

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The new zones established by the VHSDP do not require major and/or unprogrammed capital expenditures.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The new zones established by the VHSDP are not motivated by the cost of land or other economic considerations. Though the new zones will likely increase the value of property in the area, this is not a determining factor in the Plan's zoning recommendations.

H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The VHSDP does not use "location on a collector or major street" as the justification for establishing mixed-use zoning within the Plan area. There are, in fact, no existing roadways within Volcano Heights other than Paseo del Norte and Unser Boulevard. While these roadways have certainly influenced and been considered when developing the Plan's zoning recommendations, the fact that they are "major streets" is not, in and of itself, what prompted allowing apartment, office, or commercial uses along them. The location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area, including more jobs, retail, and services at the scale of a Major Activity Center.

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The VHSDP does not contain "spot zoning." Zone boundaries have primarily been determined by considering existing parcel lines and relationship to the proposed street network. The proposed zoning furthers applicable master plan goals and policies and creates transitions between adjacent zones.

J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The VHSDP does not contain "strip zoning." Zone boundaries have primarily been determined by considering existing parcel lines and relationship to the proposed street network. The proposed zoning furthers applicable master plan goals and policies and creates transitions between adjacent zones.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

Describe significant comments or outstanding issues that affect the request, otherwise refer to the agency comments at the end of the staff report

Neighborhood/Public

The following neighborhood associations were notified: Paradise Hills, Paradise Ridge Homeowners Association, Taylor Ranch, Ventana Ranch, Volcano Cliffs, Volcano Trails, and

the Westside Coalition of Neighborhood Associations. While there was no facilitated meeting, a public meeting was held on August 21 prior to the Plan's submittal to the adoption process to explain the Plan's approach and contents.

NEIGHBOR CONCERNS

Neighbors have had concerns about the effect of proposed development on regional roads and traffic congestion. A traffic study was performed that indicated that the proposed development, because the Plan's emphasis on walkable and transit-oriented development, would decrease congestion on regional roads, particularly at peak a.m. traffic hours, compared to prior proposals or development under existing zoning.

Neighbors have also had concerns about the effect of proposed development on open space, the unique landscape, and sensitive lands within the Plan area and within the adjacent Petroglyph National Monument. Stakeholders and City staff have worked diligently to balance the regulations and incentives in the Plan to ensure context-sensitive development while not requiring preservation of natural features on private property.

Lastly, neighbors have had concerns about the effect of proposed development on views from the Plan area east to the Sandia Mountains and southwest to the volcanoes and from east of the river to the Plan area.

- Views to the Sandia Mountains have been preserved through the alignment of mandatory streets east-west to provide permanent view corridors. Views from private property have been encouraged to be preserved through the optional bonus height system, as well as the general stepping down of building heights allowed both by right and optionally through the bonus system.
- Views to the volcanoes have not been preserved, as the profiles of the volcanoes from this area are so low on the horizon that any development will preclude views to them. The mandatory street system, which includes some roads on axis with the volcanoes, may provide some glimpses of the volcanoes in some areas.
- Views to the Plan area from east of the river have been preserved through regulations of light-reflective value of glass, the preservation of color regulations in the Northwest Mesa Escarpment Plan, and structure heights limits.

The Plan currently reflects many compromises on these and other issues that have come up throughout the planning process. The neighbors who have been involved thus far seem to support the Plan's proposed balance of walkable, urban densities with provisions for open space, views, and effective traffic systems.

PROPERTY OWNER CONCERNS

One property owner has expressed dissatisfaction with the proposal of a single-loaded road as the buffer between the Escarpment Transition and the Petroglyph National Monument. This property owner would like to build single-family homes abutting the Monument so that their back yards

would face the open space and benefit from permanent views. The National Park Service and City Open Space Division have expressed strong support for the single-loaded road as the most effective, respectful, and appropriate transition between development and sensitive Monument lands. In Policy 3.99, the Rank II West Side Strategic Plan says Rank 3 plans should "recognize the sensitive ecological, historical, and cultural importance of the area" by protecting the narrow band of the Escarpment on the eastern edge of Volcano Mesa and maintaining the views to and from the Escarpment. While staff believes the single-loaded road is the best way to implement this policy, the Plan area boundary and the Park Edge Road were moved east as much as possible onto City open space land not within the Monument boundary to minimize the impact on affected properties. Staff research indicates that single-loaded roads next to open space or golf courses in other jurisdictions have *increased* property values for a larger area because of the permanent views afforded to *all* properties in the immediate area, as opposed to just those with backyard views.

Other property owners have expressed concerns over the level of detail provided to guide implementation of the Plan, including drainage and topography concerns, as well as City commitment to assisting with implementation in the future. As a Rank III Sector Plan, the Volcano Heights SDP already provides more detail than a typical Sector Plan, particularly in the case of the street network. The City's effort to provide a master-plan level Sector Plan represents a significant investment in this area's development. Detail beyond the level included in the Plan is considered the responsibility of property owners and developers. Implementation of this Plan will necessarily involve significant coordination among property owners and City and other agency staff. The Sector Plan itself can offer no guarantees of future action, but it can document commitments to date and lay out potential paths forward.

Lastly, the balance between regulation and incentive (i.e. predictability and flexibility) is expected to be an ongoing discussion and point of contention throughout the adoption process. Staff believes the Plan embodies the best negotiated agreement among the various interests, who have worked diligently throughout the eight years and three draft planning efforts for this important area.

V. CONCLUSION

The Planning Department requests that the EPC begin discussing the Plan on October 4, 2012 and continue the hearing to December 6, 2012 at 3:30 p.m. This will allow the EPC, agencies, and the public to provide comments and allow Planning staff to address them at the subsequent hearing. This staff report includes the analysis of applicable plans and policies and all comments received to date in Attachment 2. The subsequent staff report for the second hearing will address comments and proposed changes to the Plan in the form of either proposed conditions or explanations of why staff does not support a change.

Ultimately, the Planning Department requests a recommendation of approval to the City Council for the adoption of the Volcano Heights Sector Development Plan. The Plan provides policies and regulations to guide development over the next 20 years. The Plan supports the implementation of a preponderance of Rank I and II Plan policies, as well as providing compatibility with relevant Rank III Plans.

In particular, the Plan envisions an urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center. Not only does this vision promise to address the imbalance of jobs and housing on the City's east and west sides, it is also a unique opportunity to take advantage of an untapped market for vibrant pedestrian- and transit-oriented development on the City's West Side. The Plan's policies, regulations, and incentives are aimed toward placemaking partly as an economic development strategy. The Plan attempts to create a vibrant district where people can work during the day, play during the evenings and weekends, and live throughout the year. There is growing recognition that attracting and retaining talented employees is one of the strongest factors of economic resilience in this era of technology that allows many businesses to locate anywhere they choose. High-quality public and private spaces can attract and capture employers, retail, and potential employees who are part of the creative class, which values amenities available in urban areas. As an article on placemaking in On Common Ground explains, successful regions exhibit "qualities of place that satisfy the desires of creatives and reflect key principles – density, walkability, mixed-use, access to transit, concern for the environment – of smart growth" (Spring 2011).

This vision also benefits the regional traffic network by bringing goods and services closer to existing predominantly residential areas, reducing the number and length of trips on the region's already-congested roads. By providing opportunities for employment on the West Side, the Plan potentially alleviates the need for commutes east across the river to existing job centers and may increase reverse commutes from the east to the west side, which could help support regional transit operations, as the buses that serve the west side are typically empty as they head west during peak a.m. travel hours and east during peak p.m. hours. The Plan's proposed pattern of dense, walkable, urban development accessible by pedestrians, cyclists, and transit, in addition to cars, offers further opportunities to reduce auto-travel and encourage healthful, sustainable transportation options. Lastly, the Plan's proposed mandatory street network provides a backbone street grid to serve new development, provide redundancy to benefit the regional traffic network, and disperse congestion on the area's existing roads. Land use and transportation have been closely coordinated in the Plan to be mutually supportive within the Plan area as well as beneficial to the existing development pattern and range of West Side development options.

While this vision of urban density might seem to be in conflict with the Plan area's location adjacent to the Petroglyph National Monument, the Plan uses a combination of policy, regulation, and incentives to ensure compatibility with and enhancements to the natural environment. The preservation of rock outcroppings throughout the Plan area is encouraged not only for conservation purposes but as part of a larger strategy of placemaking that capitalizes on the unique landscape that can contribute to and benefit from efforts to create sense of place. The optional bonus height system embodies this attempt to balance the benefits to built and natural environments, offering incentives for additional height and density in exchange for commensurate benefits for vibrant public spaces and preservation of views, rock outcroppings, and natural vegetation.

The Plan's strategies emphasize balance and compromise. The Plan embodies compromises among varied stakeholder interests on issues such as views, rock outcropping preservation,

building heights, density, and predictability of high-quality development. The Plan balances the predictability of high-quality development across property owners, along corridors, and over time provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process. Lastly, the Plan's approach seeks a balance between regulations and incentives to accomplish its vision and goals. These strategies are presented in the Plan primarily through detailed tables and illustrative graphics in an attempt to provide clear, concise guidance to staff, developers, and property owners.

The Plan's vision, strategies, and innovative approach are ample justification for its adoption.

FINDINGS – 12EPC-40061 – October 4, 2012 – Recommendation of adoption of the Volcano Heights Sector Development Plan

1. These findings are written to support a staff recommendation of continuance and do not reflect the more complete findings required to support a recommendation of approval at this time.

2. This is a request for approval of the Volcano Heights Sector Development Plan, an area surrounding the intersection of Paseo del Norte and Unser Boulevard, including approximately 570 acres. The Plan area boundaries are Paseo del Norte to the north, the Petroglyph National Monument to the east, the Volcano Cliffs SDP to the south, and Universe Boulevard to the west.

3. The Plan area currently contains properties zoned RD, SU-1 for PRD, and SU-1 for C-1 uses.

4. In 2006, a Volcano Heights Sector Development Plan (SDP) was adopted for a larger area but was taken to court and ultimately remanded back to the City in 2008/9. The plan area was broken into three distinct but related sector development plans intended to guide future development in the area that was renamed the Volcano Mesa community. Volcano Cliffs SDP was adopted in May 2011, and the Volcano Trails SDP was adopted in August 2011. The three plans share similar policy underpinnings that are included in the Rank II West Side Strategic Plan Volcano Mesa amendment, which recommends the designation of a Major Activity Center in Volcano Heights. In 2010, another draft Volcano Heights Sector Development Plan was submitted to the adoption process, heard several times at the Environmental Planning Commission, and ultimately withdrawn in October 2011.

5. This 2012 Volcano Heights Sector Development Plan has a boundary modified slightly from previous planning efforts and includes a new zoning strategy, mandatory street network,

policies, goals, and recommended implementation steps. The Plan includes regulatory site development standards and building design standards associated with each zone as well as general to all zones; street and streetscape standards; signage standards; and open space, landscaping, and site lighting design standards.

6. The Plan proposes to replace all zoning within the Plan area with one of the following zones: SU-2/VHTC (Volcano Heights Town Center), SU-2/VHRC (Volcano Heights Regional Center), SU-2/VHVC (Volcano Heights Village Center), SU-2/VHMX (Volcano Heights Mixed Use), SU-2/VHNT (Volcano Heights Neighborhood Center), or SU-2/VHET (Volcano Heights Escarpment Transition).

7. The proposed zoning is justified under R-270-1980 per the following considerations:

   (A) The proposed zoning is consistent with the health, safety, morals, and general welfare of the city because it helps ensure that all development furthers the goals and policies of the Comprehensive Plan and other applicable plans and provides opportunities for additional employment on the West Side that can help address the imbalance of jobs to housing that creates significant traffic congestion and negatively impacts quality of life for residents. (See also Attachment 1.)

   (B) The Plan's proposed zoning implements established policies in the Rank I Comprehensive Plan, Rank II West Side Strategic Plan, Rank II Facility Plan for Major Public Open Space, Rank III Northwest Mesa Escarpment Plan that provide sound justification for the proposed zoning changes. (See also Findings # 8-12 and Attachment 1.)

   (C) The proposed zoning poses no significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments as outlined in Findings #8-12.

   (D) Existing RD zoning is inappropriate because of changed community conditions, including existing and anticipated traffic congestion and a preponderance of single-family residential uses without the balance of nearby employment opportunities. The proposed range of mixed uses in each zone would be advantageous to the community, as articulated in the Comprehensive Plan, by providing the opportunity for employment, retail, and services in close proximity to existing residential areas and future residents in the Plan area. (See Finding #8 and Attachment 1.)

   (E) Permissive uses in the proposed zones would not be harmful to adjacent property, the neighborhood, or the community because the mix of uses and the urban form resulting from the design standards create compatibility within the Plan area and with adjacent development. The Plan's proposed development pattern of walkable and transit-supportive retail, employment, and residential uses provides benefits for existing and future residents.

(F) Proposed zone changes do not require major and unprogrammed capital expenditures by the city. Property owners and developers are responsible for providing infrastructure to serve development as it occurs. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all require property owners to collaborate, vote to institute the mechanism, and work with the City to implement the agreed-upon infrastructure improvements.

(G) The cost of land and other economic considerations are not the determining factor for the proposed zone change

(H) The VHSDP does not use "location on a collector or major street" as the justification for establishing mixed-use zoning within the Plan area; rather the location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.

(I) The Plan does not propose spot zones; rather the Plan proposes a rational nesting of zone categories, with the most dense and intense at the center, and least dense and intense at the borders where the boundaries abut existing single-family residential areas to implement Comprehensive Plan policies.

(J) The Plan does not propose strip zones; rather the Plan proposes a strategy of land use coordinated with a mandatory transportation network to allow the development of all properties, create transitions between zones, and implement Comprehensive Plan policies.

8. This Plan implements the following policies of the Rank I Albuquerque/Bernalillo County Comprehensive Plan: II.B.5 Developing and Established Urban Areas Policy c, d, e, g, h, I, k, l, m, n; II.B.7 Activity Centers Policy c, e, f; II.C.1 Air Quality Policy b and d; II.C.6 Archaeological Resources Policy c; II.C.8 Developed Landscape Policy a, d, e; II.C.9 Community Identity and Urban Design Policy b, c, e; II.D.3 Energy Management Policy a and d; II.D.4 Transportation and Transit Policy c, f, o; and II.D.6 Economic Development Policy a and g.

9. The Plan implements the following policies of the Rank II West Side Strategic Plan: 1.1, 1.9, 1.18, 3.85, 3.95, 3.96, 3.98, 3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108, 3.110, 3.111, and 3.112.

10. The Plan implements the following policies in the Rank II Facility Plan for Major Public Open Space: Design Guidelines for Development Adjacent to Major Public Open Space B.3.A and B.3.B; Resource Management C.6.E; West Side Open Space, Section 4, Policy C.1 and D.1.

11. The Plan implements the following policies in the Rank II Electric Service Transmission and Subtransmission Facility Plan: Standard III.A.1, III.A.9, and III.A.10.

12. This Plan implements many policies of the Rank III Northwest Mesa Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35) and is generally compatible with the Rank III Unser Boulevard Design Overlay Zone (DOZ). Where this Plan conflicts with the NWMEP, this Plan prevails unless otherwise stated in this Plan. Where this Plan conflicts with the Unser Boulevard DOZ, the most restrictive regulation prevails. Where this Plan is silent, regulations of the other relevant Rank III plans prevail.

13. The Albuquerque/Bernalillo County Comprehensive Plan, Sector Plan/Master Plan, etc. and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

14. The Plan further attempts to provide a balanced approach to achieve the following:

    a. The Plan addresses the imbalance of jobs and housing on the City's east and west sides by proposing to change existing zoning from single-family uses to a mixed-use, urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center.

    b. The Plan addresses the challenge of multiple property owners and undeveloped land with highly coordinated land-use and transportation regulations that emphasize coordination across property owners, along corridors, and over time.

    c. The policies, regulations, and incentives in the Plan work together to create a distinct district with a sense of place that respects and enhances the unique natural environment and adds to the range of development options on the City's West Side.

    d. The Plan seeks to balance the built and natural environments through a combination of policies, regulations, and incentives that emphasize high-quality development as well as preservation options for views, rock outcroppings, and sensitive lands.

    e. The Plan seeks to balance the predictability of high-quality development provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process.

15. After significant negotiations as to effective traffic systems; view, open space, and sensitive land preservation; and the balance of built and natural environments, the public involved in the planning process thus far supports the compromises about these issues embodied in the Plan.

16. Additional time is necessary to allow agencies to finalize comments and for staff to address comments received from agencies and the public. A continuance is warranted to allow for this additional review and response.

RECOMMENDATION - (10EPC-40061) (October 4, 2012)

CONTINUANCE of 12EPC-40061, a request for approval of the Volcano Heights Sector Development Plan, to *December 6, 2012*, based on the preceding Findings in order to respond to agency and public comments in the form of conditions of approval.

Mikaela Renz-Whitmore
Planner

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Attachments

R-270-1980 Justification Table for Each Proposed Zone
Public Comments Received Since Plan Submittal

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Zoning Enforcement comments pending further review of Volcano Heights SDP.

Office of Neighborhood Coordination

Ventana Ranch NA (R), Paradise Hill Civic Assoc., Paradise Ridge HOA, Taylor Ranch NA (R), Volcano Cliffs Property Owners Assoc., Volcano Trails NA (R), Westside Coalition of NA's

9/11/12 – Newsletter Article in the September/October issue of the "Neighborhood News" newsletter both in print and online to all NA/HOA/Coalitions on ONC's list and to the public.

Long Range Planning

Metropolitan Redevelopment

The subject area does not lie within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

CITY ENGINEER

Transportation Development Services (City Engineer/Planning Department)

The proposed Volcano Heights Sector Plan's Street and Streetscape Standards appear to be inventive with respect to layout, inclusive with respect to all forms of mobility, and scenic. The idea of the public transit system running along interior lanes with passenger depots located in a wide center median offers a solution to the congestion and chaos created by exterior lane movement. This Sector Plan offers an opportunity for the community and its visitors to come together within vibrant settings, to participate in diverse experiences, while providing the convenience of street parking and multi-use trails, along with attractive landscaping and new public transit concepts without compromising efficient flow of street traffic.

- Pg 4 Text 1.1 Boundary description is not in accordance with Exhibit 1.1. Universe Blvd. is mislabeled on the territory map. Please correct.
- Pg 18 According to sector plan, paragraphs 2.1.4, 2.1.5, regulations of this plan supersede COA Subdivision Ordinance and DPM. Many of the proposed development designs conflict with currently applied guidelines, standards and regulations. Will proposed street layouts be justified by a transportation engineer?

- Pg 55 Will proposed intersection spacing, geometry and horizontal alignment be justified by a transportation engineer?
- Pg 57 Please clarify intent of Exhibit 4.3 by text that refers to this signalized layout as "illustrative" and add the symbols +/- beside all numerical measurements.
- Pg 58 Please rephrase paragraph 4.5.3 "Alleys are an optional way to provide vehicle, parking, and service access…." to prevent misinterpretation of alleys as areas to park within. Perhaps "Alleys are an optional way to provide access for back entrance service, access to parking and vehicle movement to local development while screening….."
- Pg 59 Reverse angle parking on streets is discouraged due to sight restrictions. Backing into street is generally prohibited due to safety concerns.
- Please indicate, for clarity, that the street "buffer" is intended to provide a level of separation between the bicycle lane and vehicle lane. Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances; including landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes.
- Pg 61 Please label the center lane as two-way left turning lane in Exhibit 4.6.
- Pg 63 Steps / stairs are prohibited within COA ROW, in addition to fire escape features.
- Please add a note that building overhangs / canopies within COA ROW require a "Revocable Permit" issued by COA and annual fees.
- Pg 66 Please provide curbing in Exhibit 4.10 to show the median will be delineated to control hydrology and cross-over movement.
- Please remove railing / fencing from COA ROW shown on exhibits 4.10 and 4.11. COA prohibits railing / fencing w/in COA ROW.
- Pg 67 Exhibit 4.12, concern for conflicts between cars exiting parking lane, right turn movement and bike lane. Please provide solution to guide vehicles turning right at intersections from crossing into bike lane.
- Please label center lane as a median and show tapering at intersections.
- Pg 69 Please re-label "shared lane" to "lane."
- Pg 71 Slip lanes must ensure safe passage; therefore, directional signage is required. Additionally, the 6 ft landscaping placed between the moving traffic must provide clear sight distance as per AASHTO (American Association of State Highway and Transportation Officials) to guard against pedestrians cutting through medians into traffic.
- How will transit bus traffic traverse? Where are the bus depots? What lane will bus travel along, what lane will bus load and unload patrons, and are there any conflicts with the bike lane, 6 ft landscaping strip and slip lane?

- The 4 ft designated bike lane width begins at the curb & gutter flow line, therefore, the bike realistically has only +/- 2 ft of unobstructed pavement and only a 2 ft buffer is proposed. Is it possible to access more space by reducing 30 ft median?
- Concern for conflict on COA ROW between narrow street parking located adjacent to multi-use trail. Is there sufficient clearance for the vehicle door swing onto the trail's right-of-way to not impose on patrons using the trail? Is it possible to access more space by reducing 30 ft median?
- Pg 72 According to Exhibit 4.17, a tree is displayed on the adjoining dimension line between COA ROW and BTZ. Please clarify location.
- Pg 73 According to proposed plan, Universe Boulevard is a "major arterial" however MRCOG has classified it as a minor arterial. Please correct.
- Pgs 74-75 Paved alley widths less than 16 ft are discouraged.
- Please note that prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations.
- Proposed on-street parking dimensions provided in table 4.2 list 7-18 feet widths. Parallel street parking of 8 ft is suggested and reverse angle parking is discouraged because backing in / out of the street is considered a sight clearance hazard.

Traffic Engineering Operations (Department of Municipal Development)

Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

Hydrology (City Engineer/Planning Department)

In general, the Volcano Heights area drains to the southeast corner; Paseo del Norte and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo. The Park Edge Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality.

Pg 43 Low Impact Design (LID) - "frequently used LID techniques include …"

a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used.

b. Add "water harvesting in landscape areas, parking islands and street medians."

Pg 44 Open Space- Add to paragraph "Open space areas should be considered for LID."

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments received.

Street Maintenance

No comments received.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Still in review; comments will be provided at a later date for Parks, Open Space and Trails.

Open Space Division

Still in review; comments will be provided at a later date for Parks, Open Space and Trails.

City Forester

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Sector Development Plan/Phase II - Volcano Heights request at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as they comply with SWMD Ordinance.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Need more time to review the Sector Development Plan Phase 2. An extension of 1 to 2 weeks was provided for the comments.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

AMAFCA would like to add a paragraph stating that a Drainage Management Plan (DMP) will be required to assure that the capacity of downstream drainage facilities is not exceeded. The DMP will be reviewed and approved by the City Hydrologist and AMAFCA.

ALBUQUERQUE PUBLIC SCHOOLS

The City of Albuquerque requests the Environmental Planning Commission's review and recommendation for adoption of the Volcano Heights Sector Development Plan to the City Council. The Plan is bordered by Paseo del Norte to the north, the Petroglyph National Monument on the east, Volcano Cliffs SDP boundary on the south, and Universe Blvd on the west. The Plan area includes approximately 570 acres and surrounds the intersection of Paseo del Norte and Unser Blvd. The purpose of the Plan is to support pedestrian-friendly and transit-supportive development with particular emphasis on employment, while buffering pre-existing single-family neighborhoods and sensitive lands on the borders of the Plan area from higher-density development toward the center of the Plan area.

The following schools serve students within the boundaries of the Plan:

- Sunset View Elementary School
- James Monroe Middle School
- Cibola High School

Currently all three schools have excess capacity.

Loc No	School	2011-12 40th Day	2011-12 Capacity	Space Available
396	Sunset View ES	528	650	122
490	James Monroe MS	963	1015	52
580	Cibola HS	1876	2100	224

APS does not oppose the proposed Volcano Heights Sector Development Plan.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

At this time, the Mid-Region Council of Governments (MRCOG) would like to respectfully request an extension for providing agency comments to the Environmental Planning Commission and the City of Albuquerque Planning Department. If there are any questions, please contact Steven Montiel at MRCOG ((505)-724-3633).

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

The comment period was extended by the Planning Department to allow additional time for review. Comments from PNM will be forthcoming later in the month of September.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Volcano Sector Development Plan shall include:

1. In general, the Volcano Heights area drains to the southeast corner; Paseo del Norte and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo. The Park Edge Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality.
2. Pg 43 Low Impact Design (LID) - "frequently used LID techniques include …"
   a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used.
   b. Add "water harvesting in landscape areas, parking islands and street medians."
3. Pg 44 Open Space- Add to paragraph "Open space areas should be considered for LID."
4. Pg 4 Universe Blvd. is mislabeled on the territory map. Please correct.
5. Pg 57 Please clarify intent of Exhibit 4.3 by text that refers to this signalized layout as "illustrative" and add the symbols +/- beside all numerical measurements.
6. Please rephrase paragraph 4.5.3 to prevent misinterpretation of alleys as areas to park within.
7. Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances.
8. Pg 61 Please label the center lane as a two-way left turning lane in Exhibit 4.6.
9. Pg 66 Please provide curbing in Exhibit 4.10 to delineate median.
10. Please remove railing / fencing from COA ROW show on exhibits 4.10 and 4.11.

11. Please provide solution to guide vehicles turning right at intersections from crossing into designated bike lane.
12. Pg 66 Please label center lane as a median and show tapering at intersections.
13. Pg 69 Please re-label "shared lane" to "lane."
14. Clear sight distance will be required as per ASHTO for all landscaping within COA ROW.
15. Pg 72 Please relocate tree in Exhibit 4.17.
16. Pg 73 Please change text to identify Universe Boulevard as a "minor arterial".

Attachment 1:

R-270-1980 Analysis by Zone

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
II.B.5 Goal	The "Developing and Established Urban Areas" Goal 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.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side's jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHTC zone will further this Goal by allowing for a variety of housing types, encouraging employment and other nonresidential development, and supporting transit- and pedestrian-oriented development through street design regulations and development standards.
II.B.5.a	The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHTC zone will further this policy by allowing for a full range of uses (commercial, arts / entertainment / recreation, educational / health care / other institutional, residential); residential development in the VHTC zone is encouraged to exceed 5 dwelling units per acre since the VHTC zone is intended to create development with an urban character within an area recommended to be designated a Major Activity Center.
II.B.5.d	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn't take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone's regulations are not tailored to ensure that such things are respected.	The VHTC zone is tailored to appropriately regulate new development and provides development standards, such as height limits with a bonus system and open space requirements, that are intended to ensure that new development is consistent with this policy.
II.B.5.e	New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.	The existing R-D zoning is partially consistent with this policy. The area is served by existing major roads (Paseo del Norte and Unser Boulevard), but existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be impacted by whatever future	The VHTC zone is consistent with this policy. While internal, development-serving infrastructure (roads, sewers, water, etc.) will not be constructed by property owners/developers until development in the area occurs, the area designated Town Center can be accessed via existing major area roads (Paseo del Norte and Unser Boulevard) where future bus rapid transit (BRT) can

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
		development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	be accommodated. Furthermore, the integrity of existing residential areas surrounding Volcano Heights can be better protected through development per the VHTC zone than existing R-D zoning because of the range of uses that the VHTC zone allows that will serve existing neighborhoods and are intended to address the West Side's critical jobs-housing imbalance and ultimately ease traffic congestion locally and regionally.
II.B.5.g	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHTC zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. Height bonuses are offered in order to create an incentive for dedicating rock outcroppings and/or open space and preserving views. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than "trail corridors" but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
II.B.5.h	Higher density housing is most appropriate in the following situations: 1) In designated Activity Centers. 2) In areas with excellent access to the major street network. 3) In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available. 4) In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density	N/A. Existing R-D zoning does not permissively allow higher-density housing. A Sector Development Plan would need to be adopted by the EPC and a Site Development Plan and Landscaping Plan approved by the Planning Director in order for higher-density (R-3) uses to be allowed. See § 14-16-2-14.	The VHTC zone is consistent with this policy since the VHTC area within Volcano Heights is recommended to be designated a Major Activity Center. The VHTC zone allows and encourages multi-family residential development in order to support the high-quality transit service and transit-oriented urban employment center recommended for the area. Paseo del Norte and Unser Boulevard provide access to the area, and the proposed mandatory street network as well as non-mandatory streets to serve local

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
	development; up to 10 dwelling units per net acre. 5) In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.		development are also intended to create conditions that further this policy.
II.B.5.i	Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.	N/A. The existing R-D zoning does not permissively allow employment and service uses.	The VHTC zone is consistent with this policy. The VHTC zone is a mixed-use zone that allows for employment and service uses in addition to residential and abuts other mixed-use zones that allow the same range of uses. The only purely residentially-zoned area with any proximity to the SU-2/VHTC zone is an Urban Residential zone across Paseo del Norte to the south in the Volcano Cliffs SDP. Therefore, there will be minimal, if any, effects of noise, lighting, pollution, and traffic on any nearby existing residential environments. Additionally, the development standards of the VHTC zone ensure the compatibility of residential and non-residential development that occurs within the VHTC zone.
II.B.5.l	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHTC zone furthers this policy through its tailored development standards that ensure high-quality development appropriate to the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights and its proposed Major Activity Center. Height bonuses are tied to the preservation of views and important topographical features and the provision of certain built environment

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
			features intended to create community benefits.
II.B.5.m	Urban and site design that maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.	The existing R-D zoning does not contain standards that encourage the maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	The VHTC zone furthers this policy through regulations related to height, open space, building placement, and mandatory street orientation. The bonus height system includes provisions for preservation of views through building placement and other enhancements to the visual environment.
II.B.7 Goal	The "Activity Centers" 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.	The existing R-D zoning does not permissively allow mixed land uses or encourage the reduction of urban sprawl and auto travel needs; it, therefore, does not further this Goal.	The VHTC zone furthers this Goal by introducing flexible, mixed-use zones coupled with design standards that support transit-oriented development and the creation of a much-needed employment center on the West Side. Bringing services closer to existing residential areas will help reduce auto travel needs and improve traffic congestion in the area.
II.B.7.b	Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.	N/A. The existing R-D zoning does not permissively allow density up to or exceeding 30 du/acre.	The VHTC zone is consistent with this policy. Volcano Heights is recommended to be designated a Major Activity Center. Densities that exceed 30 du/acre may be developed in the VHTC zone, which is the highest-intensity zone within the VHSDP. The VHTC zone does not cap density by the number of dwelling units per acre; density is functionally limited by height limits, setback and open space requirements, and market demands.
II.B.7.c	Structure whose height, mass or volume would be significantly larger than any others in their surroundings shall be located only in Major Activity Centers to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access.	N/A. The existing R-D zoning permissively allows development per the R-1 zone (i.e., height limited to 26').	The proposed Volcano Heights Major Activity Center is buffered from lower-density areas by transition zones. The highest-intensity zones (VHTC and VHRC) are buffered from low-intensity areas (VHNT and VHET) by a medium-intensity zone (VHMX). The VHTC zone contains an optional height bonus system that can be achieved by providing

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
			benefits to both the natural and built environments. The extent of this height bonus is limited in order to provide for visual variety and functional diversity while preserving pleasing vistas and solar access.
II.B.7.f	The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intense development.	N/A. The existing R-D zoning permissively allows only R-1 uses (i.e., single-family development). [NOTE: R-T uses would be allowed with a Site Development Plan and Landscaping Plan approved by the Planning Director.]	The VHTC zone does not abut any low-density residential areas. In keeping with this policy, the VHSDP buffers the VHTC zone with a medium-density zone. A Neighborhood Transition zone then provides an additional buffer to existing low-density residential areas with less intense development.
II.B.7.h	Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.	N/A. The existing R-D zoning does not permissively allow commercial, industrial or office uses.	The VHTC area is located within an area recommended to be designated a Major Activity Center. Therefore, changing zoning to allow commercial, industrial, and office uses instead of purely residential development in this area is consistent with this policy.
II.B.7.i	Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.	N/A. The existing R-D zoning does not permissively allow multi-unit housing.	The VHTC zone, which is located in an area recommended to be designated a Major Activity Center, allows multi-unit housing and is, therefore, consistent with this policy.
II.B.7.j	The City will structure capital expenditures and land use regulations in support of creating multi-use Activity Centers, and will promote ongoing public/private cooperation necessary for private market conditions that support the development of Activity Centers.	Leaving the existing R-D zoning in place would be inconsistent with this policy. R-D zoning is not appropriate given that the Volcano Heights area has been recommended to be designated a Major Activity Center.	The VHTC zone includes land-use regulations that introduce an appropriate range and level of intensity of uses flexible enough to meet private market conditions in order to realize the development of a Major Activity Center, which isn't possible under existing zoning. The Plan's proposed use of TIDD/PID/SAD and the designation of a Transit Boulevard with possible BRT service through the VHTC zone represent the public-private cooperation needed to achieve the development of a Major Activity Center.

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
II.C.1.b	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional single-family development would actually further exacerbate existing and future traffic congestion.	The VHTC zone is consistent with and will help further this policy by introducing flexible, mixed-use zoning that supports transit-oriented development and promotes the efficient placement of housing, employment and services as part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network, in support of this policy. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
II.C.6.b	Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.	The existing R-D zoning does not address the treatment of significant archaeological sites and, therefore, doesn't further this policy.	The VHTC Zone helps further this policy by establishing incentives for property owners and developers to preserve and provide access to significant sites, such as rock outcroppings considered sacred places by Native Americans.
II.C.8.a	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.	The existing R-D zoning is a stock zone that doesn't take into consideration natural features unique to this part of Albuquerque. The R-D zone's regulations are not tailored to ensure that such things are respected in future development.	The VHTC zone will help further this policy by requiring new development to be designed to respect the area's unique features, particularly Petroglyph National Monument and the volcanoes. Height restrictions, open space requirements, and other development standards help ensure this. The optional bonus height system provides further opportunities to ensure that the built environment complements, respects, and benefits the natural environment.
II.C.8.d	Landscaping shall be encouraged within public and private rights-of-way to control	Other than policies in the Northwest Mesa Escarpment Plan that would apply,	The VHSDP contains street tree and ground cover requirements along streets

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
	water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	that are to be built within the VHTC area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
II.C.9 Goal	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a standard zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHTC zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. Regulations and incentives in the Plan are intended to preserve rock outcroppings and other sensitive lands within the Plan area that contribute to a unique sense of place and Albuquerque's historic landscape. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the mountains and volcanoes.
II.C.9.b	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and other materials appropriate to landscapes; Topography and landscape	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHTC zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height, setbacks, block size standards, façade elements (doors and windows), and

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
	features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment - Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.		parking location.
II.C.9.e	Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to: minimize water use, screen parking areas, create useful and attractive signage and building facades, facilitate walking safety and convenience.	N/A. The existing R-D zoning does not address street design.	The VHSDP contains detailed street cross sections that are intended to complement the character of adjacent development in the VHTC zone and reinforce the unique identity being developed for the Volcano Heights area. The streetscape standards included in the VHSDP will help minimize water use by requiring the planting of native plant species, create attractive building facades, and facilitate pedestrian safety and convenience.
II.D.4 Goal	The Goal is to develop corridors, both	The existing R-D zoning does not	The VHTC zone, through its mixed-use

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHTC (Volcano Heights Town Center) Zone
	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.	address the relationship between land uses and transportation corridors and, therefore, does not further this Goal.	zoning and the required street sections in the Plan, is intended to promote a dense, urban, pedestrian-friendly development pattern that is accessible via all transportation modes and will, therefore, help further this Goal. Street designs within the VHSDP have been analyzed and modeled to ensure that sufficient capacity can be provided while balancing different modes with the long-term goal of redistributing mode share to de-emphasize automobile travel.
II.D.4.g	Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.	The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.	The VHTC zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented toward and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage pedestrian activity.

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
II.B.5 Goal	The "Developing and Established Urban Areas" Goal 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.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side's jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHRC zone will further this Goal by allowing for residential development, encouraging employment and other nonresidential development, and supporting transit- and pedestrian-oriented development through street design regulations and development standards.
II.B.5.a	The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHRC zone will further this policy by allowing for a full range of uses (commercial, arts / entertainment / recreation, educational / health care / other institutional, manufacturing, residential); residential development in the VHRC zone is encouraged to exceed 5 dwelling units per acre since the VHRC zone is intended to create development with an urban character within the area recommended to be designated a Major Activity Center.
II.B.5.d	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn't take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone's regulations are not tailored to ensure that such things are respected.	The VHRC zone is tailored to appropriately regulate new development and provides development standards, such as height limits with a bonus system and open space requirements, that are intended to ensure that new development is consistent with this policy.
II.B.5.e	New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.	The existing R-D zoning is partially consistent with this policy. The area is served by existing major roads (Paseo del Norte and Unser Boulevard), but existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be impacted by whatever future	The VHRC zone is consistent with this policy. While internal, development-serving infrastructure (roads, sewers, water, etc.) will not be constructed by property owners/developers until development in the area occurs, the area designated Regional Center can be accessed via existing major area roads (Paseo del Norte and Unser Boulevard) where future bus rapid transit (BRT) can be accommodated.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
		development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	Furthermore, the integrity of existing residential areas surrounding Volcano Heights can be better protected through development per the VHRC zone than existing R-D zoning because of the range of uses that the VHRC zone allows that will serve existing neighborhoods and are intended to address the West Side's critical jobs-housing imbalance and reduce local and regional traffic congestion.
II.B.5.g	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHRC zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. Height bonuses are offered in order to create an incentive for dedicating rock outcroppings and/or open space and preserving views. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than "trail corridors" but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
II.B.5.h	Higher density housing is most appropriate in the following situations: 1) In designated Activity Centers. 2) In areas with excellent access to the major street network. 3) In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available. 4) In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre. 5) In areas where a transition is	N/A. Existing R-D zoning does not permissively allow higher-density housing. A Sector Development Plan would need to be adopted by the EPC and a Site Development Plan and Landscaping Plan approved by the Planning Director in order for higher-density (R-3) uses to be allowed. See § 14-16-2-14.	The VHRC zone is consistent with this policy since the VHRC area within Volcano Heights is recommended to be designated a Major Activity Center. The VHRC zone is intended for regional retail and allows high-density residential appropriate to its location along Paseo del Norte and Unser. The proposed mandatory street network as well as non-mandatory streets to serve local development are also intended to create conditions that further this policy. Residential development is not the emphasis of this zone, but it is permitted in order to allow maximum flexibility to respond to market demand.

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	needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.		
II.B.5.i	Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.	N/A. The existing R-D zoning does not permissively allow employment and service uses.	The VHRC zone is consistent with this policy. The VHRC zone is a mixed-use zone that allows for employment and service uses in addition to residential and abuts other mixed-use zones that allow the same range of uses. The only zone allowing single-family residential development nearby is VHNT (Neighborhood Transition) across a mandatory road to the north. Therefore, there will be minimal, if any, effects of noise, lighting, pollution, and traffic on any nearby existing residential environments. Additionally, the development standards of the VHRC zone ensure the compatibility of residential (only high-density allowed) and non-residential development that occurs within the VHRC zone.
II.B.5.k	Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.	The existing R-D zoning does not address the relationship between land development and the planning of arterial roadways that serve area development.	The VHRC zone is consistent with this policy. The VHRC zone is intended to address development along the two limited-access arterials that pass through the Plan area, Paseo del Norte and Unser Boulevard, and its development standards are designed to acknowledge the primary regional traffic function of these roads while also capitalizing on the commercial and retail opportunities for large-format, auto-oriented development that they provide. Primary access to development in VHRC is intended to be provided on a network of secondary streets designed to disperse traffic generated by land uses to a few limited access points on the regional roadway network.

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II.B.5.l	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHRC zone furthers this policy through its tailored development standards that ensure high-quality development that is appropriate for the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights and its proposed Major Activity Center. Height bonuses are tied to the preservation of views and important topographical features and the provision of certain built environment features intended to create community benefits.
II.B.5.m	Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.	The existing R-D zoning does not contain standards that encourage the maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	The VHRC zone furthers this policy through regulations related to height, open space, building placement, and mandatory street orientation. The bonus height system includes provisions for preservation of views through building placement and other enhancements to the visual environment.
II.B.7 Goal	The "Activity Centers" 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.	The existing R-D zoning does not permissively allow mixed land uses or encourage the reduction of urban sprawl and auto travel needs; it, therefore, does not further this Goal.	The VHRC zone furthers this Goal by introducing flexible, mixed-use zones coupled with design standards that support transit-oriented development and the creation of a much-needed employment center on the West Side. Bringing services closer to existing residential areas will help reduce auto travel needs and improve traffic congestion in the area.
II.B.7.b	Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.	N/A. The existing R-D zoning does not permissively allow density up to or exceeding 30 du/acre.	The VHRC zone is consistent with this policy. Volcano Heights is recommended to be designated a Major Activity Center. Densities that exceed 30 du/acre may be developed in the VHRC zone, which is one of the highest-intensity zones within the VHSDP. The VHRC zone does not cap density by the number of dwelling units per acre; density is functionally limited by height

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
			limits, setback and open space requirements, and market demands.
II.B.7.c	Structure whose height, mass or volume would be significantly larger than any others in their surroundings shall be located only in Major Activity Centers to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access.	N/A. The existing R-D zoning permissively allows development per the R-1 zone (i.e., height limited to 26').	The proposed Volcano Heights Major Activity Center is buffered from lower-density areas by transition zones. The highest-intensity zones (VHTC and VHRC) are buffered from low-intensity areas (VHNT and VHET) by a medium-intensity zone (VHMX). The VHRC zone contains an optional height bonus system that can be achieved through the provision of both natural environment and built environment benefits. The extent of this height bonus is limited in order to provide for visual variety and functional diversity while preserving pleasing vistas and solar access.
II.B.7.f	The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intense development.	N/A. The existing R-D zoning permissively allows only R-1 uses (i.e., single-family development). [NOTE: R-T uses would be allowed with a Site Development Plan and Landscaping Plan approved by the Planning Director.]	The VHRC zone does not abut any low-density residential areas. The VHSDP establishes medium-density Mixed-Use zone and Transition zones between the VHRC area and existing low-density residential neighborhoods to buffer areas with less intense development in support of this policy.
II.B.7.h	Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.	N/A. The existing R-D zoning does not permissively allow commercial, industrial or office uses.	The VHRC area is located within an area recommended to be designated a Major Activity Center. Therefore, changing zoning to allow commercial, industrial, and office uses instead of purely residential development in this area is consistent with this policy.
II.B.7.i	Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.	N/A. The existing R-D zoning does not permissively allow multi-unit housing.	The VHRC zone, which is located in an area recommended to be designated a Major Activity Center, allows multi-unit housing and is, therefore, consistent with this policy.
II.B.7.j	The City will structure capital expenditures and land use regulations in support of creating multi-use Activity Centers, and will promote ongoing	Leaving the existing R-D zoning in place would be inconsistent with this policy. R-D zoning is not appropriate given that the Volcano Heights area has been	The VHRC zone includes land-use regulations that introduce an appropriate range and level of intensity of uses flexible enough to meet private market conditions in

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
	public/private cooperation necessary for private market conditions that support the development of Activity Centers.	recommended to be designated a Major Activity Center.	order to realize the development of a Major Activity Center, which isn't possible under existing zoning. The Plan's proposed use of TIDD/PID/SAD represents the public-private cooperation needed to achieve the development of a Major Activity Center.
II.C.1.b	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional single-family development would actually further exacerbate existing and future traffic congestion.	The VHRC zone is consistent with and will help further this policy by introducing flexible, mixed-use zoning that supports transit-oriented development and promotes the efficient placement of housing, employment and services as part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network, in support of this policy. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
II.C.6.b	Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.	The existing R-D zoning does not address the treatment of significant archaeological sites and, therefore, doesn't further this policy.	The VHRC Zone will help further this policy by establishing incentives for property owners and developers to preserve and provide access to significant sites, such as rock outcroppings considered sacred places by Native Americans.
II.C.8.a	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.	The existing R-D zoning is a standard zone that doesn't take into consideration natural features unique to this part of Albuquerque. The R-D zone's regulations are not tailored to ensure that such things are respected in future development.	The VHRC zone will help further this policy by requiring new development to be designed to respect the area's unique features via height restrictions, open space requirements, and other development standards. The optional bonus height system provides further opportunities to ensure that the built environment complements, respects, and benefits the

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
			natural environment.
II.C.8.d	Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	Other than policies in the Northwest Mesa Escarpment Plan that would apply, the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	The VHSDP contains street tree and ground cover requirements along streets that are to be built within the VHRC area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
II.C.9 Goal	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a standard zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHRC zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. Regulations and incentives in the Plan are intended to preserve rock outcroppings and other sensitive lands within the Plan area that contribute to a unique sense of place and Albuquerque's historic landscape. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the Sandia Mountains and volcanoes.
II.C.9.b	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and other materials appropriate to	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHRC zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height, setbacks, block size standards, façade

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
	landscapes; Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment - Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.		elements (doors and windows), and parking location.
II.C.9.e	Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to: minimize water use, screen parking areas, create useful and attractive signage and building facades, facilitate walking safety and convenience.	N/A. The existing R-D zoning does not address street design.	The VHSDP contains detailed street cross sections that are intended to complement the character of adjacent development in the VHRC zone and reinforce the unique identity of the Volcano Heights area. The streetscape standards included in the VHSDP will help minimize water use by requiring the planting of native plant species, create attractive building facades, and facilitate pedestrian safety and convenience.
II.D.4 Goal	The Goal is to develop corridors, both	The existing R-D zoning does not	Even though the VHRC zone allows for

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/VHRC (Volcano Heights Regional Center) Zone
	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.	address the relationship between land uses and transportation corridors and, therefore, does not further this Goal.	more auto-oriented development due to its location along regional, limited access roads, the VHRC zone still furthers this Goal by introducing mixed-use zoning and establishing development standards, including street cross sections, that support the creation of a pedestrian-friendly built environment that is accessible via all transportation modes. Street designs within the VHSDP have been analyzed and modeled to ensure that sufficient capacity can be provided while balancing different modes with the long-term goal of redistributing mode share to de-emphasize automobile travel.
II.D.4.g	Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.	The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.	The VHRC zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented toward and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage pedestrian activity.

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
II.B.5 Goal	The "Developing and Established Urban Areas" Goal 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.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side's jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHVC zone will further this Goal by allowing for residential development, encouraging employment and other nonresidential uses, and supporting transit- and pedestrian-oriented development through street design regulations and development standards.
II.B.5.a	The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHVC zone will further this policy by allowing for a full range of uses (commercial, arts / entertainment / recreation, educational / health care / other institutional, residential); residential development in the VHVC zone is encouraged to exceed 5 dwelling units per acre since the VHVC zone is intended to accommodate higher-density development and be of an urban character to support development in the nearby VHMX area.
II.B.5.d	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn't take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone's regulations are not tailored to ensure that such things are respected.	The VHVC zone is tailored to appropriately regulate new development and provides development standards, such as height limits with a bonus system and open space requirements, which are intended to ensure that new development is consistent with this policy.
II.B.5.e	New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.	The existing R-D zoning is partially consistent with this policy. The area is served by existing major roads (Paseo del Norte and Unser Boulevard), but existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be	The VHVC zone is consistent with this policy. While internal, development-serving infrastructure (roads, sewers, water, etc.) will not be constructed by property owners/developers until development in the area occurs, the area designated Village Center can be accessed via existing major area roads (Paseo del Norte and Universe

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
		impacted by whatever future development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	Boulevard). Furthermore, the integrity of existing residential areas all around the Volcano Heights area can be better protected through development per the VHVC zone than existing R-D zoning because of the range of uses that the VHVC zone allows that will serve existing neighborhoods and are intended to address the West Side's critical jobs-housing imbalance and ultimately reduce local and regional traffic congestion.
II.B.5.g	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHVC zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. Height bonuses are offered in order to create an incentive for dedicating rock outcroppings and/or open space and preserving views. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than "trail corridors" but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
II.B.5.h	Higher density housing is most appropriate in the following situations: 1) In designated Activity Centers. 2) In areas with excellent access to the major street network. 3) In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available. 4) In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density	N/A. Existing R-D zoning does not permissively allow higher-density housing. A Sector Development Plan would need to be adopted by the EPC and a Site Development Plan and Landscaping Plan approved by the Planning Director in order for higher-density (R-3) uses to be allowed. See § 14-16-2-14.	The VHVC zone is consistent with this policy since the VHVC area is located near the intersection of two major roadways (Paseo del Norte and Universe Boulevard). Also, the VHVC area is located across the street to the east from the area designated as "Village Center" in the Volcano Trails SDP, which allows for a mixed-use, mixed- density pattern and to the south from an area zoned for limited C-1 uses. Higher-density housing is appropriate in the VHVC location because of the intensity of zoning around

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
	development; up to 10 dwelling units per net acre. 5) In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.		it. The proposed mandatory street network as well as non-mandatory streets to serve local development are also intended to create conditions that further this policy.
II.B.5.i	Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.	N/A. The existing R-D zoning does not permissively allow employment and service uses.	The VHVC zone is consistent with this policy. The VHVC zone is a mixed-use zone that allows for employment and service uses in addition to residential and abuts other mixed-use zones that allow the same range of uses. The only purely residentially-zoned area with any proximity to the SU-2/VHVC zone is located cattycorner across Paseo del Norte and Universe Boulevard. Therefore, there will be minimal, if any, effects of noise, lighting, pollution, and traffic on any nearby existing residential environments. Additionally, the development standards of the VHVC zone ensure the compatibility of residential and non-residential development that occurs within the VHVC zone.
II.B.5.l	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHVC zone furthers this policy through its tailored development standards that ensure high-quality development appropriate to the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights. Height bonuses are tied to the preservation of views and important topographical features and the provision of certain built environment features intended to create community

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
			benefits.
II.B.5.m	Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.	The existing R-D zoning does not contain standards that encourage the maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	The VHVC zone furthers this policy through regulations related to height, open space, building placement, and mandatory street orientation. The bonus height system includes provisions for preservation of views through building placement and other enhancements to the visual environment.
II.B.7.h	Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.	N/A. The existing R-D zoning does not permissively allow commercial, industrial or office uses.	The VHVC area is recommended to be part of the Volcano Heights Major Activity Center, with a range of uses less intense than either Town Center or Regional Center. Residential uses are still allowed in the VHVC zone and are not wholly replaced by commercial, industrial or office uses. Finally, the area that is proposed to be zoned VHVC is located at the intersection of two major roadways in the area (Paseo del Norte and Universe Boulevard) where two of the other three corners surrounding the intersection allow commercial and other non-residential uses. The proposed allowance of commercial and office uses in the VHVC zone is consistent with this policy.
II.B.7.i	Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.	N/A. The existing R-D zoning does not permissively allow multi-unit housing.	While not officially designated an Activity Center, VHVC is recommended to be part of a future Volcano Heights Major Activity Center. The allowance of multi-family housing in this area is consistent with the general land use framework established by the VHSDP and neighboring Volcano Trails SDP.
II.C.1.b	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional single-family development would actually	The VHVC zone is consistent with and will help further this policy by introducing flexible, mixed-use zoning that supports a multi-modal transportation system and promotes the efficient placement of housing, employment and services as

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
		further exacerbate existing and future traffic congestion.	part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network, in support of this policy. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
II.C.6.b	Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.	The existing R-D zoning does not address the treatment of significant archaeological sites and, therefore, doesn't further this policy.	The VHVC Zone helps further this policy by establishing incentives for property owners and developers to preserve and provide access to significant sites, such as rock outcroppings considered sacred places by Native Americans.
II.C.8.a	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.	The existing R-D zoning is a standard zone that doesn't take into consideration natural features unique to this part of Albuquerque. The R-D zone's regulations are not tailored to ensure that such things are respected in future development.	The VHVC zone will help further this policy by requiring new development to be designed to respect the area's unique features via height restrictions, open space requirements, and other development standards. The optional bonus height system provides further opportunities to ensure that the built environment complements, respects, and benefits the natural environment.
II.C.8.d	Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	Other than policies in the Northwest Mesa Escarpment Plan that would apply, the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	The VHSDP contains street tree and ground cover requirements along streets that are to be built within the VHVC area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
			water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
II.C.9 Goal	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a stock zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHVC zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. Regulations and incentives in the Plan are intended to preserve rock outcroppings and other sensitive lands within the Plan area that contribute to a unique sense of place and Albuquerque's historic landscape. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the Sandia Mountains and volcanoes.
II.C.9.b	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and other materials appropriate to landscapes; Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment - Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHVC zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height, setbacks, block size standards, façade elements (doors and windows), and parking location.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
	fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.		
II.C.9.e	Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to: minimize water use, screen parking areas, create useful and attractive signage and building facades, facilitate walking safety and convenience.	N/A. The existing R-D zoning does not address street design.	The VHSDP contains detailed street cross sections that are intended to complement the character of adjacent development in the VHVC zone and reinforce the unique identity of the Volcano Heights area. The streetscape standards included in the VHSDP will help minimize water use by requiring the planting of native plant species, create attractive building facades, and facilitate pedestrian safety and convenience.
II.D.4 Goal	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.	The existing R-D zoning does not address the relationship between land uses and transportation corridors and, therefore, does not further this Goal.	The VHVC zone furthers this Goal by introducing mixed-use zoning and establishing development standards, including street cross sections, that support the creation of a pedestrian-friendly built environment that is accessible via all transportation modes. Street designs within the VHSDP have been analyzed and modeled to ensure that sufficient capacity can be provided

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHVC (Volcano Heights Village Center) Zone
			while balancing different modes with the long-term goal of redistributing mode share to de-emphasize automobile travel.
II.D.4.g	Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.	The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.	The VHVC zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented toward and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage pedestrian activity.

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Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
Comprehensive Plan			
II.B.5 Goal	The "Developing and Established Urban Areas" Goal 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.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side's jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHMX zone will further this Goal by allowing for residential development, encouraging employment and other nonresidential uses, and supporting transit- and pedestrian-oriented development through street design regulations and development standards.
II.B.5.a	The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHMX zone will further this policy by allowing for a full range of uses (commercial, arts / entertainment / recreation, educational / health care / other institutional, residential) that can achieve an average gross density of 5 du/acre.
II.B.5.d	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn't take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone's regulations are not tailored to ensure that such things are respected.	The VHMX zone is tailored to appropriately regulate new development and provides development standards, such as height limits, with a bonus system and open space requirements that are intended to ensure that new development is consistent with this policy.
II.B.5.e	New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.	The existing R-D zoning is partially consistent with this policy. The area is served by existing major roads (Paseo del Norte and Unser Boulevard), but existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be impacted by whatever future development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential	The VHMX zone is consistent with this policy. While internal, development-serving infrastructure (roads, sewers, water, etc.) will not be constructed by property owners/developers until development in the area occurs, the areas designated Mixed-Use can be accessed via existing major area roads (Paseo del Norte, Unser, and Universe Boulevard). Furthermore, the integrity of existing residential areas surrounding Volcano Heights can be better protected through development per the VHMX zone

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Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
		development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	than existing R-D zoning because of the range of uses that the VHMX zone allows that will serve existing neighborhoods and are intended to address the West Side's critical jobs-housing imbalance and reduce local and regional traffic congestion over time.
II.B.5.g	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHMX zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. Height bonuses are offered in order to create an incentive for dedicating rock outcroppings and/or open space and preserving views. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than "trail corridors" but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
II.B.5.h	Higher density housing is most appropriate in the following situations: 1) In designated Activity Centers. 2) In areas with excellent access to the major street network. 3) In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available. 4) In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre. 5) In areas where a transition is needed between single-family homes and much more intensive development:	N/A. Existing R-D zoning does not permissively allow higher-density housing. A Sector Development Plan would need to be adopted by the EPC and a Site Development Plan and Landscaping Plan approved by the Planning Director in order for higher-density (R-3) uses to be allowed. See § 14-16-2-14.	The VHMX zone is consistent with this policy since the VHMX area within Volcano Heights is recommended to be designated a Major Activity Center. Also, the VHMX zone is intended to serve as a buffer between the more intense Regional Center and Town Center zones and the less intense Neighborhood and Escarpment Transition zones. Paseo del Norte and Unser Boulevard provide access to the area, and the proposed mandatory street network as well as non-mandatory streets to serve local development are also intended to create conditions that further this policy.

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Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
	densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.		
II.B.5.i	Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.	N/A. The existing R-D zoning does not permissively allow employment and service uses.	While the VHMX zone borders less intense zones (VHNT and VHET) in some areas, there is a provision in the Plan (5.3.2) that requires all uses to be conducted in a fully-enclosed building and have no noise, vibration, particulate, or odor that poses an adverse impact on adjacent properties. The VHMX zone includes a buffer for detached single-family housing that limits structure heights to 26 feet. Where sharing a lot line with a single-family detached lot, VHMX developments would not be eligible for height bonuses. A privacy fence 6 feet high is also required.
II.B.5.l	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHMX zone furthers this policy through its tailored development standards that ensure high-quality development appropriate to the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights. Height bonuses are tied to the preservation of views and important topographical features and the provision of certain built environment features intended to create community benefits.
II.B.5.m	Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.	The existing R-D zoning does not contain standards that encourage the maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	The VHMX zone furthers this policy through regulations related to height, open space, building placement, and mandatory street orientation. The bonus height system includes provisions for preservation of views through building placement and other enhancements to

Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
			the visual environment.
II.B.7 Goal	The "Activity Centers" 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.	The existing R-D zoning does not permissively allow mixed land uses or encourage the reduction of urban sprawl and auto travel needs; it, therefore, does not further this Goal.	The VHMX zone furthers this Goal by introducing flexible, mixed-use zones coupled with design standards that support transit-oriented development and the creation of a much-needed employment center on the West Side. Bringing services closer to existing residential areas will help reduce auto travel needs and improve traffic congestion in the area.
II.B.7.b	Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.	N/A. The existing R-D zoning does not permissively allow density up to or exceeding 30 du/acre.	The VHMX zone is consistent with this policy. Volcano Heights is recommended to be designated a Major Activity Center. Densities that exceed 30 du/acre may be developed in the VHMX zone. The VHMX zone does not cap density by the number of dwelling units per acre; density is functionally limited by height limits, setback and open space requirements, and market demands.
II.B.7.h	Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged.	N/A. The existing R-D zoning does not permissively allow commercial, industrial or office uses.	The VHMX area is located within an area recommended to be designated a Major Activity Center, and VHMX has a range of uses less intense than either Town Center or Regional Center. Therefore, changing zoning to allow commercial, industrial, and office uses instead of purely residential development in this area is consistent with this policy.
II.B.7.i	Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.	N/A. The existing R-D zoning does not permissively allow multi-unit housing.	The VHMX zone, which is located in an area recommended to be designated a Major Activity Center, allows multi-unit housing and is, therefore, consistent with this policy.
II.C.1.b	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional	The VHMX zone is consistent with and will help further this policy by introducing flexible, mixed-use zoning that supports a multi-modal transportation system and promotes the efficient placement of

Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
		single-family development would actually further exacerbate existing and future traffic congestion.	housing, employment and services as part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network, in support of this policy. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
II.C.6.b	Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined.	The existing R-D zoning does not address the treatment of significant archaeological sites and, therefore, doesn't further this policy.	The VHMX zone helps further this policy by establishing incentives for property owners and developers to preserve and provide access to significant sites, such as rock outcroppings considered sacred places by Native Americans.
II.C.8.a	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.	The existing R-D zoning is a standard zone that doesn't take into consideration natural features unique to this part of Albuquerque. The R-D zone's regulations are not tailored to ensure that such things are respected in future development.	The VHMX zone will help further this policy by requiring new development to be designed to respect the area's unique features, particularly Petroglyph National Monument and the volcanoes. Height restrictions, open space requirements, and other development standards are what will ensure this. The optional bonus height system provides further opportunities to ensure that the built environment complements, respects, and benefits the natural environment.
II.C.8.d	Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	Other than policies in the Northwest Mesa Escarpment Plan that would apply, the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	The VHSDP contains street tree and ground cover requirements along streets that are to be built within the VHMX area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic

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Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
			accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
II.C.9 Goal	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a standard zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHMX zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. Regulations and incentives in the Plan are intended to preserve rock outcroppings and other sensitive lands within the Plan area that contribute to a unique sense of place and Albuquerque's historic landscape. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the mountains and volcanoes.
II.C.9.b	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and other materials appropriate to landscapes; Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment -	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHMX zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height, setbacks, block size standards, façade elements (doors and windows), and parking location.

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Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
	Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.		
II.C.9.e	Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community that connect the community's Activity Centers shall be designed and developed to reinforce the community's unique identity; streetscape improvements to these roadways shall be designed to: minimize water use, screen parking areas, create useful and attractive signage and building facades, facilitate walking safety and convenience.	N/A. The existing R-D zoning does not address street design.	The VHSDP contains detailed street cross sections that are intended to complement the character of adjacent development in the VHMX zone and reinforce the unique identity being developed for the Volcano Heights area. The streetscape standards included in the VHSDP will help minimize water use by requiring the planting of native plant species, create attractive building facades, and facilitate pedestrian safety and convenience.
II.D.4 Goal	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	The existing R-D zoning does not address the relationship between land uses and transportation corridors and, therefore, does not further this Goal.	The VHMX zone furthers this Goal by introducing mixed-use zoning and establishing development standards, including street cross sections, that support the creation of a pedestrian-friendly built environment that is

Plan/Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHMX (Volcano Heights Mixed Use) Zone
	use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.		accessible via all transportation modes. Street designs within the VHSDP have been analyzed and modeled to ensure that sufficient capacity can be provided while balancing different modes with the long-term goal of redistributing mode share to de-emphasize automobile travel.
II.D.4.g	Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.	The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.	The VHMX zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented toward and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage pedestrian activity.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHNT (Volcano Heights Neighborhood Transition) Zone
II.B.5 Goal	The "Developing and Established Urban Areas" Goal 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.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side's jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHNT zone will further this Goal by establishing development standards unique to the area that are intended to preserve and enhance the special character of the Volcano Heights area. A variety of residential development opportunities are allowed in the VHNT zone (single family, residential lofts, live-work unit) as well as a very limited number of non-residential uses (child day care, bed & breakfast, and office [conditionally]).
II.B.5.a	The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHNT zone is consistent with this policy in that it allows residential development up to, and exceeding, 5 dwelling units per acre.
II.B.5.d	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn't take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone's regulations are not tailored to ensure that such things are respected.	The VHNT zone is tailored to appropriately regulate new development and provides development standards, such as height limits and open space requirements, which are intended to ensure that new development is consistent with this policy. The VHNT zone is described in the Plan as being "intended to provide transitions of building scale and uses from the more dense, urban Mixed Use zone to adjoining neighborhoods north and south of the Plan area." This zone was developed with an eye toward context-sensitive development because of the proximity to established, low-density residential areas.
II.B.5.e	New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services	The existing R-D zoning is partially consistent with this policy. The area is served by existing major roads (Paseo del Norte and Unser Boulevard), but	The VHNT zone is consistent with this policy. While internal, development-serving infrastructure (roads, sewers, water, etc.) will not be constructed by

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHNT (Volcano Heights Neighborhood Transition) Zone
	and where the integrity of existing neighborhoods can be ensured.	existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be impacted by whatever future development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	property owners/developers until development in the area occurs, the areas designated Neighborhood Transition can be accessed via existing major area roads (Paseo del Norte and Unser Boulevard). Furthermore, the integrity of existing residential areas all around the Volcano Heights area can be better protected through development per the VHNT zone than existing R-D zoning because of the tailored development standards that will help "blend the areas between new construction and existing buildings outside the Plan area" (123).
II.B.5.g	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHNT zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than "trail corridors" but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
II.B.5.l	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHNT zone furthers this policy through its tailored development standards that ensure high-quality development that is appropriate for the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights.
II.B.5.m	Urban and site design which maintains and enhances unique vistas and	The existing R-D zoning does not contain standards that encourage the	The VHNT zone furthers this policy through regulations related to height,

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Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHNT (Volcano Heights Neighborhood Transition) Zone
	improves the quality of the visual environment shall be encouraged.	maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	open space, building placement, and mandatory street orientation.
II.C.1.b	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional single-family development would actually further exacerbate existing and future traffic congestion.	The VHNT zone, as part of the comprehensive land-use strategy for the Volcano Heights area, is designed to help further this policy. The VHNT zone provides opportunities for residential development geared towards supporting the employment and other non-residential uses that are expected to be developed in close proximity. This proposed development is part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network that includes enhanced facilities for non-motorists (i.e., bike lanes and wide sidewalks), in support of this policy. By providing multi-modal streets and housing in close proximity to jobs, overall automobile travel in the area may decrease, which would have a positive effect on air quality. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
II.C.8.a	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.	The existing R-D zoning is a standard zone that doesn't take into consideration natural features unique to this part of Albuquerque. The R-D zone's regulations are not tailored to ensure that	The VHNT zone will help further this policy by requiring new development to be designed to respect the area's unique features via height restrictions, open space requirements, and other

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHNT (Volcano Heights Neighborhood Transition) Zone
		such things are respected in future development.	development standards.
II.C.8.d	Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	Other than policies in the Northwest Mesa Escarpment Plan that would apply, the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	The VHSDP contains street tree and ground cover requirements along streets that are to be built within the VHNT area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
II.C.9 Goal	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a standard zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHNT zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the Sandia Mountains and volcanoes.
II.C.9.b	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and other materials appropriate to landscapes; Topography and landscape	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHNT zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height, setbacks, block size standards, façade elements (doors and windows), and

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHNT (Volcano Heights Neighborhood Transition) Zone
	features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment - Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.		parking location.
II.D.4.g	Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.	The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.	The VHNT zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented towards and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage pedestrian activity.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
II.B.5 Goal	The "Developing and Established Urban Areas" Goal 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.	The existing R-D zoning does not further this Goal since it only permissively allows for low-density residential development that is already pervasive in the area, would further exacerbate the West Side's jobs-housing imbalance, and would put additional strain on the already-congested transportation network without providing an alternative development pattern.	As part of a larger plan, the VHET zone will further this Goal by establishing development standards unique to the area that are intended to preserve and enhance the special character of the Volcano Heights area. A variety of residential development opportunities are allowed in the VHET zone (single family, residential lofts, live-work unit, multi-family) as well as a limited number of non-residential uses (child day care, schools, libraries, bed & breakfast, and retail sales/office [conditionally]).
II.B.5.a	The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.	The existing R-D zoning could result in an overall gross density of up to 5 dwelling units per acre; however, the R-D zone does not allow a full range of urban land uses.	The VHET zone will is consistent with this policy in that it allows residential development up to, and exceeding, 5 dwelling units per acre.
II.B.5.d	The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.	The existing R-D zoning is a standard zone that doesn't take into consideration the significant natural and cultural resources of the Volcano Mesa area. The R-D zone's regulations are not tailored to ensure that such things are respected.	The VHET zone is tailored to appropriately regulate new development and provides development standards, such as height limits and open space requirements, which are intended to ensure that new development is consistent with this policy. The VHET zone is described in the Plan as being "intended to blend the areas between development and Major Public Open Space, as well as stepping down the intensity of uses and building heights closer to the Monument boundary." This zone was developed with an eye towards context sensitive development because of the proximity to the Petroglyph National Monument.
II.B.5.e	New growth shall be accommodated through development in areas where	The existing R-D zoning is partially consistent with this policy. The area is	The VHET zone is consistent with this policy. While internal, development-

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
	vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.	served by existing major roads (Paseo del Norte and Unser Boulevard), but existing infrastructure is not capable of supporting future development that is entirely residential in character. Existing residential areas to the north, south, east, and west of Volcano Heights will be impacted by whatever future development takes place in Volcano Heights. If the area develops under the existing R-D zoning, that new residential development will only further tax the limited transportation system in the area and has the potential to destabilize and negatively impact existing neighborhoods.	serving infrastructure (roads, sewers, water, etc.) will not be constructed by property owners/developers until development in the area occurs, the area designated Escarpment Transition can be accessed via existing major area roads (Paseo del Norte and Unser Boulevard). The VHET area predominantly shares a boundary with the Petroglyph National Monument, not with existing neighborhoods; nonetheless, the development standards in the Plan require new development to be of a scale and character that is compatible with and respectful of other development, or lack thereof, in the area.
II.B.5.g	Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.	The existing R-D zoning does not address conformance with topographical features or inclusion of trail corridors.	The VHET zone contains regulations, such as height limits, to ensure that new development is carefully designed to conform to topographical features. The street network is designed to provide multi-use trails and pedestrian connectivity more appropriate to this urban built environment than "trail corridors" but serving the same purpose. Roads in the western portion of the Plan area are designed to connect to the trail corridors in the Volcano Trails SDP area to the west.
II.B.5.l	Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.	The existing R-D zoning does not contain standards that encourage quality and innovation in design and, therefore, does not further this policy.	The VHET zone furthers this policy through its tailored development standards that ensure high-quality development appropriate to the Volcano Heights area. Building design standards specify a range of high-quality materials and architectural features intended to create a built environment that respects and is appropriate to the unique setting of Volcano Heights.

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
II.B.5.m	Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.	The existing R-D zoning does not contain standards that encourage the maintenance and enhancement of unique vistas or improvement of the visual environment and, therefore, does not further this policy.	The VHET zone furthers this policy through regulations related to height, open space, building placement, and mandatory street orientation.
II.C.1.b	Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.	The existing R-D zoning is not consistent with and does not further this policy. The R-D zone does not provide for the efficient placement of housing, employment and services. Additional single-family development would actually further exacerbate existing and future traffic congestion.	The VHET zone, as part of the comprehensive land-use strategy for the Volcano Heights area, is designed to help further this policy. The VHET zone provides opportunities for residential development geared towards supporting employment and other non-residential uses that are expected to be developed in close proximity. This proposed development is part of a larger strategy to improve the balance of jobs and housing on the West Side and reduce traffic congestion on the regional network, particularly the region's congested river crossings. The Plan, in general, provides a balanced approach to coordinating land use and transportation, particularly through the mandatory road network that includes enhanced facilities for non-motorists (i.e., bike lanes and wide sidewalks), in support of this policy. By providing multi-modal streets and housing in close proximity to jobs, overall automobile travel in the area may decrease, which would have a positive effect on air quality. An associated traffic study showed a benefit to the regional network in reduced traffic congestion in the peak a.m. travel hours, which would have a positive impact on air quality.
II.C.8.a	The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a	The existing R-D zoning is a standard zone that doesn't take into consideration natural features unique to this part of	The VHET zone will help further this policy by requiring new development to be designed to respect the area's unique

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
	significant determinant in development decisions.	Albuquerque. The R-D zone's regulations are not tailored to ensure that such things are respected in future development.	features, particularly the Petroglyph National Monument, via height restrictions, open space requirements, and other development standards.
II.C.8.d	Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.	Other than policies in the Northwest Mesa Escarpment Plan that would apply, the existing R-D zoning does not encourage landscaping and the use of native vegetation and, therefore, does not further this policy.	The VHSDP contains street tree and ground cover requirements along streets that are to be built within the VHET area of the Plan. The purpose of these requirements is to provide shade, improve pedestrian safety by providing a buffer to traffic, provide an aesthetic accompaniment to nearby architecture, reduce the heat island effect, minimize dust and water erosion, and aid in storm water management. The VHSDP specifies that street trees and living plant materials must be selected from the Native Plant List contained within the Plan in order to ensure their appropriateness for the region and climate.
II.C.9 Goal	The Goal is to preserve and enhance the natural and built characteristic, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.	The existing R-D zoning is a standard zone that does not help preserve or enhance the unique and special character of the Volcano Heights area.	The VHSDP and its regulations, including those of the VHET zone, will help ensure that the Volcano Heights area develops as a distinct community with an eye toward preservation and enhancement of the area's natural characteristic and features. The site development standards, coupled with the strategic orientation of mandatory roads, are intended to preserve view corridors from Volcano Heights to the Sandia Mountains and volcanoes.
II.C.9.b	In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following: 1) The natural environment - Indigenous vegetation and	The existing R-D zoning does not address development's effect upon the natural environment, built environment, local history, or cultures and traditions and, therefore, does not further this policy.	The VHET zone will further this policy by ensuring that new development is sensitive to the Volcano Mesa area's natural environment and results in a high-quality built environment by appropriately regulating features such as height,

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
	other materials appropriate to landscapes; Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills, and escarpments; Soils and erosion potential; Colors and textures of the natural environment; View. 2) Built environment - Height and massing of buildings; Setbacks from the street; Placement of entrances and windows; Walls and fences; Parking areas design and relationship to buildings; Road widths, sidewalks, curb cuts, medians; Grain of street/size of parcels; Patterns of movement (e.g. pedestrian connections, access to transportation/transit); Street furniture (e.g. bus stops, street lights, signs); Landscaping materials, both planting and hardscape; Public infrastructure (e.g. drainage facilities, bridges); Social interaction opportunities; Relationship between built and natural environment. 3) Local history - Architectural styles and traditions; Current and historic significance to Albuquerque; Historic plazas and other Activity Centers. 4) Culture and traditions - Cultural characteristics of residents; Community celebrations and events.		setbacks, block size standards, façade elements (doors and windows), and parking location.
II.D.4.g	Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.	The existing R-D zoning does not address promoting or integrating pedestrian opportunities into development. Exclusively single-family zoning does not provide a range of destinations to walk to that can promote pedestrian activity, and the lack of coordinated street design does not help achieve a pedestrian-friendly environment.	The VHET zone and the general standards in the Plan regulate things such as building placement, massing and façade composition, and primary entrance location in order to ensure that development is oriented toward and comfortably accommodates pedestrians. The proposed mix of uses is intended to create a range of opportunities and destinations to promote and encourage

Comprehensive Plan Policy #	Goal / Policy	Existing Zoning Analysis	New Zoning Analysis: SU-2/ VHET (Volcano Heights Escarpment Transition) Zone
			pedestrian activity.

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CITY OF ALBUQUERQUE

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OFFICIAL NOTIFICATION OF DECISION

October 4, 2012

City of Albuquerque
Planning Department
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Albuquerque, NM 87103

Project# 1009414
12EPC-40061 SECTION DEVELOPMENT PLAN - EPC PHASE 2 FINAL REVIEW & APPROVAL

REQUEST:
The City of Albuquerque Planning Department requests the above action for the Volcano Heights area, 569.11 acres surrounding Paseo del Norte and Unser Boulevard between Universe Blvd. and Petroglyph National Monument. Currently zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES and proposed to be zoned SU-2 VHTC, SU-2 VHRC, SU-2 VHVC, SU-2 VHMX, SU-2 VHNT, and/or SU-2 VHET. (Zone Atlas Maps: B-10 & 11, C-10 & 11)
Mikaela Renz-Whitmore, Staff Planner

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On October 4, 2012, the Environmental Planning Commission (EPC) voted for a Continuance of 60 days to December 6, 2012 for Project 1009414 / 12EPC-40061, a Sector Development Plan – EPC Phase 2 Final Review and Approval, based on the following Findings:

FINDINGS:

1. These findings are written to support a staff recommendation of continuance and do not reflect the more complete findings required to support a recommendation of approval at this time.
2. This is a request for continuance of the Volcano Heights Sector Development Plan, an area surrounding the intersection of Paseo del Norte and Unser Boulevard, including approximately 570 acres. The Plan area boundaries are Paseo del Norte to the north, the Petroglyph National Monument to the east, the Volcano Cliffs SDP to the south, and Universe Boulevard to the west.
3. The Plan area currently contains properties zoned RD, SU-1 for PRD, and SU-1 for C-1

uses.

4. In 2006, a Volcano Heights Sector Development Plan (SDP) was adopted for a larger area but was taken to court and ultimately remanded back to the City in 2008/9. The plan area was broken into three distinct but related sector development plans intended to guide future development in the area that was renamed the Volcano Mesa community. Volcano Cliffs SDP was adopted in May 2011, and the Volcano Trails SDP was adopted in August 2011. The three plans share similar policy underpinnings that are included in the Rank II West Side Strategic Plan Volcano Mesa amendment, which recommends the designation of a Major Activity Center in Volcano Heights. In 2010, another draft Volcano Heights Sector Development Plan was submitted to the adoption process, heard several times at the Environmental Planning Commission, and ultimately withdrawn in October 2011.

5. This 2012 Volcano Heights Sector Development Plan has a boundary modified slightly from previous planning efforts and includes a new zoning strategy, mandatory street network, policies, goals, and recommended implementation steps. The Plan includes regulatory site development standards and building design standards associated with each zone as well as general to all zones; street and streetscape standards; signage standards; and open space, landscaping, and site lighting design standards.

6. The Plan proposes to replace all zoning within the Plan area with one of the following zones: SU-2/VHTC (Volcano Heights Town Center), SU-2/VHRC (Volcano Heights Regional Center), SU-2/VHVC (Volcano Heights Village Center), SU-2/VHMX (Volcano Heights Mixed Use), SU-2/VHNT (Volcano Heights Neighborhood Center), or SU-2/VHET (Volcano Heights Escarpment Transition).

7. The proposed zoning is justified under R-270-1980 per the following considerations:

   (A) The proposed zoning is consistent with the health, safety, morals, and general welfare of the city because it helps ensure that all development furthers the goals and policies of the Comprehensive Plan and other applicable plans and provides opportunities for additional employment on the West Side that can help address the imbalance of jobs to housing that creates significant traffic congestion and negatively impacts quality of life for residents. (See also Attachment 1.)

   (B) The Plan's proposed zoning implements established policies in the Rank I Comprehensive Plan, Rank II West Side Strategic Plan, Rank II Facility Plan for Major Public Open Space, Rank III Northwest Mesa Escarpment Plan that provide sound justification for the proposed zoning changes. (See also Findings # 8-12 and Attachment 1.)

   (C) The proposed zoning poses no significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments as outlined in Findings #8-12.

   (D) Existing RD zoning is inappropriate because of changed community conditions, including existing and anticipated traffic congestion and a preponderance of single-

family residential uses without the balance of nearby employment opportunities. The proposed range of mixed uses in each zone would be advantageous to the community, as articulated in the Comprehensive Plan, by providing the opportunity for employment, retail, and services in close proximity to existing residential areas and future residents in the Plan area. (See Finding #8 and Attachment 1.)

(E) Permissive uses in the proposed zones would not be harmful to adjacent property, the neighborhood, or the community because the mix of uses and the urban form resulting from the design standards create compatibility within the Plan area and with adjacent development. The Plan's proposed development pattern of walkable and transit-supportive retail, employment, and residential uses provides benefits for existing and future residents.

(F) Proposed zone changes do not require major and unprogrammed capital expenditures by the city. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all require property owners to collaborate, vote to institute the mechanism, and work with the City to implement the agreed-upon infrastructure improvements.

(G) The cost of land and other economic considerations are not the determining factor for the proposed zone change

(H) The VHSDP does not use "location on a collector or major street" as the justification for establishing mixed-use zoning within the Plan area; rather the location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.

(I) The Plan does not propose spot zones; rather the Plan proposes a rational nesting of zone categories, with the most dense and intense at the center, and least dense and intense at the borders where the boundaries abut existing single-family residential areas to implement Comprehensive Plan policies.

(J) The Plan does not propose strip zones; rather the Plan proposes a strategy of land use coordinated with a mandatory transportation network to allow the development of all properties, create transitions between zones, and implement Comprehensive Plan policies.

8. This Plan implements the following policies of the Rank I Albuquerque/Bernalillo County Comprehensive Plan: II.B.5 Developing and Established Urban Areas Policy c, d, e, g, h, I, k, l, m, n; II.B.7 Activity Centers Policy c, e, f; II.C.1 Air Quality Policy b and d; II.C.6 Archaeological Resources Policy c; II.C.8 Developed Landscape Policy a, d, e; II.C.9 Community Identity and Urban Design Policy b, c, e; II.D.3 Energy Management Policy a and d; II.D.4 Transportation and Transit Policy c, f, o; and II.D.6 Economic Development Policy a and g.

9. The Plan implements the following policies of the Rank II West Side Strategic Plan: 1.1,

1.9, 1.18, 3.85, 3.95, 3.96, 3.98, 3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108, 3.110, 3.111, and 3.112.

10. The Plan implements the following policies in the Rank II Facility Plan for Major Public Open Space: Design Guidelines for Development Adjacent to Major Public Open Space B.3.A and B.3.B; Resource Management C.6.E; West Side Open Space, Section 4, Policy C.1 and D.1.

11. The Plan implements the following policies in the Rank II Electric Service Transmission and Subtransmission Facility Plan: Standard III.A.1, III.A.9, and III.A.10.

12. This Plan implements many policies of the Rank III Northwest Mesa Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35) and is generally compatible with the Rank III Unser Boulevard Design Overlay Zone (DOZ). Where this Plan conflicts with the NWMEP, this Plan prevails unless otherwise stated in this Plan. Where this Plan conflicts with the Unser Boulevard DOZ, the most restrictive regulation prevails. Where this Plan is silent, regulations of the other relevant Rank III plans prevail.

13. The Albuquerque/Bernalillo County Comprehensive Plan, Sector Plan/Master Plan, etc. and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

14. The Plan further attempts to provide a balanced approach to achieve the following:

    a. The Plan addresses the imbalance of jobs and housing on the City's east and west sides by proposing to change existing zoning from single-family uses to a mixed-use, urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center.

    b. The Plan addresses the challenge of multiple property owners and undeveloped land with highly coordinated land-use and transportation regulations that emphasize coordination across property owners, along corridors, and over time.

    c. The policies, regulations, and incentives in the Plan work together to create a distinct district with a sense of place that respects and enhances the unique natural environment and adds to the range of development options on the City's West Side.

    d. The Plan seeks to balance the built and natural environments through a combination of policies, regulations, and incentives that emphasize high-quality development as well as preservation options for views, rock outcroppings, and sensitive lands.

    e. The Plan seeks to balance the predictability of high-quality development provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process.

15. After significant negotiations as to effective traffic systems; view, open space, and sensitive land preservation; and the balance of built and natural environments, the public involved in the planning process thus far supports the compromises about these issues

embodied in the Plan.

16. Additional time is necessary to allow agencies to finalize comments and for staff to address comments received from agencies and the public. A continuance is warranted to allow for this additional review and response.

PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION, WHICH IS BY **OCTOBER 19, 2012.**

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **OCTOBER 19, 2012** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

for Suzanne Lubar
Acting Director, Planning

SL/MW/mc

cc: John Edward, PO BOX 26506, Albuquerque, NM 87125
John Ransom, jransom@nmrea.com
James Hoffman, Jim.Hoffman@AlconLabs.com
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James Hoffman, 4606 Firewheel Dr, Garland, TX 75044
Rene Horvath, 5515 Palomino Dr, Albuquerque, NM 87120

ENVIRONMENTAL PLANNING COMMISSION

MINUTES

Thursday, October 4, 2012

COMMISSION MEMBERS PRESENT: Hugh Floyd, Chair
Doug Peterson, Vice-Chair
Ron Garcia
Peter Nicholls
James Peck

COMMISSION MEMBERS ABSENT: Michael Dickson
Maia Mullen
Moises Gonzalez

STAFF PRESENT: Russell Brito, Urban Design and Development, Planning Department
Mikaela Renz-Whitmore, Urban Design and Development, Planning Department
Christa Wagner, Recording Secretary, Planning Department

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1. **Call to Order: 3:32 PM**
   A. Announcement of Changes and/or Additions to the Agenda

2. Project# 1009157
12EPC-40006 Amend Sector Development Plan Map (West Route SDP boundary)
12EPC-40007 Sector Dev Plan (West Route 66)
12EPC-40008 Amndt to Area Plan (West Side Strategic Plan/Activity Centers)
12EPC-40009 Amend Sector Development Plan Map (Tower Unser SDP)
12EPC-40010 Amend Sector Development Plan Map (Old Town SDP)
12EPC-40011 Amend Sector Development Plan Map (Huning Castle Raynolds Addition SDP)

City Of Albuquerque Planning Dept. agent for City of Albuquerque Planning Dept. requests the above actions for the West Route 66 Sector Development Plan area generally bounded by properties fronting Volcano Rd and Central Ave to the north, by Sunset Gardens Rd, Bridge Rd and properties fronting Central Ave to the south, by 106th St to the west and by Rio Grande Blvd to the east. The plan area is approximately 1016 acres. (J-12 &13, K-08, 09, 10, 11,12 & 13, L-08 & 09).
Carol Toffaleti, Staff Planner

CHAIR FLOYD: Alright. I believe we're recording. Do we have any changes or additions to the agenda?

MR. BRITO: Mr. Chair, Commissioners we do have a request for deferral on item #2 Project 1009157, but because one of the Commissioners has recused himself, you're left without a quorum and I believe you need to consider a rescheduling of item #2. That's the only change that I know of today.

CHAIR FLOYD: Alright. In the absence of a quorum I believe that rolls to next week to be heard. So.... I think we leave it at that.

MR. BRITO: Mr. Chair if you could please tell us when you want this on the agenda and I'm hoping it's first up on next weeks agenda.

CHAIR FLOYD: I think that would be best. We'll just get it out of the way.

MR. BRITO: Thank you.

FINAL ACTION TAKEN:
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission announced that Project 1009157 will be heard on November 1, 2012, because we don't have a quorum.

B. Approval of Amended Agenda- Approved.
C. Swearing in of City Staff

3. Project# 1009414 12EPC-40061 SECTOR DEVELOPMENT PLAN - EPC PHASE 2 FINAL REVIEW & APPROVAL	CITY OF ALBUQUERQUE PLANNING DEPARTMENT requests the above action for the Volcano Heights area, 569.11 acres surrounding Paseo del Norte and Unser Boulevard between Universe Blvd. and Petroglyph National Monument. Currently zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES and proposed to be zoned SU-2 VHTC, SU-2 VHRC, SU-2 VHVC, SU-2 VHMX, SU-2 VHNT, and/or SU-2 VHET. (Zone Atlas Maps: B-10 & 11, C-10 & 11) Mikaela Renz-Whitmore, Staff Planner

STAFF PRESENTING CASE:
Mikaela Renz-Whitmore, Planning Staff
Russell Brito, Planning Staff

PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:
Julie Luna, 809 Cooper NW, Albuquerque, NM 87102

Max Kiehine, 2206 Sun ranch Loop, Albuquerque, NM 87031
Brendan Picker, 5015 5th St NW, Albuquerque, NM 87107
Jerold Widdison, 3333 Ave NE, Albuquerque, NM 87106
James Hoffman, 4606 Firewheel Dr, Garland, TX 75044
Rene Horvath, 5515 Palomino Dr, Albuquerque, NM 87120
Gerald Gold, 1509 Harvard Ct NE, Albuquerque, NM 87106
Diane Souder, 6001 Under NW,Albuquerque, NM 87120
John Edward, PO Box 26506, Albuquerque, NM 87125
John Ransom, 2424 Louisiana NE #300, Albuquerque, NM 87110

CHAIR FLOYD: So we are on to agenda item #3. Just to let everyone know, since this a kind of unique area where there's large areas of landownership, if you are one of those land owners I'm going to give you five minutes as opposed to the standard two minutes. Neighborhood Associations will get there typical five minutes and the...since the city's the applicant and the agent will give you as much as you need to lay it out for us.

MS. RENZ-WHITMORE: Thank you Mr. Chair, commissioners. I do have a presentation to start and I also have our consultant with us and I'd like that consultant to be allowed to give a short presentation after mine.

So, our purpose here today is to really understand the goal, the strategies and the intent of the plan and identify some of the key issues to address in the second hearing, which will deal much more into the details. So, staff is committed to responding to the public, to agency comments, to your comments in preparation for the second hearing, which we're asking to be in December. Today, we're really here to explain the big picture, to listen to the main concerns that people have to date and to clear up any miss-conceptions that are out there. We really look forward to hearing ways to improve the plan and make this a workable path forward for everyone.

So, to remind everybody this is an area on Albuquerque's Westside. A community called Volcano Mesa that includes, Volcano Cliff's to the south here, Volcano Trails to the west and the area we're talking about today, Volcano Heights, which you'll see is bordered by the Petroglyph National Monument, the escarpment that comes all the way down, the rest of the Petroglyph Monument here to the east. So, in 2006 this came to you all as one big plan, all of Volcano Mesa was called Volcano Heights at that time. That plan was adopted, but taken to court and ultimately remanded to the city. In 2010, those three sector-planning areas were broken up and each of them came before you as a separate Sector Development Plan, including Volcano Heights.

That 2010 version of Volcano Heights was withdrawn from the official adoption process, last October and we are here with a new draft today for the Volcano Heights Sector Development Plan. Just to give a little bit of perspective, this is about a mile from north to south, so the actual space involved is about a mile from north to south and about a mile an a half from east to west. So, I'd like to talk to you today is about some of the main challenges that we faced in putting together this plan and that the stake holders and their public involvement process helped us with a lot of different areas of compromise. And also the challenges that property owners and others in this area will continue to face as they try to implement the plan and actually develop in this area.

So the first challenge that I would like to talk to you about is in general. We have in Albuquerque a major problem with growth and the growth limits that the city faces. So, because of other jurisdictions to the south, to the north and the mountains to the east, the main area that the City of Albuquerque can continue to grow is on the west side. We have limited bridge crossings, which as everybody knows are congested now and expected to get more congested as time goes on. And here in Volcano Heights we have an opportunity to start addressing some of the challenges of congestion in the area. So, based on the Mid Region Council of Governments Metropolitan Transportation Plan for 2035, they're looking at times to cross the river in 2035, just this area in the red here, as 70 minutes in 2035 to cross the Alameda Bridge, 38 minutes to cross the Paseo Bridge, 60 minutes to cross the Montano Bridge. At this point in 2035, the Westside will see almost half of the development that's expected in the four county regions that's Torrence, Bernalillo, Valencia and the other one that I always forget. That's approximately 250 thousand new residents, just on the Westside alone, but only about 20 percent of the city's jobs. So, when you look at that the other major activity centers in Albuquerque are largely on the eastside of the river, so that accounts today for about 150 thousand jobs, in the Metropolitan Area on the eastside. On the Westside today there's only about 14 thousand jobs. The amount of jobs that we'd be adding, that we think in the development vision, we'd be adding here in the Volcano Heights Area is only about 5,000 jobs, which is not a huge amount, it doesn't solve the problem, but it does help as a drop in the bucket to help tip the balance towards more jobs on the Westside.

Unfortunately, the zoning that currently exits in the area is residential developing area, which currently only allows single-family development at 26 feet in height for buildings. So, some of this land is for sale now and could develop at any time provided infrastructure is available, which is not for the most part available in this area. This existing zoning is based on a conventional suburban development pattern of mostly cul de sacs that all dump on to one arterial street. Housing jobs and services are all separated out and so you need a car for everything that you want to do on the Westside and that accounts for longer regional trips and more congested arterial roads.

When we did a traffic study looking at what we were proposing, as opposed to this zoning, what we found is that what can be expected is more longer regional trips on those arterial roads, more traffic congestion, more of the same. So, this RD Zoning does nothing to help solve the jobs in housing and balance and in fact it compounds the problem. So, instead looking at this challenge of Westside growth and traffic congestion, what we're prosing in Volcano Heights is a series of mixed used zones, so all the zones that you see here in Volcano Heights are considered mixed use. Starting with Town Center as the most dense zone proposed, which is along a backbone corridor that's proposed as a transit corridor, we have the next less dense zone is Regional Center, which you can see lines Unser Boulevard and Paseo Del Norte, which are two of the very vital arterials on the Westside. Next, in density we have the Village Center, which is right across from another Village Center that was adopted for Volcano Trails.

And lastly, but very importantly we have transition zones. These transitions zones here on the north and the south are there to help protect existing single-family residences to the north and the south of the plan area, and an escarpment transition zone, which is the least dense development here, so that it's compatible with the Petroglyph National Monument, which it borders. So, what we're proposing is for all that the transition zones to be part of a major Activity Center here on the Westside. The Rank II Westside Strategic Plan Amendment for Volcano Mesa did recommend that this area have a Major Activity Center designated within it. We changed that slightly to propose that all the transition zones would be the Major Activity Center, that's about 475 acres of Major Activity Center. What would be proposed in there is about two million square feet of retail and office uses, about thirteen thousand

residences, a little less than five thousand dwelling units. Only three hundred and fifty single family houses, because those are only allowed to be in the non-transition areas. Three hundred-town homes and about four thousand multi-family units, now this development vision is what we think is practical and achievable. The plan actually allows much more density and the possibility for more jobs. The plan doesn't cap any density other than having open space and other kinds of regulations, but if the market turns around, if conditions change what you could see here could be even better. But this development vision again, sets out what we think gives a realistic expectation of what might happen over the next twenty to thirty years.

The second major challenge in this area, we've just talked about a Major Activity Center with lots of employment and density and yet we're in the middle of an area that's incredibly sensitive being right bordering the Petroglyph National Monument. We've got a relationship with the Volcanoes here to the south and west, a relationship to the escarpment here to the east. On the site itself we have rock out croppings of basalts that are part of this integral volcanic landscape and we also have amazing views to the Sandia's that are all worthy of protection. So, the plan has several strategies to address each one, so let's talk first about view preservation.

In general, the zones step down building heights from the center of plan area eastward towards the escarpment. There is a mandatory street network that's proposed throughout the plan area. These east west streets should provide a nice view corridor toward Sandia Peak and as will get into there's also an optional height bonus that allows higher building heights on some properties in exchange for benefits to the natural and build environment, which include the preservation of view corridors. So, this bonus height system is an innovation in this plan that says, "The maximum heights allowed by zones, such as, 40 feet in Town Center, Regional Center and the Village Center and only 26 feet in the mixed used zone would be allowed to go above that for benefits from this menu of items for the natural environment. Items like, preserving a rock out cropping, preserving views etc. In addition to benefits to the built environment from this menu here, which include things like providing transit shelters or roof top water harvesting".

For rock out croppings in addition to the Bonus height system, which again is optional. All preservation that's slated for the rock out croppings in the plan is on a voluntary basis. The plan does not require any one to preserve a rock out cropping, mostly because you don't have that power. So, instead we offer administrative deviations that are built into the plan to provide some flexibility if you want to, lets say adjust a road to go around the rock out cropping or move a building to avoid it. The plan also requires usable open space and attached open space. Detached open space is actually part of the RD Zoning that these zones will replace. The usable open space, the plan allows to be transferred across properties, so when you own two properties and one of them has a rock out cropping on it you're allowed to transfer that usable open space to the property that has the rock out cropping and develop more of your more build able property. Like I said, "There's incentives in the bonus system when you preserve a rock out cropping and anything that you do as part of a requirement for this plan, you also automatically get credit for in the bonus height system and vice versa". So, you get to count everything you do twice.

Lastly, for protecting the Petroglyph National Monument in addition to this escarpment transition zone here, which offers very low-density development. It is mixed use so it could have residential…I'm sorry, it could have non-residential uses, but they're all at the intensity and density of single family housing. The Rank 3 North West Mesa Escarpment Plan, which also covers this plan area currently, has a 15-foot height limit for this area that you see in dark orange. This plan preserves that 15-foot

height limit and in addition it add a 200-foot buffer from that impact area where heights would be capped at 18-feet with another 26-feet allowed for up to 50 percent of the building footprint. If that sounds familiar it's because the same kind of language was in both the Volcano Trails and the Volcano Cliffs Plans. Perhaps most importantly the plan requires, as one of its mandatory streets, this park edge road, which hugs the monument boundary as much as possible. Where this road abuts the National Monument it would be single loaded meaning development would only happen on the Westside, on the eastside it would be abutting the monument. Where that street would curve away from that monument boundary it would be allowed to be double loaded, so you could put a house or something here, although I'm sure you'll hear some comments about that.

So, the third major challenge that we're working with in this plan is that it's completely green field development and there are quite a few property owners. So, there's kind of a checkerboard ownership pattern here. As I said, "The whole areas about 570 acres", mostly that's carved into 5-acres lots, although there are some folks who only own 2 ½ and there, as you will hear from one owner owns approximately 259 acres. Some of the major property owners are designated by color here and you can see how much acreage they own. These five property owners taken together own about three fourths of the property here in this area. So, when you're looking at development and you have that many property owners there's going to need to be a lot of coordination, which part of the reason why the plan includes this mandatory street network that at least helps achieve some kind of continuity through the plan and understanding what the backbone grid system of streets will look like. The plan also has non-mandatory streets that are a menu of options that you can build on that will serve your local development, they still need to be coordinated, but on a much smaller scale. So, the plan does not map those non- mandatory streets those are meant to be decided at a later time as development goes in.

So, the plans really trying to balance flexibility in order to allow development over time by different property owners who want to do different things with predictability that assures me as a property owner that what I put in at a high value to me isn't going to get denigrated by development that happens 5 years from now or development that doesn't happen near by for quite awhile. So, part of the flexibility is the mixed use zoning, which allows a lot of different land uses, lot of different land uses in most of these zones, which can allow you to meet market conditions and do what you need to do with your property by right. There are no regulations on architectural style, although there are regulations that talk about architectural features that help to ensure quality design. Most of the regulations are presented as a menu of options that you have to choose from. Most of those options allow additional choices to be added administratively by talking to the Planning Director or his or her designee. As I said, "The plan has build in deviations that are both minor and major and there set out with great detail, so that you can predict what you'll be allowed to deviate in terms of the regulations that are harmful to what you want you want to develop. The plan also has kind of a pressure release valve for exceptions, which we can talk about more and it has this option of bonus heights system. In terms of predictability to balance all of the flexibility that the plan offers you have the requirement to do the street network, again that's to be built by property owners as they develop, there's no requirement that they build right-of-way, it's as they develop.

We also have site development standards, which help regulate where your buildings going to be on the street so that we can set up a predictable built environment along corridors over time. And building design standards, which again are mostly a menu of options that help insure high quality design throughout the plan area. Lastly, for predictability, there's a streamline development review process, because the plan has taken such great detail working with the neighbors and other residences and neighborhood associations at this part of the process. All of those are bedded in the plan, in those

building designs, so that the neighborhood feels comfortable that the development that they'll see, because of the plan, because of the details in the plan is what they want to see. So, the development review is built into the planning process in terms of the public input.

So, let's talk a little bit about these mandatory, non-mandatory streets. Again, the mandatory streets are the minimum number of streets that this area would need to serve everybody, to serve development throughout the plan area. It forms a grid, it forms a grid network that both provides the ability to access what gets developed, but also disperse traffic from the main arterial roads and provide redundancy for those, so that if God forbid, there's a big accident on Paso Del Norte, there's other ways to get where you need to go. The non-mandatory streets are the local streets that serve development; again those are presented as options to build those cross sections. And all of these are coordinated very closely with frontage standards that help us coordinate land use and transportation to insure that there working together for the kind of development pattern that we're looking for here, which is an urban walk able center.

The site development standards again are about insuring predictability of development along corridors, across properties and over time. So, they give a certain distance that you can build your building from the street, a little bit of flexibility there and what we're calling a build two zone, which is a little bit different from the setbacks that you may have seen in other plans. There are height standards associated with each zone, there are frontage requirements associated with each zone. Parking and service areas are called out in great detail and the kinds of facade elements that again set up a predictable pattern. The building design standards had something to say about the massing and façade composition to make sure that buildings are attractive and have a certain amount of quality to them. The building materials are tailed to each zone. The center zones include, brick, masonry, stucco for some percentage of the main façade. The other zones provide a choice of materials with the addition of; if it's not on the list you can talk to the Planning Director and get that added. The windows mostly are about the low reflective value that's been very important on the Westside to keep some of that shimmering and mirror effect that you sometime see when you're looking across the river from either side from those windows, so there low reflective value to help with minimizing the impact of development on the visual environment and architectural details like tower elements and other things that help make interesting looking buildings, again no regulations about agricultural style.

So, again coordinating across properties we can't insure that this developments going to happen tomorrow or even ten years from now or fifteen years from know. So instead of requiring a particular phasing of this zone get to go first and this zone gets to go next. What the plan set out is a predictable development pattern that says, "From the beginning instead of building you're buildings way back on your lot with parking in the front you put your buildings in the front to set up a walk able attractive pedestrian environment with parking in the back, access to both buildings off of a common corridor". The plan does require commercial ready ground floors along the Transit Boulevard mostly because we want that to be the heart of town center we want it, even if it doesn't happen today or tomorrow we want to have those buildings ready for re-use for commercial activity.

In the other zones, for the most part there's only a minimum ground floor height of 12 feet proposed, so that again even if those buildings don't have retail in them on the ground floor right of way, they could in the next five years without tearing down the building and creating something new. So, another way to look at this is that the strategy itself from site to site helps build the predictable pattern that allows more density to build up over time. So again your building lines the street with parking in the back, as a first stage. As a possible second stage you might add some townhouses on another

corner of your lot still sharing that same internal parking. As a third stage you might line in that fourth part of your site with more housing and build kind of a parking structure in the center. So this plan doesn't require any density to happen, but it does allow it to happen over time in a predictable way.

The deviations and exceptions are pretty technical, so I'll go over those very quickly. The minor deviations are handled separately from the major. The minor deviations are set up to be administrative, so they either happen at the Planning Director level or at DRB. The major deviations from the plan come before you to be decided, because they're major there major deviation from the plan and they need a little bit more policy direction. An exception likewise would need to come before you to be decided. That is for buildings of exceptional civic architectural or environmental design. So if you, for example; if I were a property owner and I had an amazing architect do a building that broke most of the rules in terms of the building design standards in this plan. I can come before you and ask you to make an exception for my building, because it's awesome and you'd be allowed to do that through this process. In addition, if I wanted to break some rules in order to preserve a view or preserve an out rock cropping or some other natural feature, you all would have the power through this plan to make that exception. Similarly if you wanted to accommodate a major employer or if a property owner and my neighbor we both needed some exception in order to make it possible for both of us to develop you would also have the power to grant that exception.

And lastly, as with any Sector Development Plan a property owner would be able to get a text amendment through City Council Approval.

So, this looks like gobbeldy gook until you start looking at it, but this is the development review process that his plan recommends.

So, it starts with the question of do you need major infrastructure to be coordination? If the answer is yes, you have two choices, you can go to the DRB and go for the site plan for subdivision, which is fairly typical or you can go through the City Council process or the alphabet soup of SADPID or TIDD, which is Special Assessment District of Public Improvement District or a Tax Increment Development District. That alphabet soup is basically the city's mechanisms that are in place today that help property owner's pool money assessments that they put on themselves by vote. The city than helps put in that infrastructure and gets paid back over time. So, those are kind of your two options if you do need to coordinate major infrastructure. On the other hand if you don't need to coordinate major infrastructure, for example, developments that are currently along Universe where they could fairly easily extend the infrastructure that's currently there. They could go straight to a site development plan-building permit and afterwards these guys get to go straight to building permit once their process is done. Once the site development plan for building permits in, you also go straight to building permit. This really is trying to emphasis that coordination's going to happen. We know that that's one of the key challenges in this plan, so the process is set-up that way and it also includes those strategies to protect the neighborhoods and sensitive areas.

So, fourth challenge, two more to go. Fourth challenge is coordinating land use and transportation. So, we know that the commuting pattern in 2035 is going to be a nightmare. The Westside at that point will have 50% of the residence, but only 20% of the jobs and we're looking at commute times to go from this little guy right here at the star at Ellison and Coors to the other side of the river could take as much as 90 minutes, again these figures are coming from the Metropolitan Transportation Plan for 2035 and it could be better that, but it also could be worse. So, in this particular area we're looking at only about 14,000 trips per day on Unser Boulevard, but you look downstream on Unser and we're up

to about 70,000 trips. For Paseo Del Norte in this area we're looking at about 60,000 trips per day. That's quite a lot, it's going to be congested, it's going to be bad, and so the plan really is looking to change some of that pattern by allowing the opportunity for a mixed-use walk able transit supportive and supported design that would allow walking, cycling and transit.
Again, this transit corridor is the backbone of town center, the mandatory street network that provides some relief from those regional arterial roads. The non-mandatory streets that also help to disperse traffic, the required cross sections that include provisions for pedestrians and bikes and frontage standards that are tailored to create the street network, as well as the street character of the built environment over time. So, we did the traffic study as part of this plan. And what it basically said is that our scheme would help with congestion in the am peak hour and it wouldn't make the pm peak hour any worse, which is good. Because we're providing more access, because there are more roads, there will be less congestion and as far as the traffic studies concerned the access from Paseo Del Norte and Unser, the traffic flow will actually be improved, because you're able to time the signals a little bit better so that you're not waiting in line forever. And that in general they provide an acceptable level of service, along those roads.

The local impact is that while there are more external trips, because there are more residence in the area, they're also a lot more bicycle and walking trips then could be expected under a different development scenario. So, what we're talking about here is a difference from conventional development where each time you want to go do something, go to school, go to work, go shopping, you have to get in your car and park and turn on to that arterial and it's the turning movements that really create most of the traffic congestion. As opposed to that we're talking about a mixed-use development where things are closer together and you have the opportunity to park once, walk where you want to go. You need about half the parking that would otherwise be needed, half the area for development, and a quarter of the trips on the arterials. Many fewer turning movements, which help with traffic congestion and less traffic miles traveled. So, when you compound that with the opportunity for transit oriented development along that transit corridor you have the opportunity to shop, live, work and play, all coming off of the transit backbone. So, the plan does not require transit, does not require that you walk places and it does not require that you bike places, but at least it makes that option viable and possible. So, we can't change the pattern if we don't actually create the opportunity and that's what we're looking to do here.

So, to some up, putting it all together the vision here is for a major activity center that can provide employment on the Westside and help with that jobs and housing imbalance. It puts goods and services in a walk able distance to both existing residence, as well as future residence. It includes protections for the natural environment through that optional bonus height system and the regulations and policies that are in the plan for the rock out crop pings for the views, for the Petroglyph National Monument and other sensitive lands. It includes the street network grid that helps to coordinate across properties, along corridors and overtime and it allows a pedestrian bike friendly transit ready street and development pattern to help support viable alternative transportation choices over time. The innovations that you'll notice in the plan are the intensity with which we try to coordinate land use and transportation. We're also trying to collaborate transit and street planning. We're trying to balance regulations and incentives about preservation. The plan includes, predominately tables, tables and graphics and photos to help make things clear, predictable for those who are trying to develop, as well as those who are trying to administer to the plan. And again the strategy is that we're looking at here are the transition zones that protect the existing single family residences and the Petroglyph National Monuments. The mixed used zones that provide a tremendous amount of flexibility being balanced with the predictability of the site development standards and the building design standards. The

mandatory street network that helps coordinate across properties and the optional height bonus, which allows us to balance what we're trying to do for the density with benefits to the natural and the built environment.

So, quickly what the plan can do is change zoning. It can add a range of land uses. It can coordinate land use and transportation at a very high level of planning. It can highlight challenges to implementation and it can recommend future implementation steps. What it can't do is substitute for engineering level planning efforts that are going to be absolutely required as the next step in implementing the plan. It can't provide Master Plan Level Infrastructure Planning. It can't force collaboration among property owners and it can't commit the city to infrastructure investments. That being said, "we have done about as much as we can think to do to coordinate with the stake holder's that we have access to through our public involvement process, through talking to Code Enforcement, through extensive meetings with City Parks and Recreation and Open Space and talking DMD and the Med Region Council of Government's and Albuquerque Ride. This has really let us to the compromises embodied in the plan about development densities versus the natural environment, the right balance of development intensity, the rock out cropping protections with the voluntary incentives. Design regulations versus the flexibility of land uses allowed by zoning. The development intensities in the plan center versus the edges represented by the transition zones. The building heights that are allowed by right, versus being allowed by bonus and the placement of the park edge road.

So we're very proud of those compromises. Of course you're going to hear a lot of comments today about moving things in one way or the other, but we think so far the plan represents a really good balance of across stakeholder interest. I also want to say that the city's very involved in parallel planning efforts that affect this plan. One of the key planning efforts that we're involved in is the Mid Region Council of Government's has a study looking at how to connect Rio Rancho to the North, to the Journal I-25 Employment Center near Paseo & I-25, along the Paseo Del Norte Corridor and they're looking at three different alternative routes and one of them, this yellow line is the route that would take them through our transit corridor and out along Paseo Del Norte. So, we are one of the three alternative corridors that they're looking at and we're highly involved in that study.

The other thing that we're doing off line, but in parallel, because we know it needs to be done is looking at modifying the access allowed on Unser Boulevard and Paseo Del Norte in this plan area. This sector plan would not have the power to change that access, because it's done through a separate process, but the city's very involved in finding a way to grant that access in a larger regional fashion, so that the kind of development and the benefits that we're looking at for the city would be possible here.

In addition, the city has scheduled meeting with AMAFCA and the Water Utility Authority to continue to coordinate infrastructure planning in this area. You'll hear a lot of comments from our property owner's about the need to coordinate infrastructure. These planning efforts are of course, going to need continued city efforts and the city is committed to continuing to push for that kind of coordination, which may need some backing from the Planning Department.

So, with that we look forward to suggestions and comments about how to strengthen this plan. We want it to be workable far into the future as development is expected to really phase in over years and maybe even decades. We're very proud of the work that we've done so far and the compromises that we've reached with the help of our stakeholder's. At the moment we seem to have buy in across multiple interest in agencies who've worked very long and hard to get us to this point. So, I urge you

to support the plans goals and its vision even as we work to refine the details. With that I'd like to turn it over to our consultant.

CHAIR FLOYD: Let's go ahead and swear you in. If you'd state your name and address for the record, please?

SCOTT POLIKOFF: Scott Polikoff, Gateway Planning Group, 101 Summit Avenue, Fort Worth.

CHAIR FLOYD: Do you swear to tell the truth under penalty of perjury?

MR. POLIKOFF: I do.

CHAIR FLOYD: All right.

MR. POLIKOFF: Thank you Mikaela. I think the strategy is very clear from the substantial re write with the stake holder's over the last year of this proposed sector plan and before I show to quick examples of how this could work in practice looking back at community development that's occurred under similar approaches. I just want to reinforce that I think all of this, that Mikaela has described adds up to what I would call a simple concept of creating a de facto master developer context across multiple ownership. The bottom line is yes there may be property owners out there that may try an assemble an aggregate property, but at this day and age the likelihood of one owner taking control of all of that property is virtually not going to ever happen, especially the fact that financing circumstances posed for session have completely changed the accessible financing for land loans and all the rest.

So, what is it that we ultimately want to do? To create adjacencies, so that even if one property owner doesn't control the property next to his or her property, there's an incentive for them to coordinate and at least if not even coordinating knowing that what's going to develop next to them is going to be value add to their own investment. And this is going to be really important through the underwriting process in attracting private investment and candidly as they try and make the case for public infrastructure investment, which I think at some level is needed for these kinds of projects, that's a personal opinion, the continuity and the ability to grow value over time is going to have to be achieved to some extent, not just within each isolated project, but in the creation of an overall development environment that will transcend property line. And so, that's really the bottom line of what we're trying to do.

We're trying to create a partnership affectively in this proposed plan and ordinance or code that brings together the policy maker's, decision maker's like yourself, the various departments and staff's of the city and the other affected local jurisdictions and the regional transportation jurisdictions and the neighborhoods around Volcano Heights and property owner's, themselves. So, I think you can see that has been woven through all of it.

So, let me show you quickly, this is probably the most advanced example of where we've done something similar. You can see this is afforded the yellow triangle is a forty five hundred acre, much larger than the Volcano Heights, area with over two hundred separate property owners, North of Dallas up the Central Express way Corridor, in the Historic Growth Corridor coming out of Dallas. And a similar, we worked on developing a similar plan and code over this multiple ownership area, which started out very similar to Volcano Heights. It was affectively, it wasn't as naturally pristine with all the beautiful assets that Volcano Heights Area has, it was farmland in North Texas. We developed a

framework plan with a series of mandatory regional streets and then ultimately a code that had very similar attributes in terms of local street frontages and that sort of thing.

One of the major projects that then came in under this multi ownership code was a project called "Craig Ranch". We then worked with the design team as a lieutenant to their design effort under the code that we worked with in the city, with Andre Stuwanie and what happened is it created the ability for long term programming of development and infrastructure phasing. And so you can see looking really kind of from southwest to northeast, this is the major regional arterial 121 and you can see how that specific plan that I just should you fits in here with the roadways being cut and how it begins to emerge. This is a model of the development, the core development that's beginning to occur, there along a similar environment like Unser and Paseo Del Norte, which was an internal regional roadway, which is called Kala McKinney Parkway that goes through the property, through the very large development area, the green filled area. And today, in an area that was over supplied in terms of land and competition, you're talking about significant competition between these major north Texas communities, Plano, Frisco, Allen, McKinney. Today, there's half a billion in tax base, they've paid over seventy five million dollars in Texas and they've been able to coordinate within one major property owner and some adjacent property owner's, a lot of different development types that are now coming together as a significant community.

I want to show you a second case study. Now, this is a similar approach to the code structure that Mikaela laid out, but it's along a historic main street in a community north of Fort Worth, a little community land lot called Roanoke. The reason I'm showing you this is I think it's important to see how this same kind of multiple ownership regulation where instead of focusing as a traditional zoning code does with single uses and buffers, it's a lot of what you deal with I know is you talk about buffer yards, masonry screens, parking conflicts and those sorts of things, whereas the approach that Mikaela was describing in our efforts to develop this framework for Volcano Heights, is actually talking more about transitions. And so, a transition through building types, so for example, between single family and a Neighborhood Commercial Center you might transition with town homes and a little neighborhood center, instead of buffering it with a wall and you have the uses backing up and having to drive around.

So, this really I think is something that on the local street level, if you're starting from a green field, but you have multiple owners in small pieces and parcels, like some of this area is in fact broken up. This is about two thirds of a mile local street in this little community, and in 2006 you can see what it looked like. It was re zoned under the same approach where, instead of requiring a single entity or the public to come in and buy up all the property to get the same development coherence across a larger area the code framework actually created that kind of a property to property coherence. And you can see, literally just in six years the redevelopment that's occurred and there's no one-property owner that owns more than a parcel here. It's because that code framework is acting again as the de facto mater developer in partnership with the city itself. And it's completely changed the context, because it's created the opportunity, what I call the hangout factor, that didn't exist before and a lot of times in suburban areas we are trying to bring that hang out factor and this is what we hope the code does. Now, there's a significant interest in attracting employment, major investment, but more and more corporate relocation decisions are made on those lifestyle issues and so, I think that's what's critical.

And also, I think over time the fiscal question is, is this a mechanism that serves the economics of a higher and better and more mixed use environment that is really sorely needed on this side of the river where you don't have this in balance of primarily single family verses jobs on the other side of the

river. So, just to give you a sense of the economics here, I showed you the aggregation value and the regional employment center in McKinney, but even here, just in six years you had an assessed value of just the land not even the structures in that corridor went from four dollars per square foot to twelve dollars per square foot and I think that's really important. You're saying to yourself, "Why are we talking about that in terms of the zoning question". To me what we really had to do is to figure out the economic bases for this approach, so that the property owner's feel that their incentives long term to make investments and then to have the capacity to come to the city and talk in terms of partnerships for the long term infrastructure that they need.

The other thing that happens is, and this is where I think the strategy we're using in Volcano Heights is really important. It creates the ability to position smaller parcels and then those larger blocks, so that as you create development momentum, on the smaller parcels, it creates attractive long-term development for the larger parcels and that's exactly what's happening. In Oak Street there's a large 50 acre parcels at the end, which we still represent the city in this project and that property is now under contract for a significant mixed use project similar to what you saw diagrammatically, Mikaela laid out. Again, all within the same zoning framework that creates this property to property relationship even though it's not a single ownership environment. With that I'll turn it back to Mikaela. Thank you.

CHAIR FLOYD: All right, commissioners why don't we take a break at this point and will come back with our questions for the applicants and then will go to public comment and perhaps we can kind of hit on the highlights with our questions and come back to staff after we've heard from the public, so we give them a chance before it gets to late. So, let's go ahead and we'll come back at 4:30.

--BREAK--

CHAIR FLOYD: Come back. (inaudible) All right commissioners let's go ahead and ask questions of staff and as I said, "I think it would probably be good if we could limit some of that to kind of our highlights for now and then we give an opportunity for the public and then we'll come back and continue to address anything that we need to. So with that commissioners, questions? Commissioner Garcia?

COMMISSIONER GARCIA: I don't have a question, but the comment I will continue to make, as we go through all these plans specific to the Westside, is I'm going to be looking at traffic issues and I'm not very pleased with what I'm hearing so far. I mean, I'm looking at the actual area and we can talk about those things, but the concern I'm having right now is getting to and from across these bridges. It's just getting crazy and nowhere am I hearing, an apparently there's just no opportunity to even have a discussion as to what are we going to do, we're trying to get people across the river. That to me is a major issue in terms of moving people around. I like the ideas of trying to create these activity centers and creating these regional centers so to speak, but it still does not answer the question of how many jobs are across that river and how we get to our jobs, because I have not heard that yet. And it just seems to me that we need to have this discussion about this and I'm going to continue to talk about that portion of moving traffic around. Thank you.

CHAIR FLOYD: Mr. Peck?

COMMISSIONER PECK: I have one question. At what point does Paseo stop being a state highway with limited access? Is that...does that pretty much stop at Coors?

MS. RENZ-WHITMORE: Actually, the state takes control from Gulf Course and west, so it'll remain a state owned facility with limited access.

CHAIR FLOYD: Commissioner Peterson? And then will go to Nicholls.

COMMISSIONER PETERSON: Thank you Mr. Chairman. How many people are signed up to speak?

MS. WAGNER: Ten.

COMMISSIONER PETERSON: Ten ok. If someone hasn't signed up, upfront here, and does want to speak please do sign up. Thanks.

CHAIR FLOYD: Commissioner Nicholls?

COMMISSIONER NICHOLLS: Thank you Mr. Chairman, yes, just a very minor point really, just for my own clarification. Reading through this, I enjoyed reading through it, there's just one thing, on page 92, if you just have a quick look that. Right up at the 1st line in the table on OU-1, on model homes for sales and promotion. You got a double asterisk on that, but it doesn't seem to refer to anything, so you might want to clarify that. And the other things also on the same page down at OU-12, where you list a...at the very two right hand columns, C/A, again there not referenced to anything, so perhaps you would just consider that. The only other thing that I certainly applaud all the definitions in there I think there very helpful not only to us as commissioners, but also to general readers, but I think I'd like you just to, I believe it's on page 50, just to reference back to the (inaudible) that's back on, I think it's page 95, just so that the two tie in together you're not going to have to go searching through the whole document. So, I'd appreciate that. Thank you.

CHAIR FLOYD: All right, I have a few questions and clarifications. I guess I'd say the start is the comment the incentive for building heights I think is a great idea, I'm not sure I'm knowledgeable enough to know if it is workable as the plan is know, but I that's a good concept anyways. On the open space, you had mentioned that it's transferable? I assume that's only within the plan area, not outside of the Heights?

MS. RENZ-WHITMORE: Mr. Chair, yes.

CHAIR FLOYD: Ok. And going to the jobs issue and this relates to Mr. Swartz e-mail that was in our packet and you addressed part of this question I believe, the jobs that you show in your table are kind of, I assume a minimum. Would that be accurate?

MS. RENZ-WHITMORE: I would say there at mid point.

CHAIR FLOYD: Ok, so that would be a mid point. So, looking at, if we took it at maximum, you know off the cuff, kind of what would that number be? I'm putting you on the spot I know, but...

MS. RENZ-WHITMORE: You are putting me on the spot.

CHAIR FLOYD: You don't have to answer that now, but if you could, if there's a way to find out before we're done I'd be interested in what that number is. Just related to Mr. Swartz point of, you

know if the housing within this area, you know if you do I think you used the one point two five jobs per dwelling unit number, you actually wind up with more job demand than what we're showing is the median for jobs based on square footage of retail commercial site so. I would just be interested if it…I know there's flexibility inside of the zoning that you've created that could be a higher number. I'd be interested how that compares to the potential housing job demand number so. Anything else commissioners before we open it up to the public. All right I'll have a few more things when we come back, but I'd like to give the public a chance so. If you'd read off the first two and so the next one can be getting ready.

MS. WAGNER: Julie Luna followed by Gerald Gold.

CHAIR FLOYD: Ms. Luna if you'd state you name and address for the record please.

MS. LUNA: Julie Luna, 809 Cooper Avenue, NW.

CHAIR FLOYD: And you swear to tell the truth under penalty of perjury.

MS. LUNA: Yes, I do.

CHAIR FLOYD: And do represent a neighborhood association.

MS. LUNA: I represent the Mid Region Council of Governments.

CHAIR FLOYD: Ok. How long do you think you'll need?

MS. LUNA: Two minutes.

CHAIR FLOYD: Ok.

MS. LUNA: So, thank you. I'm a Transportation Planner at the Mid Region Council of Governments. I'm here today on behalf of Terry Doyle, our Transportation Director, Tony Sylvester, our Special Projects Manager and Kendra Watkins, our Associate Economic Program Manager. And I'm here to express the Mid Region Council of Governments support for the Volcano Heights Sector Development Plan. We see his plan as promoting the goals in our 2035 Metropolitan Plan, as well as other projects and policies that we are working on. We see this plan as fostering the mutual benefit that comes from combining housing, jobs and transportation. And the transit elements of the plan we see as helping us meet our goals and increasing transits mode share a peak hour river crossings to ten percent in the year 2020 and 30 percent in the year 2035.

We also see this plan as helping promote the number of jobs, job creation on Albuquerque's Westside to help improve the job to housing balance, something that is greatly needed on the Westside. The mandatory roadway network we see as helping to promote street connectivity's, something else that's also needed on Albuquerque's Westside. This roadway network not only help pedestrians, bicyclist and transit users. We also found that very good roadway connectivity also helps mitigate traffic congestion. We're also very excited enthusiastic about the plans roadway cross-sections and how they accommodate all roadway users, pedestrians, bicyclist and transit users, as well as drivers of the private automobile. So in short, our 2035 Metropolitan Transportation Plan has the goals of promoting

economic development mobility and quality of life. We see this sector plan as a step forward to helping us reach those goals. Thank you, so much.

CHAIR FLOYD: Commissioners, any questions? I have one, Ms. Luna? I don't know if you've seen the entire packet that we've received but there's a few comments from the Department of Municipal Development talking about the process for gaining additional access points to Paseo and Unser within this plan. From your end, clearly you guys are here speaking in support of the plan, is there a way to expedite those access points and are you generally in agreement with where the new ones would be located?

MS. LUNA: Our Transportation director Terry Doyle is yes in agreement of the general locations of access points. We are doing an update to the future Albuquerque Area Bikeways and Streets document and this document used to include a roadway access policy. We are seeing how we could take our updates and possibly include a more systematic way to when there is a large study or a large development, not site specific to find a way to make those accommodations. We have not gotten to that process yet but it is in our docket of work to do.

CHAIR FLOYD: Great. And I would encourage that because it seems like we've kind of hit a process wall internal to the city possibly there of how that would be done. So, thank you. Anything further, Commissioners? Thank you for coming in.

MS. WAGNER: Gerald Gold followed by Max Kiehie?

CHAIR FLOYD: Mr. Gold, would you state your name and address for the record, please?

MR. GOLD: It's Gerald Gold. 1509 Harvard Court NE.

CHAIR FLOYD: Do you swear to tell the truth under penalty of perjury?

MR. GOLD: I do.

CHAIR FLOYD: And I believe you are representing one of the landowners?

MR. GOLD: I'm the managing member of Bedrock Partners. We are the ones with the 259 acres and some other partners are also wanting to address the Commission. So I will just make general remarks and that is that we are not land developers. We are really eight now retired physicians that invested in this area, we put together five-acre parcels and we've always been very cooperative with the City and we've gone through all of these plans and all of these meetings. Much of this that is in here is from our suggestions. I have some exception, I'm impressed that you've read the plan and seen the wording and all of that. My comment is that we really can work very well with pages to 99.

After that, these detailed, specific property line drawings, texture drawings, color drawings, materials drawings seem just overwhelming if we were to present this to a developer for our acres and say you have to follow all these details. They've already been decided. We don't know, we've had local architects plan master plans for us and we don't know that the box like structures that are defined and have been previously shown are the way Albuquerque people want to live now or want to live 25 years from now, so what I would urge is that a more general plan up to page 99, we'll agree with any of the concepts, the zones and things of that nature be adopted and when it says that the developer will come

before EPC with any innovative or whatnot plans and he will decide whether it approves it or not. I understand the expedited process may be good but we don't know who the plan administrator be or what might be involved in getting it changed if you passed such details.

The last point is what you said, the Department of Municipal Development says it should be postponed, they haven't considered it; they don't know how to get the roads put together. Also parenthetically water from the City doesn't know where the water is coming from or how it's going to go, where are the tanks going to be, it's a little premature. We need that kind of infrastructure design, not necessarily a payment for it, but we need to know where the roads are going, where the water is going and we need to have a drainage plan for these mandatory roads that they show you. They can't be just drawn off on the architect's desk no matter how wonderful he is without going out there and realizing that some of the land slopes, this land slopes that way, it's rock, when it rains, water runs a certain way. Let's put those roads in so that they can act as natural culverts for drainage rather than have everybody have to fight a terrible drainage pattern when the roads go in. So thank you very much.

CHAIR FLOYD: Thank you Mr. Gold. Commissioners, do we have questions for Mr. Gold? That actually sparks something that I should have said earlier in relation to this area. I had worked on a very rough drainage plan probably over ten years ago for a portion of this area as far as laying out rough storm drain on Unser Boulevard down to Lyons so I just wanted to get that on the record. I don't feel like it affects my judgment one way or the other. Questions, Commissioners? I have a few questions for you, Mr. Gold and one of the questions I was holding off was one of the ones that you had raised so maybe we could ask Ms. Renz-Whitmore to address it when you and I are done. But and you can defer this to one of you partners who will be talking later but I'm curious as the largest landholder in this area, if you've done independent planning for kind of the whole sector development area and in relation to some of the things.

I get a sense from all of your letters that you are frustrated that some of kind of the physical realities have not been addressed more and I think Ms. Renz-Whitmore spoke to that a little bit of kind of the role of what has traditionally been done as sector development plans that doesn't cover some of those things and specifically I'm talking about the underlying basalt layer which is obviously a cost issue, the kind of grading restraints which could be a cost issue and then some of the things that you mentioned about roadways so I'd just be curious what you guys have done independently and some of that could already be possibly brought to the table.

MR. GOLD: Well, we had back in 2004 or 6 or whatever, we employed Dale Dekker and his firm to do a master plan in the area, which is available and it basically laid out a civic center with a wide boulevard and views of the volcanoes which I thought was terrific and the transportation center and network and things like that. More recently we had Bohannon-Huston look at some drainage in our western-southern property when the City went with Unser and we were quite frankly disturbed that the division of Municipal Development took Unser road, drew it on a map in their office as a straight line right over some 20-foot petroglyphs and I went and talked to them and talked to Wilson, saying this is not planned, you don't want to be a real high speed highway. Why don't you curve it a little around these petroglyphs, it would be very pretty there and they said get out. Yeah, we've done our independent work and quite frankly we have been frustrated so they plowed it and they blasted it and that's that wide area that you see where Unser is penciled in is where those petroglyphs were removed by the City. We'd like to have that avoided in the future and that's why I would like to see all those other roads, you know done after a drainage plan and to maximize their ability to carry the water to wherever the drainage is going to be collected.

CHAIR FLOYD: Now the plan that you mentioned that Mr. Dekker did for you, did that cover just your property or did it cover kind of the general sector development plan area?

MR. GOLD: No, it was the major center of the area, other people's properties, too. It didn't cover the peripheries.

CHAIR FLOYD: Okay. Commissioner Peterson?

COMMISSIONER PETERSON: Thank you, Mr. Chairman. Mr. Gold, are you a doctor?

MR. GOLD: Yes.

COMMISSIONER PETERSON: Okay. Thank you, Dr. Gold. So I assume that your group has owned this piece of property for quite a while now, at least a decade?

MR. GOLD: 1980.

COMMISSIONER PETERSON: Okay. And it sounds like; given that there was a plan adopted in 2006 I would imagine there was a planning effort underway from maybe 2003 onward....

MR. GOLD: Right.

COMMISSIONER PETERSON: So we are talking about nine years now in three different iterations there has been some type of cloud of rezoning over your property so I would kind of go back to a basic question. Do you think that your property needs to be rezoned and if so, should it be the City rezoning it or should it be you requesting the rezoning?

MR. GOLD: Well, as you know from the real estate market, there is nobody looking for a project now. We would be delighted to find a master developer that would take on our property and then I would think they would go directly to the EPC with plans for that and get the appropriate rezoning from RD. I don't know what's behind this effort. It wasn't us and it's my impression that it was Council that initially in 2003 and 2006 said we need this rezoned. Once that was done, we'd like it a lot. It was good. We liked the previous plan, we like this one, too so does it need to be rezoned right now? No. No one's buying. No one wants to develop it so that's my answer.

COMMISSIONER PETERSON: Okay. Thank you.

CHAIR FLOYD: Alright. Thank you, Dr. Gold and Ms. Renz-Whitmore, if you could just address this question regarding the design regulations section of the sector development plan, what would happen I guess specifically like chapter six, seven and eight, if those disappeared out of plan, clearly we have some areas in town that do not have sector development plans but what happens if we make a zone change but we don't have these design regulations in the plan? How would that work?

MS. RENZ-WHITMORE: Mr. Chair, Commissioners, I believe that our position is that in order to create the kind of built environment that we are looking for here, the successful, multi-modal, walkable, urban environment, you need some kind of predictability across property lines, it helps with the financing, it helps with getting the loans, it helps with pricing out the infrastructure that you are going to need in order to develop. So we believe that those design regulations are what helps ensure

high quality development for everybody. I don't believe that the Planning Department would be willing to pass significant zone changes without some kind of assurance that we'd get the kind of built environment that we are looking for here to solve the bigger problem of the jobs/housing imbalance, the bigger problem of traffic congestion on the Westside, the bigger problems that we are trying to address on a fairly small scale here within Volcano Heights, we don't get those benefits without that kind of predictability.

CHAIR FLOYD: Commissioner Peterson?

COMMISSIONER PETERSON: Thank you, Mr. Chairman and you know I should have clarified my question to Dr. Gold because I think he took me literally as far as my question about zoning but I would like to say from my perspective and I would invite anyone to say, to argue against it that there really is no difference between zoning and design regulations. They might be put in two different sections but they achieve basically the same things. For instance, if you have a zoning regulation that says that drive-thrus are permitted for a building and then you have a design regulation that says that all buildings must be surrounded on all sides by a sidewalk and six feet of landscaping. Drive-thrus aren't permitted and you can take that example throughout this plan and any other that's come through recently. So they are one in the same so basically when I asked Dr. Gold about zoning, I was simultaneously referring to the design standards as well. Thanks.

CHAIR FLOYD: Forgive me. I forgot.

MR. POLIKOFF: Scott Polikoff. Thank you, Mr. Chairman.

CHAIR FLOYD: Yes.

MR. POLIKOFF: I just wanted to also add a couple of other points about the question about the zoning element from page 99 on or the standards, the design standards. I agree that in general that you don't necessarily green field environments or desert fill environments as they are in this part of the country. You don't necessarily want to apply City initiated design standards; however in this case, frankly what the City is doing is helping to drive the market as it emerges to this location because it's a very important location at City expense and not property owner expense. If all you did was allow for the design, I'm sorry for the development concepts from page 1 to 99 and you need to have the standards, then you would still have basically a laissez faire environment as every single property owner tried to determine how they could do their project in related to what is next door. There is never going to be one purchaser that will come in and take down all of this property.

I mean I'll state my…it might occur but not for the next ten or fifteen years but I do think that there is development opportunities that could emerge in the next five years. And what we've done is we took the old draft, I don't know if you remember the old draft, the old draft had things in that were unrealistic. It required a minimum of two, three and four stories in certain locations. That's not in here. It required often times minimum FAR's and structured parking and that's not in here. So to require however that you have consistent frontages down primary streets so that there's an environment that creates the same kind of value aggregation that you see in a downtown area, if the solver doesn't step up and help create that environment through these kinds of standards, they will never get there as individual property owners jockeyed next to each other. We really are actually giving them a benefit through this proposal. If all you do is adopt the first half of it, you've really done nothing and you might as well not do it. So, I think the other point is pretty basic. I think there is a policy question as to

whether or not this area deserves special attention. The property owners keep telling us they want to be attracting significant higher-end employment center development. Well, that's not going to happen unless you have some sort of framework in place. Remember though, we've proposed a significant vehicle for modifications within this document so that when the ultimate developer and designer comes in with a proposal, they actually can come to you and modify within a range in order to achieve those kinds of specific details that you could not determine necessarily in every case at this point.

And finally what I would like to say is we have been meeting for over a year with the property owners and their consultants and we have repeatedly included changes in the design standards that they have proposed and their consultants have proposed and so I just wanted to provide that insight. Thank you.

CHAIR FLOYD: Thank you. Any follow up, Commissioners? Hang on, Mr. Polikoff, I have one.

MR. POLIKOFF: Sure.

CHAIR FLOYD: I agree generally that there has to be some sort of plan in an area like this, we've got scattered ownership. I think that's clear however I would take exception with one of the points you made, you stated that in doing it this way, that the City is supporting the costs…

MR. POLIKOFF: No the City is paying…no what I'm saying is the City is paying for what they would normally have to go do….

CHAIR FLOYD: You are talking about the planning effort and not anything outside of that?

MR. POLIKOFF: Yes. I mean the City is undertaking…if you look at staff time and our fees, the City has undertaking on behalf of the area, hundreds of thousands of dollars of costs that they would have to do on their own.

CHAIR FLOYD: Okay. I had taken that you were implying that there was some infrastructure…

MR. POLIKOFF: No, no no no. Not at all. And also, one of the reasons I think that we were called in to support the staff effort here is that many of our clients are private developers. We don't just do public site planning on very large tracts. And more and more interestingly enough, we are actually seeing our private clients who have large tracts take this approach because they want to sell off to several specific individual developers who then will carve up the tract because they are not interested in staying as the master developer and the only way for them to achieve continuity over time in terms of being able to sell off parcels and have the design continuity in terms of at least a roadway infrastructure at a minimum and how the buildings relate from site to site is to have some sort of standard that has those specific goals in place. This is a very….I know pages 104 have a lot of detail in them but actually the design professionals we work with, they love this because it gives them the framework within which they can operate and there's a lot of flexibility. It allows for a tremendous amount of floor to area ratio effectively and it allows for a tremendous amount of development potential.

It also allows for the relationship to the street in a way that candidly most suburban development doesn't do and it's going to create a higher per value, per foot value because of that. Effectively it creates a walkable environment. Let's assume that most people will never walk but even the perception I think led several dollars per square foot of value to this project. If you allow to develop out and I

don't mean allow in the sense that certainly they could come in and initiate their own zoning from parcel to parcel but I can tell you what that would look like. It will be a large box with a field of parking around it, it may have some multi-family. It will be disconnected from everything. The traffic impacts will be much more severe because instead of having I think a coordinated network, I think you will have most of the traffic would be one way in and one way out. So what we are really trying to do candidly is to give them the maximum development potential possible and the maximum flexibility possible. We're not interested as a consultant in helping the City impose anything on them that doesn't work for them but I do think that there is a misunderstanding that if we put some detail for framework in place, somehow we are hampering their ability to develop the property, just the opposite. They are going to be more competitive than any other 200, 300 or 400 acre tract in the area once this is in place.

CHAIR FLOYD: Let me ask you a question, Mr. Polikoff? You mentioned doing master plans on the private side and I've done a good bit of that work myself and a part of that equation is always both sides of your proform, the kind of potential that you showed on one of your earlier slides, the $4 a square foot compared to the $12 a square foot once you have a plan in place and going into the future kind of a known standard, sure and then the other side of that equation is what are your infrastructure costs and I guess just kind of it would seem in doing it this way, you are probably feeling some frustration of not being able to quantify what are the costs as you lay these things out.

MR. POLIKOFF: Yes.

CHAIR FLOYD: In relation to the salt, the earthwork and…

MR. POLIKOFF: Sure and again I also voiced my personal opinion earlier which was that I do think at some point there has to be a candid discretion with the City about shared investment in the infrastructure in order for them to realize the level of development and tax space potential but that's a personal opinion.

I do want to point out something very important and I think Dr. Gold has set the stage for this. We actually tried to work with the property lines after Unser and Paseo were designed and constructed the way they are. I mean that really did cause a problem so what we have actually is we have a way, we tried to rationalize, we looked at the alignment of most of the mandatory streets, we tried to align those as much as possible along property ownership lines and I think that was a big complaint that the property owners had originally. The original proposed transportation framework had no regard to property lines and it created a lot of odd shaped parcels that ultimately were not even developable so I think you have a trade off here. Yes, it is probably better to do more of a natural network following the drainage patterns but now that Unser and Paseo Del Norte are set in an order to get development and you are in the business, Mr. Chairman, in order to get development blocks that are sufficient and don't create a lot of throwaway real estate, we had to come in and work with the other limitations, which were the property lines. I don't know how you do a more natural kind of environment and achieve more urban yields in terms of several million square feet. So that's why I think the infrastructure questioning even though right now it's not necessarily being held I think the City and the property owners are gonna have to be themselves as partners. To be candid, I don't think the City can just say okay you guys are on your own. You've got to go figure it out.

CHAIR FLOYD: Okay. Thank you. Commissioner Peterson?

COMMISSIONER PETERSON: And again, I'll be quick because I know we've got another eight folks in the queue here. Mr. Polikoff you stated that you'd thought there'd be a value enhancement for the property owners, at least a few dollars a foot throughout the plan. I think that would be wonderful if that does get achieved but if that does not get achieved is there still basis to recommend this plan?

MR. POLIKOFF: Absolutely. Just from our own experience, we've never seen this undertaken, this type of approach undertaken and there not be a relative increase in value because...well let me be candid on how the conversation goes. If I'm talking to a private client which owns a large parcel and they want to do the same thing then sell pieces off under this framework so that they don't have to maintain control, to maintain a common outcome, what they ask me is what shall we do with this land? I say it's really simple as the horizontal investor; I want to tell the vertical partner that I'm going to sell that property to them in a premium and not at a discount. Why? It's very basic. If you were to adopt just the first 98 pages, there are still real estate risks, there are still political risks in terms of additional approvals that they need beyond just what is proposed in here in terms of administrative approvals. Once you get the basic entitlement in place. There are a lot additional risks that that purchaser cannot control and the purchaser says I want a $2 a foot discount for all those risks. With this in place, they could actually go forward and if somebody says this is a great location and say not only is it a great location, we have eliminated a number of future risks in terms of how you would normally process and entitle and bring a project to a site development permit status. They can say in fact, we are going to actually charge you now a premium per foot because we've eliminated many of those risks and we've created value propositions that are co-extensive across multiple ownership.

Now, the devil is in the detail. You have to make sure that what you are proposing today would work within the current market and the current rents. That was their biggest complaint from the draft that we inherited. So we eliminated the requirement to have immediate intensification but if there are things in place, as you saw in the diagrams that Mikaela established and I'm sorry for delivering this point but I think it is the economic proposition. They can go in and do what's kind of a hybrid suburban environment now, build a lower intensity building, build a surface parking next to it but what the design standards basically do is they say, when the market evolves and you actually can achieve rents that justify structured parking, you can then redevelop that site easily. You don't have to scrape and you don't have to rerun utilities, which in most suburban contacts, never gets done because its cost prohibited. Here, you basically set up and evolution so that in five or ten years, when this area takes off and the market is back, then you can achieve $25 dollar per foot rents instead of $15 dollar per foot rents, office. $15 doesn't justify structured parking. $25 does. Well, you haven't precluded the $25 dollar per foot rents because you've laid it out in a way that would never be re-inventible in terms of the essential infrastructure and design. So believe it or not we are actually trying to achieve an economic model that works for them for development today, works for them for development in ten years and works for them for development in twenty years. That all has a present value impact. It gives them the ability to charge more.

CHAIR FLOYD: Okay. Are we ready for the next speaker?

MS. WAGNER: Max Kiehne followed by Brendan Picker?

CHAIR FLOYD: Please state your name and address for the record, please?

MR. KIEHNE: My name is Max Kiehne, my address is 2206 Sun Ranch Village Loop in Los Lunas, NM.

CHAIR FLOYD: And do you swear to tell the truth under penalty of perjury?

MR. KIEHNE: Yes, sir. I do.

CHAIR FLOYD: And I believe you are a land owner in the area?

MR. KIEHNE: Yes, sir.

CHAIR FLOYD: Okay. I'm going to give you five minutes.

MR. KIEHNE: Thank you. I used to live at 6313 Questa NW, which was the first unit, unit number one in the Volcano Cliffs Subdivision, which is south of this particular area. What I want to say is that I really appreciate the help that Mr. Polikoff and his adviser company have given to the City. Now I really appreciate that you all are thinking honestly and hard about this part of the Westside. It wasn't always that way. When our family started acquiring and assembling land within the Paradise Hills master plan area, we were able to obtain some participants and partners made up of a group of doctors and the most prominent doctor at that time in our organization was Dr. Bill Everett, whose son is here tonight, John and some of you have met him. But I can remember when the first mayor that we dealt with on this property was Harry Kenny and he was very pro-development of the Westside and said to us, I'm talking about the Volcano Cliffs subdivision and I'll later get to this other acreage, he committed the City and Mr. Falls, D.W. Falls, who was the developer participated in several SAD's below the escarpment.

How many of you were here when those first ones occurred in unit 1 and unit 4 and units 26, 27 and 28 of the Volcano Cliffs subdivision? I'll just admit that most of you weren't. Mr. Garcia, you pointed out on the need for that traffic coming across to the jobs on the eastside, that's always been needed but do you remember how hard it was for us to get Montano developed and all the difficulty that we went through? I remember a meeting that I attended that maybe some of you attended as well out at Rio Rancho at the golf course for lunch and our main speaker was Senator Joseph Montoya. And at that time, Paseo Del Norte across the river didn't exist and certainly not Montano Boulevard. He came up with a very political suggestion. He said that if you will change the name from Montano to Montoya we'll get it done. So over the years, a lot of what's happened on the Westside has been politics, right? How many people fought the idea of Montano Boulevard trying to restrict it to two lanes? What do we have now? Thank goodness there was enough vision and engineering movement to where we now have at least four lanes. Think about Paseo Del Norte. Do you know how that actually got built and why it got built? It was a dream from improved traffic across the river but it was because Intel committed to come to the Westside to Rio Rancho and said to the governor of our state, Tony Anaya at that time, we'll come if you build Paseo Del Norte and thank goodness, that happened. I won't go into a whole lot more history but I do want to thank Mr. Polikoff for explaining to you all and to the people in our audience that we are being given a big favor, we really are as landowners out on the Westside because it would be very difficult to master plan and develop that without some effort on the City's part to give us that guidance and believe me, we've been there before.

As Dr. Gold said, we have done a lot of our own planning but because there wasn't this kind of a situation in existence, we haven't been able to get too far and in fact, as a practical matter, until Paseo Del Norte and Unser got built and we know where it is now, there hasn't been really much of an opportunity to develop too much up there but I think that we are going to see it change rapidly once we get through this economic problem. So what I want to ask is just a couple of questions. Is this plan

practical? I'd like you to think about that. And then has this been done in other places? That's a question I wrote down before Mr. Polikoff gave us the examples of those case studies. And then the question that I'm raising tonight that has bothered me a bit is how do we get those mandatory streets and mandatory utilities above the 52-55 foot zone in place financially? Seems to me that there it has to be done through these mechanisms of SAD's, VID's and TID's, that alphabet soup you were talking about. Who would administer this plan and enforce the plan down the road? Seems to me like maybe it's the City Planning Department with opportunities for people to make changes along the way, coming to you, et cetera.

And then I wanted to raise a question of you, Mr. Floyd? You said not to allow incentives beyond the master plan area, I mean the Volcano Heights area and I just want to raise the question, why do you want to restrict the incentives to the plan area when the plan area was much larger in the earlier times. We tend to forget that. I'll give you an example in our Volcano Cliffs subdivision, which had 3300 acres just to the south and adjacent to this Volcano Heights area, we met the open space requirement from the very beginning when Bohannon-Huston master planned it and it came into the city limits to be developed through an SAD process. And however, every time we get to the point where we segregate an area and say we are going to develop this 500 acres, now we have to go back and offer more open space. I was very frustrated working on this project for years when for example, something came along that I had a lot of fun with, which is there's 10,000 petroglyphs out there, right? And they would not put the water or the sewer above the 52 by 50 elevation until the petroglyph deal got done. This young lady who is only 29 years old now, she's gone on a reverse basis of age, we had a lot of fun, didn't we? Where is (INAUDIBLE) fun now? We don't know. How many people have actually come along and gone to the Petroglyph National Monument, we are happy that we have all those things but I'm pleased personally and I speak personally, I am one of the owners of Bedrock Partnership, our family started it. We had the eight investors that Dr. Gold talked about. We are not developers, I've done a little bit of that but I can't really say that I'm a developer per say but have done some.

CHAIR FLOYD: Are you almost finished, Mr. Kiehne?

MR. KIEHNE: Is that along five minutes?

CHAIR FLOYD: Kiehne. Sorry.

MR. KIEHNE: Well, I'll be happy to be asked of any questions.

CHAIR FLOYD: Alright. Commissioners? Just one clarification. My question was regards to the open space transfer, it's mentioned in the plan and I was just giving clarification if it's only transfer inside of the plan area.

MR. KIEHNE: There could be some benefit for transferring them outside the plan area, I would think. I don't know what those are but you might think about that.

CHAIR FLOYD: I would assume it would be difficult because of the definition is different as you move outside of it but....

MR. KIEHNE: Any other questions?

CHAIR FLOYD: Commissioner Peterson?

COMMISSIONER PETERSON: Thank you, Mr. Chairman. Mr. Kiehne, I just wanted to clarify. Are you in favor of the plan or opposed to it?

MR. KIEHNE: Definitely in favor or if.

COMMISSIONER PETERSON: Okay. Thank you.

CHAIR FLOYD: Alright.

MS. WAGNER: Brendan Picker followed by Jerold Widdison?

CHAIR FLOYD: Please state your name and address for the record, please?

MR. PICKER: Brendan Picker, 5015 5th Street NW.

CHAIR FLOYD: And you swear to tell the truth under penalty of perjury?

MR. PICKER: I do.

CHAIR FLOYD: Alright. Do you represent a neighborhood association?

MR. PICKER: I represent the public art program for the City of Albuquerque.

CHAIR FLOYD: Okay. How long do you need?

MR. PICKER: A minute.

CHAIR FLOYD: Okay.

MR. PICKER: I'm actually here on behalf of Sherrie Brigaman, she is the manager of the public art program. Staff of the City of Albuquerque public art and urban enhancement program supports the plan and also the language that provides a bonus height density via the inclusion of art work in the development. We support the inclusion of art work as an added amenity and enhancement to future developments and look forward to the possibility of future public/private partnerships. We are happy to be a resource and help you in any way that we can as this planning process moves forward. Thank you.

CHAIR FLOYD: Commissioners? You probably learned a lesson to sign up sooner, right so you don't have to sit through all our questions?

MR. PICKER: Thank you.

CHAIR FLOYD: Thank you, sir.

MS WAGNER: Jerold Widdison followed by Diane Souder?

CHAIR FLOYD: Mr. Widdison, if you could state your name and address for the record, please?

MR. WIDDISON: My name is Jerold Widdison. My address is 3333 Willway Avenue NE.

CHAIR FLOYD: Do you swear to tell the truth under penalty of perjury?

MR. WIDDISON: I do.

CHAIR FLOYD: Are you a landowner in the area?

MR. WIDDISON: I'm the chairman of the City's Open Space Advisory Board.

CHAIR FLOYD: Okay. Is five minutes going to be enough?

MR. WIDDISON: I think so.

CHAIR FLOYD: Alright.

MR. WIDDISON: To begin, I have a 1 page comment and Mikaela advised me that if I read it to you then it would be in the record for today's meeting. The Open Space Advisory Board strongly endorses and recommends the concept of the single loaded street to be located adjacent to the Petroglyph National Monument. The road is shown on the various maps with an optimum alignment and it's proposed to be mandatory. I'll explain why this road should be required in the sector plan. I will take a broader view about Albuquerque. In Albuquerque, many, many subdivisions, residential and commercial have building lots laid out so that the lots back up to their boundaries or to whatever is next to them. Many of them back up to the lots presenting their rear ends to the foothills or the arroyos, to the irrigation canals and the drain ditches to the river, to the escarpment, to already designated public open space land and some lots even back up to existing landscaped parks.

Wherever there exists some land or landscape that might provide a view or that might offer some sort of an amenity value, many of Albuquerque's developers have chosen to turn their backs to those amenities, those natural features. They build houses with their backyards, butting into the landscape and it's usually backyards and block walls that shut out everyone. This sort of an urban layout affectively cuts off visual access and physical access. The general public cannot see nor actually get to the foothills or the arroyos or the ditch banks or whatever, not only is the public kept out but even the people who live in the houses are pretty much turned the opposite way, away from the landscape behind them. At this sort of a close up level, Albuquerque is beautiful and physical environment, which is often called a beautiful, physical environment, is usually ignored.

There are already too many places along the boundaries along Petroglyph National Monument where houses have been allowed to back up to the monument as at Santa Fe Village, for example. Here only the dead branches and the grass clippings that people throw over the back walls, those are the only things that enjoy the monument.

In conclusion, we argue that the proposed park edge street will provide a view of the national monument's natural landscape and of the distant mountains. It will provide on foot access and visual access. It will provide a sense of delineation of the monument as opposed to the urban environment. It will help preserve the environmental integrity of the monument at least in this one part of the monument's boundary. Thank you.

CHAIR FLOYD: Okay. Commissioners? I have a question for you. There was a comment, I'm not sure where but someone asking that all of these park edge roads be the one side rather than the two sided. Do you have an opinion on that?

MR. WIDDISON: Well, what I was speaking of was the one sided or the single loaded street. In this case, with the national monument on one side and then development, primarily residential there would be on the west side there.

CHAIR FLOYD: So your preference would be that it is continuously the singled loaded?

MR. WIDDISON: Yes, and as it's drawn there, it's kind of hard to see here, but it largely achieves that, a couple little corners where the road has to curve, might be different than up at the top end one area there.

CHAIR FLOYD: Okay.

MR. WIDDISON: The idea is to have the houses face the street and then the natural landscape is across the street where they can see it and where the general public can see it and actually get to it rather than being shut out by lots between a street.

CHAIR FLOYD: Anything further, Commissioners? Okay. Thank you sir. We appreciate you coming in.

MS. WAGNER: Diane Souder followed by James Hoffman?

CHAIR FLOYD: Ms. Souder if you could state your name and address for the record, please?

MS. SOUDER: Hi I'm Diane Souder, chief of interpretation and outreach at Petroglyph National Monument. Our address is 6001 Unser Boulevard NW, 87120.

CHAIR FLOYD: And do you swear to tell the truth under penalty of perjury?

MS. SOUDER: I do.

CHAIR FLOYD: Okay. How much time are you going to need?

MS. SOUDER: I want as much time as Max Kiehne had.

CHAIR FLOYD: I'm not sure....

MS. SOUDER: Five minutes will more than do it.

CHAIR FLOYD: Okay.

MS. SOUDER: It's rare that Max and I are actually speaking on the same side of something. Next month in November it's going to 25 years since this Northwest Mesa Plan was approved by both the County and the City. This has been the bible, not too many of us in this room have been actively trying to support this plan, maybe Max, maybe Dr. Gold, Maybe Jerry Widdison but most of us came a little

later than this Northwest Mesa Escarpment Plan. Since the plan was approved, development has climbed to the top of the mesa. We have new roads up there, new infrastructure is planned and in many cases already constructed, there was some reference to 10,000 petroglyphs. We thought that there would be 10,000 petroglyphs when the monument was established. There are over 20,000 petroglyphs and in fact, yes we've had over 2 million visitors to the monument. In 1990, the congress established Petroglyph National Monument to be cooperatively managed by the City and the National Park Service, so that's why I am here today. This is the only management agreement in the country that's like this so the eyes and ears of not just New Mexicans but really all Americans is going to be on the decisions that are taking place in this plan and we support the plan with just a few exceptions.

As for the development within the impact area adjacent to the monument, we are a very, very, very, very, pleased that it's still going to be restricted to fifteen feet with no exceptions. In the past, this commission, your predecessors actually, have repeatedly approved exceptions to the fifteen-foot height requirement. The plan itself says the topography of the site is not to be substantially altered and this should be the case in the future.

If there is an uneven area of the impact area, exceptions were granted, two-story homes were granted right and left in the early '90's so we'd like a statement in there saying that there should be no exceptions to the fifteen-foot height limit for the impact area. So looking at the Mesa development as a whole, we have to wonder what the visual impact of thousands of homes will have. We are asking the Commission to look at the views from the monument in the vicinity of Piedras Marcadas canyon to the northeast part of the plan area and in that area, which is all part of the view area of the Northwest Mesa Escarpment Plan and I keep going back to the plan, policy 20 of the Northwest Mesa Escarpment Plan calls for the predominant colors used on structures within the view area to blend with the natural colors of the mesa. Again, the colors have to blend with the natural colors of the mesa. Unfortunately, this plan was not perfect. It does make sense but it calls for external surfaces of commercial and multi-family buildings to be a pallet of approved colors, allowing for up to 80% of opaque materials on any façade to the other colors.

Unfortunately, in the details of the plan, the view area regulation only called for the roofs of single family homes to be those colors. So specifically what we are asking the Planning Department, the consultants and this Commission to do is to make sure that family homes also as well as commercial structures fall within this pallet of colors. What that essentially does is it eliminates white-white and dark-dark but it kind of blends. It mutes and softens the area so we would like that addition.

And as we have continually requested in the Sun Cal area at the southern end of the monument, we do agree with the City and this plan to favor single loaded streets. They help to better define the boundary, storm water can be retained upstream and this is really important for those people who are living below the escarpment. If wide enough, the streets can be used for trails, walkers, bicyclists and the streets themselves can create a buffer from development. Specifically our law enforcement rangers who patrol the area have a better view. We can protect and preserve the area. So essentially we are in support of the single loaded streets that are here, that abut the monument. We hope that residential structures in the impact area will in fact be limited to fifteen feet, no exceptions and that we would like the approved color pallet to apply to all the residential structures within the view area, not just commercial structures.

CHAIR FLOYD: Alright. Commissioners, any questions?

MS. SOUDER: And I'm not 29.

CHAIR FLOYD: We thank you for coming in.

MS. WAGNER: James Hoffman followed by John Edwards?

CHAIR FLOYD: State your name and address for the record, please?

MR. HOFFMAN: James Hoffman, 4606 Firewheel Drive in Garland Texas.

CHAIR FLOYD: Do you swear to tell the truth under penalty of perjury?

MR. HOFFMAN: I do.

CHAIR FLOYD: Alright. And I believe you are one of the landowners in the area?

MR. HOFFMAN: Yes, I am. I own some property.

CHAIR FLOYD: Alright. I'm going to give you five minutes in accordance of what I've done with others.

MR. HOFFMAN: Okay. Thank you. First, I would like to thank Mikaela and the Planning Department for the efforts that have gone on. I think that they have been very productive, especially in the areas of the rock outcroppings and open space, there's been a lot of collaborative effort. The City has participated in those areas, Matt Schmaeder, Jay Evans, they have been regular participants at our meetings and I think it shows in the plan with the provisions for the swapping of rock outcroppings for density. That shows what public/private corporation can do.

Commissioner Garcia, the traffic that is a major concern for all of us. The river crossings. Of course, it's not the purpose of this plan to solve that but it should be a step in the right direction, which I think that it is. The Council of Governments and their MTP's have identified river crossings as well as north-south arterials, the last ten or fifteen years, there are five year revisions. This is nothing new. This plan is a step in the right direction to help reverse that. If you put yourself in the position of a company who wants to relocate to the southwest and more specifically Albuquerque, there are going to be people in Albuquerque, we know that. We know the developing growth projections. If you look back again at the MTP's of the last fifteen or twenty years, look at what they predicted versus what has actually happened has actually been pretty accurate. There's going to be a bunch of people and those people are going to need jobs but today, if you are a company and you want to come to Albuquerque, where can you locate? Eastside, there is no land that allows for the job. That's what this plan does. It will allow for that and that's important. It does have provisions to expand in the number of jobs but that is, what Mr. Polikoff stated, it's going to require some public/private participation.

I live in the Dallas/Fort Worth area so I am familiar with the developments that he showed on the screen, that the road on the 4500 foot state highway 121, believe me, that was not a fill two-lane pave with a temporary 3 inch pavement that is going to have to be replaced at the landowner's expense. That's a critical area. Is DMD here? The Water Authority? Economic Development? That's their experience. The City really isn't committed to the big picture. This plan is largely driven by some of the visions of the Council of Governments, they have a big picture approach. Its four counties,

Sandoval is one Mikaela missed. So, we need that, we need to have that meeting, frank meeting with the City on some of the infrastructure in this area. As landowners, I think what we are really wanting, it's not all this network of roads, we realize that the majority of roads in local infrastructure is going to be at the cost of the development but there is major, regional public infrastructure in this area.

Unser Boulevard, Paseo Del Norte, probably if the transit vision comes true, the transit road could have some federal funding or the transit center to some extent. Water, the Albuquerque Water Authority purchased New Mexico Utilities and with that, they changed the way some of the trunk lines are going to work. There's no Planning. The Westside Strategic Plan that was passed what I guess it's been a year, a year and a half, states that the projects sponsored by the Water Authority were focused on development of water sources at wells and interconnecting with New Mexico Utilities. I called the Water Authority, they pointed me to their decade plan, I looked at that, yes each well, there's a project there. You find nothing about interconnection of New Mexico Utilities. Although there is a project for a water tank out in section 5-W, its project number 1208 in their decade plan. That's further west. Why is that there and there's not any plan for this area, which is clearly going need infill. Since I started asking the hard questions, no response to emails. That's the biggest risk for this plan is that the City and government are going to be more obstructionist than cooperative in any kind of dealings. It's disappointing I think the comments from DMD, their previous comments on the previous plans on September 24th, they asked to redo the Kinley-Horn Traffic Study. They asked to put in the access modifications. They know what they are. They know and now their comments are oh that's not good enough. We don't know how to plan for roads on more than a developer level. Come on, what about the roadway access policies that are there? They stretch from Sandoval County all the way down to Southern Albuquerque. That's a pretty macro designation. They managed to do it then and it provides for them.

CHAIR FLOYD: How much more do you have, Mr. Hoffman?

MR. HOFFMAN: I can go on so I'll stop.

CHAIR FLOYD: I'm sure we've got some questions for you. So if you would stay up at the podium.

MR. HOFFMAN: Okay.

CHAIR FLOYD: Okay. Commissioners? For my part, I appreciated the letter that you gave us. I thought it was clear that you had given a thorough vetting of the plan and you were not just giving us an emotional reaction but you had really thought about the issues and I appreciate that. There was, you referred to the section I think it's 4.73 which talks about legal agreements between properties and I think it was specific to where we have roadways splitting with properties and questioning the legality of how that works in this plan.

MR. HOFFMAN: It wasn't the mandatory roads I realized that the City, if they can have some of their flexibility, it was more with regard to the non-mandatory roads that will come in to create the block sizes, I'm just not sure where there...I'm not necessarily against some language that leads people in that direction. I just don't know if a hard statement is legal, that's all.

CHAIR FLOYD: Alright and I agree. I think it's clear to everyone that there has to be some sort of plan in place but how do you, you've got two private entities, how do you get them to play right with each other? So, clearly you are thinking about it, I didn't know if you had more to....suggest there.

MR. HOFFMAN: No, I just think that…I'm just thinking about making it such a hard requirement is….the property owners should be encouraged and I guess that is what the vision is and I don't know if there is some means to bring people to the table. That was the only purpose that I've comment.

CHAIR FLOYD: Alright. That was the only question I had for you and that some of the other issues you raised in regards to grade issues and infrastructure issues, I'm sure we are going have further conversations as we go with those. We appreciate your time.

MR. HOFFMAN: And I appreciate you taking the time to read the report in detail and the comments.

MS. WAGNER: John Edward followed by John Ransom?

CHAIR FLOYD: Mr. Edward would you state your name and address for the record, please?

MR. EDWARD: John Edward, 620 Parkland Circle SE.

CHAIR FLOYD: Do you swear to tell the truth under penalty of perjury?

MR. EDWARD: Yes, sir.

CHAIR FLOYD: And I know that you are one of the owners also of Bedrock, I believe?

MR. EDWARD: Yes, sir.

CHAIR FLOYD: You may have five minutes.

MR. EDWARD: Thank you very much. I have three little kids, I just had a little girl the other day. I have a two year old and a three year old. A bad word in our house is 'can't'. If you say 'can't' it's not good. And one of the things that strikes me and impresses me upon this plan is that aspects of what it can do and what it can't do. They talk about in a sector plan what you can't do. I don't know why that is, I would like to know if there is a law or statute that refers to these issues relating to infrastructure that can't be incorporated into it. That the drainage issues that can't be incorporated into it? This isn't a typical overlay sector plan in a semi-developed area of town where you are trying to create continuity from one architectural style that seems to be the most appealing and then fill in the holes and the deficiencies of that area with a plan. This is a green fill development with a lot of separate property owners and is very unique because it's the only area in the city of Albuquerque other than the Big I where the two biggest roads that run from the mountains past the volcanoes or from the South Valley up to Rio Rancho come together, so it takes good planning.

To say that you are going to put a 26 foot tall building next to a six-lane road defies common logic. All along, one of the complaints that I've had about this plan is the aspect of densities, the lack of in building heights. The jobs that were supposed to go in this area as one of the letters in the document says here have dwindled this project from a major activity center down to a community activity center. It's these sort of macro issues, how do you get infrastructure in there? How do you plan it amongst 35 different property owners? How do you do it when you are cutting through 15 feet of solid basalt? After you already have part of your town center built, how do you blast rock to put in infrastructure that's major trunk lines next to people's homes that are limited to 15 feet? These are real practical issues and my wife's uncle, who works for Fluor, which is the largest constructor in the world, is

charge of building a six billion dollar city in the UAE. He says that if you don't have infrastructure, you don't have anything. It doesn't matter how 'sexy' the plan design it, it ain't going to happen and that's what he is doing, he's building six billion dollars of infrastructure.

And so the aspects of topography, I know the road network as it is for reasons and I think a lot of it bears a lot of merit, there's been along of progress made and I think there a lot of positives to be gained from what's there but Bedrock owns a lot of land. Nobody came to us and said hey do you mind if we change these road networks around because we noticed the topography is such that the drainage is such and the reason why that never happened is because there was never a drainage study done. There is no Water Authority coming to the table.

The DMD is not here. They are obstructionists. They treat us poorly when we go into meetings with them. We don't even have all the EPC members, here do we? This is a pretty big deal. This is like the next downtown, uptown, Nob Hill area of the city and the City is kicking it around and Unser, who goes right into Rio Rancho you get to the border of the Rio Rancho and the city of Albuquerque and Rio Rancho is beating your pants off. You are going to have lower gross receipts taxes from all the healthcare that's being siphoned into Rio Rancho and it's because they are getting things done. They are taking it seriously. Up until recently, Unser was four lanes completed, built out as soon as you hit Rio Rancho and you come south of there and for many, many years until very recently, it was still a two lane piddly road and it didn't even have a curb edge to it. It's these bigger issues that need to be seriously taken care of.

The McKinney Plan, which I thought was very nice, the plan that was on the wall there, you could not build that. The plan does not allow for building heights and the bonuses aren't generous enough. You cannot build that plan. And if you try to build up to certain building heights, the economics are not in place to build a structure of a particular construction site to make that shorter building economically work.

The lack of committed coordination on the City, I just don't understand it. It's like there are five different companies that are competing with each other and they don't want to see each other do well. I would like to see some continued effort in the City doing something about this we are in an economic winter and if you want to land the companies that are going to start expanding here in the next 24 to 36 months, you need to have something on the ground that you can develop and show to it a major employer to come into the area and say we can get this up in 210 days. As it relates to now, we might be able to get a study done in 210 that might lead to then another 24 months of a delayed groundbreaking of a final building for that employer. They are not going to come and take it seriously. So, I wouldn't throw this thing away. We've focused on the details of the Planning Design so you know what your neighbor is going to do but we don't even know if there's going to be a park, we don't know if there's going to be a 24 inch water line or even if it's going to be a 24 inch water line.

These are serious concerns and I think we need to get away from saying that we can't and let's do something about figuring out what we can do. If a sector plan doesn't traditionally involve dealing with issues of topography and drainage and major infrastructure, then today is the day on this type of a sector plan, that it does. And before too much time is lost and before the next time you lose a major employer to Rio Rancho, you can become their bedroom community and you can lose all of your gross receipts taxes to Rio Rancho. I think we can do the opposite.

CHAIR FLOYD: Alright. Commissioners? Commissioner Peterson?

COMMISSIONER PETERSON: Thank you, Mr. Chairman. Mr. Edward, I think that you are maybe the third or fourth person from the Bedrock LLC that's been up here.

MR. EDWARD: Yes, sir.

COMMISSIONER PETERSON: And without trying to cause any discord, am I correct that there are some varying opinions within Bedrock as to favoritism or opposition to the plan?

MR. EDWARD: Well, I think that there is within any group of people you are always going to find that everybody has a little bit of a different itch to scratch. I think overall, we have been frustrated with is that we've been dealing with this since 2003. And it begins to make you crazy and I gotta tell you that at some point, something has got to be done and I think things need to be practically thought about. I think some of the comments that Dr. Gold made are very valid and I think you will find a lot of agreement. I think some of the comments that Mr. Kiehne made as well. I think they would find that some of the comments that I made are valid but the thing that I'm worried about is that we are drilling down into such great detail but we can't take a single individual out there and say we have this master plan for the Westside to get water and sewer to the people who might live or work in these areas. And you are expecting eight people to fund a six-lane roadway, to tear up one that you've already put in, put in a six-lane roadway, another four-lane roadway, one of which is a state road and you are expecting the profits from our development to pay for that. That would be like saying to Bill Lange over at the Journal and the Journal Center, could you please pay for this $200 million dollar redo of the Paseo and I-25 interchange? He's one of the property owners that borders it therefore he should be obligated to pay for it and that's what we are told.

COMMISSIONER PETERSON: And I, you know, at the risk of being leading, if you read the plan the same way that I did, if adopted it would be mandatory and put a lot of requirements on private landowners but with respect to anything towards the City is mere advisement because it's not a capital plan, it's not a capital outlet. It that accurate as how you read it?

MR. EDWARD: The way I read it is it says the City would like to finance the development of two roads that are stretched longer and farther and connect more communities on the backs of five hundred acres which serves an area that's about 35,000 acres, maybe more than that, maybe more like 100,000 acres. It's just unrealistic. I get a sense because of lack of coordination with the City, the lack of representation with...are all the EPC members here?

CHAIR FLOYD: No.

COMMISSIONER PETERSON: No, there are 3 missing.

MR. EDWARD: Okay. On and on and on. I mean, I almost get a sense that people just don't want to see this thing develop because there are certain people who just want it to be open space. And if they are the key decision makers along the road blocks along the way, that's the feeling that we get. That's the feeling that I get. And I think if the City really wants to take this seriously they need to get behind it and get on with it. Do thoughtful things. You know, it took almost two years to get a traffic study done. They just finished a traffic study this year so that we could get to this phase of the development. We've been asking them to do that. We're going about this all backwards in many ways. It doesn't go without saying that a lot of fine work has been down by these people. A lot of it I think is kind of fun, nice and I think it would be great, but when you ignore the fact that in the middle of the red there in the

lower third of the red that is about 90 feet lower in elevation than the homes that adjoin the middle school up there and the people up by those homes above the middle school are worried about their view. They can't even see more than 600 feet off their back deck because the topography is higher than their home and they couldn't see that building there anyway even if it was 120 feet tall, but they don't want a building more than 26 feet tall.

CHAIR FLOYD: Commissioners anything further? I have a couple of challenges for you.

MR EDWARD: I like it.

CHAIR FLOYD: I thought your letter was great, very thoughtful again on this one also and pointed out on some of the holes that there is maybe not in regards to a Sector Development Plan but certainly as far as what's going to get it in this area can develop but one challenge just out of defensiveness to City of Albuquerque.

MR EDWARD: No, no, I'm sorry. I kind of beat you up there a little bit.

CHAIR FLOYD: Not necessarily our Commission but just the processes in Albuquerque. We actually had training this past week of the EPC with staff and I made some similar comments to you then I backed off myself just that you work in some other areas entities in the State. I find that very relieved to get back to Albuquerque because in so many areas there good established processes that have good people and the proper roles so certainly there some holes but the little spill in the defense of the over all process, I guess.

My second challenge to you is, you guys are the primary land owners in this area and you heard my questions for Mr. Gold. You've clearly done a little back ground planning in the past maybe some of that has been incorporated here maybe not but I guess my question to you is if the City is willing in some way to step up to the plate in regards to identifying where is this basalt under layer, how deep is the soil on top of it. What kind of over all grading scheme makes sense. Clearly a map doesn't indicate they are interested in a drainage plan for the whole area. Are you guys willing to take a role in those planning efforts and my suggestion would be you take a leading role in those planning efforts but I would assume that requires a financial investment on your part.

MR EDWARD: Well, I tell you that there's never a meeting where we haven't had a representative at and in many cases multiple representatives from our group. And I've been coming to these meetings and meeting with guys like Matt Tacker, the guy who said Bruce had his hand in it for what the last eight years. And you know we've never shied away from attending a meeting other than family emergencies or health issue. As far as us getting involved with those processes, sure we like to be involved in these processes. We've offered suggestions, comments and recommendations all along the process. I mean for us, people have asked me when I shown them what this area could look like. They say "what do you think the infrastructure cost would be and what kind of project can we build there.

If we were to back into this deal, how could we build this and we're going back into this and can you tell us where the infrastructure is going to go and what is going to look like and where is going to come from." and I'm like…I don't know because the City doesn't know and I'm not sure they want to know or do they care to know. And so, you know, so you couldn't build a Sears Tower there or you couldn't build El Pinto there because you don't know where that stuff is coming from. And then you can't calculate the cost and then you can't calculate the cost what you should sell the land for and what they

can afford to buy the land for and what they can charge for rent and what they can pay the employees to work there, and these are big broad issues. This isn't like putting a waterline down one of the voluntary streets or one of the smaller mandatory streets. We had a neighboring land owner come to us just the other day through his engineer stating, 'we don't have adequate amount of drainage on our site and we're hoping that the land that you guys own over there. You can help us out' and I was like 'Why'. Why would we (not that we wouldn't be neighborly) need to help somebody out who has inadequate drainage and this is the thing that is confounding us. How can you do a plan like this when even some properties in the area don't have adequate drainage? There's need to be serious, concern, and attention paid to this sort of stuff. You have competing interest. You have engineers that come to you from the north and you have engineers that come to you from the south and they kind of want to drag you into the system. Where's the overall plan? Where's responsibility that policing power of government to oversee this sort of stuff.

CHAIR FLOYD: Let me follow up with you on that in regards to this plan setting zoning and design regulations. Is it your opinion that it needs to wait to be completed until that infrastructure Planning is in place... by saying 'yes' to that you're obviously setting yourself at the mercy of the City then but...

MR EDWARD: I've been at the mercy of the City the whole time man.

CHAIR FLOYD: What is the order, in your mind, of how this needs to happen?

MR EDWARD: We like to really honestly, feel as though as all the parties are at the table. We've been at the table every meeting. And we're not experts not even professionally and you learn things as you along the way but I guess I'm just surprised at this point for as little as I know that I've come to realize that a lot of these major really essential basic items haven't been done and I can tell you that as one land owner, we cannot finance the infrastructure plans for everybody else.

CHAIR FLOYD: Let me ask you a finance question. One of the suggestions in plan, there's SAD, PID, TID have you guys explored any of those options and how do you think that scenario needs to play out. I could see a role for it here especially like a TID. Have you looked at that from your end?

MR EDWARD: Okay. Well I can tell you one of the things that's probably immediately off the table is the PID due to what the Academy did at Mariposa. The PID process is probably dead because nobody can sell their home out there. They can't get refinanced and Title Companies won't do business. So, assuming that's not an option the TID and the SAD process, the problem that comes into play is that you have to carry that financing cost on the property. So if we went out on the property tomorrow and did a SAD out there my understanding is that if we're going build a regional road for the City, I would guess that it would probably be about $50 million dollars just to do Unser and Paseo. It'd be $60 million dollars. Anybody disagree with me? So let's say its 60 million dollars. You're going to spread out $60 million dollars on 500 acres and you haven't put in any water and sewer yet that would probably be another $10 million dollars. And we're supposed to carry that burden around until economy may recover or something gets developed. I don't know how we could feasible afford to possibly do that if we have to our otherwise onsite infrastructure as well. Well maybe, I don't know enough about it because I don't have the expertise but in the rudor mannery math that I understand, you know, to build that $60 million dollars of regional road infrastructure that kind of puts us behind an eight ball right from the get go.

CHAIR FLOYD: This conversation is basically ends when you talk about Unser and Paseo expansion on the private side.

MR EDWARD: We probably couldn't carry the interest not the principal just the interest. We couldn't probably carry the interest on that.

CHAIR FLOYD: All right, any thing else Commission. We appreciate your time.

MR EDWARD: Thank you.

MS WAGNER: John Ransom followed by Rene Horvath.

CHAIR FLOYD: State your name and address for the record, please.

MR RANSOM: John Ransom 2424 Louisiana Blvd #300.

CHAIR FLOYD: Do you swear to tell the truth under penalty of perjury?

MR RANSOM: Yes sir.

CHAIR FLOYD: Are you associated with one of the land owner ship groups?

MR RANSOM: Yes.

CHAIR FLOYD: All right. You can have five minutes.

MR RANSOM: Thank you. My name is John Ransom and our family is also been land owners in this direct area of Unser and Paseo since late 70's, early 80's as well. We've been attending a lot of meetings over a lot of years.

I wanted to start by thanking the Planning Department and all of their consultants who were at all of those meetings and we're there all there with us. So I want to thank them for all their time, efforts and energy in keeping this plan at least moving forward.
I submitted a letter on behalf of my family. So I won't go into the entire thing, but I would like to kind of reiterate and thank Mr. Edward, Mr. Hoffman, and Mr. Gold. I share a lot of what they're saying and I think the kind of the underlining deal for me is I am in the commercial real estate industry. I've been so for 20+ years and I look at this property and I've driven out with previous Mayors, previous City Councilors, previous State & Local Economic Development Directors and they all look at this site and say "This would be perfect. We have great access to our employees. We have great growth potential. Where are the roads where's the infrastructure. When is all this going to happen?" And I have seen us lose multiple opportunities for significant jobs all which help the bridge crossings which we are in desperate need of relief for there Coors and other places. So instead going into everything that I have heard here at these other speakers as well as with the letter they have on file.

My hope is that the City does continue to take an active in leadership role and putting together everything that we need to really put together a regional town center and by way of regional, we do connect Rio Rancho all the way to Southern Albuquerque. We have a great opportunity for what's going to extend west of this area and if we're able to get this done here correctly now, we can avoid a

lot this development either happens west but certainly is happening in Rio Rancho. Will happen at Mesa del Sol, will happen at Sandia off the Pueblo and just east of I-25 there. Those things will all happen and that doesn't help really the community as a whole for what we have is job imbalances and so on and do not take lightly the cost and the expense of really putting together the correct Paseo del Norte and Unser Blvd master drainage plans, and so on but that's what's required. And what I would like to see is a public private partnership that really can bring this plan to fruition. I really want to thank you all very much for listening to this and taking this to heart. I know what you guys do is as far as time is also very valuable so thank you.

CHAIR FLOYD: Commissioners any questions for Mr. Ransom? We certainly appreciate you coming in and giving us your time. You mentioned a private public partnership. I mean, do you have any more specific ideas how you like to see that. As Mr. Edwards said been participants kind of at every stage of the public process but is there another form that you have in mind that would fill the gaps.

MR RANSOM: Well I think. Thank you Mr. Chairman. I believe it was touched on accurately. The language is too hard in this particularly plan. It needs to be softened up that allows for more of a public private partnership. Not that I have the answer but I've talked to all the owners that are here and not here and it's not that people don't want to pay their fair share. So the City whether they help on getting the Federal Funding or whether they work for other City pockets whether they work in the City Council too to generate the right buckets of money to go to this project. That's just something that 8,9,10, or even all 35 individual land owners cannot lead. Its just won't ever get done and then we'll miss out but what I hear from just about all the owners is that they want to pay there fair share. I think John Edward hit it pretty accurately what they can't do and really don't feel as fair is paying for a regional road putting together Unser that we look at the Department of Transportation and all the different bus routes and the number one line from Rio Rancho heading out to UNM will be coming right down Unser. I just can't pay for that but I think it should be done and I would pay my fair share to make it happen. It just needs to be well thought out and fair that's it.

CHAIR FLOYD: All right, thank you sir.

MR RANSOM: Great. Thank you.

MS WAGNER: Rene Horvath.

CHAIR FLOYD: She's the last one. Is that correct? Ms Horvath will you state your name and address for the record please.

MS HORVATH: My name is Rene Horvath and I'm with the Taylor Ranch Neighborhood Association and I live at 5515 Palomino Drive.

CHAIR FLOYD: Do you swear to tell the truth under penalty of perjury?

MS HORVATH: Yes I do.

CHAIR FLOYD: All right. How much do you think you'll need?

MS HORVATH: Well at least five minutes, hopefully.

CHAIR FLOYD: I'll give you that and more if it's needed.

MS HORVATH: Okay, thank you. Taylor Ranch Neighborhood Association has been very involved in going to the meetings with this plan. Our two biggest issues are Transportation and Preservation of the area. I have to admit that the Planning team had some very nice meetings where they got Taylor Ranch neighbors, existing neighbors and the property owners together to discuss a lot of things together. We really do appreciate that. One of the things that like I said the two biggest issues are preservation and transportation. Preservation part, the Volcano mesa area is just very rich and geologic natural and cultural resources and it is part of the Rio Grande rift. I've heard of the Rio Grande rift but I didn't really realize how important it was and that in talking, we had a volcanologist come to our meeting two years ago and he says 'there are only a few rifts in the entire world and the Rio Grande Valley is actually one of them'. The Volcanoes do sit in the middle and this is the whole reason why we have these unique land formation between the Mountains, the rivers and the Volcano's and because of this topography you have these beautiful views and not every City has that and that's why Albuquerque does. We need to recognize how important this unique resource is.

The rock outcrops and the escarpments have always been important to us and there's been a lot of effort in trying to preserve those things. The Petroglyphs there are 24,000 thousands Petroglyphs along mostly along the escarpment and they were put by, of course, the Indians in the 1300-1600 and they still protection.

As far as the transportation that's a big problem because we have a limited as we talked about limited amount of river crossings that bottleneck on a daily basis and we are concerned about those numbers of what she projected on there because we're experiencing a lot of traffic congestion now and we realize it's going to get worse and the traffic generated from the Volcano Mesa area and the Rio Rancho population growth which heads to these river crossings. There are only two roads off of that Mesa top. We're the communities downstream are experiencing the traffic burdens now and its just going to get worse. The Westside development could do a better job at being designed to address the traffic issues. They are not designed for pedestrians instead Westside Development is usually auto dependent type developments which encourages more traffic because we have these unique land formation with the Volcanoes and the escarpments, the road network has had to go around them and the road network goes around the Volcanoes and the escarpment is another consideration. So that's why two roads go through there. There were very controversial and so there will not be anymore roads planned through the escarpment to alleviate traffic. You can't really build our way out of a traffic situation. We have to look at problem solving, these issues, preservation and transportation.

The west side is different from the east side. The east side has a better road network. It has more of a grid system. It has less natural features to consider. If one roadway is blocked on the eastside, there are plenty of other road ways to go around them so more thought needs to be put into the Westside to understand the significance of these natural resources and to design development so that it functions with a multi-motor approach to transportation. We do need the trails. We need the mass transit and we need these developments to be more pedestrian oriented so that they connect to each other.

In the last decade, we've been building these walled subdivisions with only one or two entrances in and these walls just prevent pedestrian accessibility. When I lived on the east side of the river, I could travel from neighborhood to neighborhood as a kid from Comanche to Coronado through the neighborhood but you can't do that with these walled subdivisions. There just they prevent you form doing that. Those are some of the things we can look at to design things better. MRCOG is fully aware

of the transportation problems. We've had numerous meetings with them. They said there will not be any more bridges because they are very controversial and they're very costly. So Traffic is going to get worse and they are very worried about this. They do promote more transits and developing things that more that are pedestrian friendly but most of all transit. Real quick, I have some comments just to on the details of the plan.

CHAIR FLOYD: How much more do you think you'll need, Ms Horvath?

MS HORVATH: Can you give me a least another four minutes.

CHAIR FLOYD: Let's do that.

MS HORVATH: Okay thank you. Some of the things that we do like about the plan just to help with the design and the preservation part is a single loaded street. When you have development on one side of the street and the open space on the other especially around the monument area, it's much attractive. It's tidier looking. It provides a great walking route for pedestrians and for the whole community to enjoy. In Taylor Ranch, we have houses backed up to the escarpment and it's hard if you want to check out the Petroglyphs you have to walk behind their homes and look in their backyard but we have streets that separate the houses from the escarpment. It works out much better and here you'll get to enjoy the view of the whole city with a single loaded street along the escarpment. It also prevents road trails where people walk all over the place. You have a street to walk on so that is another good feature of a single loaded street.

We are interested in preserving the rock outcrops and open space buffers along the escarpment. We do encourage the City to be more vigilant in obtaining open space funding to purchase open space areas to preserve these rock outcrops and buffers along the escarpment. And maybe you guys can make a recommendation to the Councilors that we could use open space funding in this area.

Also, maybe we should look at the impact fees. The impact fee system being dealt with now but it does provide for roads and drainage and public safety and open space and trails. Maybe impact fees system could be coordinated with the property owners; it could address a lot of issues just for this area.

The fugitive dust issue is a significant problem for the west side. Once you grade a huge area of land and the wind blowing especially in the spring it just like the dust ball and tell you the truth the mesa is getting buried in sand. I know that Councilor Benton tried to address the fugitive dust issue. I saw in the plan that it would follow fugitive dust ordinance but maybe we need to have a little stronger language to explain how important this fugitive dust situation is. This is in Boca Acre Canyon and so the dust is just, it's always been a little sandy but it's really gotten bad and it's burying everything. You don't see the vegetation. And on the other side is the escarpment with all the rocks and all the vegetation. So it's not because it's not getting blown over. I want to bring that to your attention that we need stronger language for the fugitive dust that you shall not start grading until you're really ready to start building.

We also need to connect our streets together and subdivisions together and for the urban streets we support the plans concept of mandatory 'A' and 'B' streets by having smaller blocks and the buildings built up to the road and urban environment which is better for pedestrian travel. We ask that the architecture I don't know if you notice that but a lot of those houses aren't doing any architecture and we could improve on that.

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We support well as far as the building height I think it is important as an incentive that if you are going to build up to also in exchange to provide some land for rock out crops. And last of all the oversight of the plan, it would be good to have someone oversee the planning process because it is a very complex plan someone who has vision for quality development and preservation of the resources and understand the traffic situation for the Westside. Thank you very much.

CHAIR FLOYD: Commissioners do you have any questions for Ms Horvath? Thank you very much.

MS HORVATH: I just say that there was a lot thought and this was a very challenging plan but those are the biggest issues that they had to work around. We are interested in seeing a plan up there and we want to make this plan to be a good plan.

CHAIR FLOYD: So the Neighborhood Association, right now, they generally in favor of the current plan?

MS HORVATH: We haven't taken an official vote but and we're trying to understand more of it. So right now we're trying to provide what we do like. What could be improve and maybe we will take an official vote at the next meeting.

CHAIR FLOYD: All right. Well, we appreciate your feed back.

MS HORVATH: Okay, Thank you.

CHAIR FLOYD: Commissioners let's take a ten minute break and we'll come back and begin our deliberations any other questions might have.

--BREAK---

CHAIR FLOYD: Okay Commissioners, Let's, I actually overlooked closing so if Ms Renz-Whitmore has something for us in closing, we'll hear that and ask any additional questions and then we'll close the floor and get into our discussion.

MS RENZ-WHITMORE: Thank you Mr. Chair, Commissioners. In closing, mostly what I like to say is we definitely know here in City Planning and I think even the other departments who are not here tonight. We understand that to make this area successful, there needs to be a lot of coordination on the City's part and I share in the property owner's frustration that things haven't been more coordinated to date. That being said, I think the sector plan itself shouldn't necessarily be held back waiting for that coordination to happen rather the sector plan becomes the leverage that can pull some of those agencies to the table to actually force that coordination to happen as the plan becomes more real. So on that basis, we are only asking for a continuance of 60 days till December 6th. I admit that part of that is a selfish planning effort on my part because I would really like to be here for the second hearing and the baby is not due for another week. So I can do that. The other questions that we've heard tonight from you all we're looking forward to delving more into details and giving you better responses than we can give you off the cuff tonight so I appreciate your time and attention. I thank all the stakeholders for their patience and for their hard work and their diligence for the almost nine years of this planning effort been going on. Thank you

CHAIR FLOYD: Commissioners any questions for staff – questions for anyone else? Alright let's go ahead and close the floor. I think we've got a couple of issues in front of now. Obviously, we have a full pellet of motions we could make but I think what staff is looking for is our direction as to where we think this plan should go. What should we add or eliminated. So let's start with that unless someone just feels strongly that this is the time to take more of a global turn of the plan, any discussion.

COMMISSIONER NICHOLLS: Thank you Mr. Chairman. I think the issue that I'm wrestling with was what seems to be coming out more and more is the potential to put the cart before the horse. It does seem a little unfair to me to developers or landowners, in this case, with the huge amount cost of infrastructure because it is going to be very, very, very significant. So I guess all I'm looking for is can the City gives us what the landowners more help with this project so it can move forward. I think if I was somebody coming in saying 'Gee I like this area. I'd love to bring my corporate headquarter, let's say to this area but there's nothing there at this point'. And I got the impression maybe wrongly, but I don't think it's wrongly that isn't enough back up if you will to say well this going to happen. This is what we can come with forward with in the near future to help bring that type of development because one of the key issues is driving this whole plan is not only the people that are going to live there, the jobs that are going bring and what I think I've been hearing consistently is there's nothing here which will bring those jobs in at this point. So in that sense is why I say 'the cart before the horse'. We're trying to this development and put the houses there and build roads to cost and the City is necessarily helping the process along. That's my hang up at the moment. Thank you.

CHAIR FLOYD: Any thing else Commissioners? Commissioner Garcia.

COMMISSIONER GARCIA: Yeah, I'll go back to my original statement when we first started having this discussion in reference to really connecting the Westside. Right now, what is occurring on the Westside is we are just out there. I mean that's pretty much what I'm saying. All the plans I keep hearing about, talk about moving people north to south. We continue to not even have a discussion about east and west and I am continuing to be concerned because we keep talking about all this business but the point is we still have the majority of the businesses is going to be on the eastside and we are still going to have problems moving people east to west. I've heard several people tonight talk about, at least approaching an issue east to west travel and it just continues to get buried and no one will take an initiative to least have this conversation and that's what I'm trying to do now. And I am trying to create a dialogue about how are we going to continue to move people to the Westside. All it takes right now is one minor accident. It can be anything just a minor fender bender and everything is gridlock on that west side. You cannot get across and I mentioned to one of the individuals here there was a Mayor here that had the 'political will' to build a bridge and he got done and unfortunately, he had a lot opposition all the way to the actually building of the thing. If it weren't having been at least that Montano Bridge, we would really be in problems here trying to get across Central. There's just no other way around connecting that west side and right there is a misconnect.

I will continue to talk about how we are going to get people east, west. I'd love to see people work on the west side, stay there, live there, have there jobs there but truthfully the numbers are never going to change. All the jobs are going to continue to be on the east side and that's why the people continue to live on the east side because they do not want to mess with coming across that bridge and I will continue to be an advocate of at least having a dialogue.

CHAIR FLOYD: Mr. Garcia, how does that tie into this plan?

COMMISSIONER GARCIA: It ties in specifically because how is this plan going to work if were not moving a person that's how it ties in. We have to be able to look at a macro and not just specifically this one little area because I'm looking at 'how do we get there'. That's how it ties in. Thank you.

CHAIR FLOYD: Commissioners any thing else?

COMMISSIONER PETERSON: Thank you Mr. Chairman. I generally agree with Commissioner Nichols statement that you're looking at something that is likely a 'cart before the horse' and it will be unfair landowners. I mean, as I was leading towards earlier basically its rezoning plan and it has the added kicker of also having some language and some stipulations about putting infrastructure cost upon landowners that is over and above what DRB already normally puts on. That would be over and above the impact fee structure. So I do agree that this is an area where in light of the plan road ways there are several pieces of property that are probably appropriately zoned currently for what they could be in the future. So perhaps rezoning that would be logical to place at some point. At least be contemporaneous with a commitment to put in that infrastructure whether that commitment is from the CCIP, City funding, TID, PID or whatever one you want to pick... I mean you put yourself in the shoes of these landowners going out and trying to develop, trying to attract these dream employer we're all talking about that's going to have all these jobs out there.

You say, "Well you know I don't have any roads. I don't have any water. I don't have any sewer. I might not have any electric or the storm sewer or things of that sort", but there's a plan that dictates what the zoning is and almost 80 pages of design regulations. So you're ready to have at it and the answer would like to be no. You really give them nothing. So I agree that it does need be rezoning at some point, but that's not what is holding this area back at this point. It's just the cheapest and easiest thing to do to look like you're doing something. You spend 200 or 300 hundred thousand dollars doing a plan probably more than that if you stretch over nine years as opposed to putting in some infrastructure acquiring some right-of-way, doing a drainage study. It's a waste of money. It's a dog and pony show. I don't want to take a continuance to solve anything. I'm ready to move tonight. Thanks.

CHAIR FLOYD: Let me run through a couple of things kind of piggy back on that discussion. I think there's a real opportunity for the City in this area. I feel like Long Range Planning done a job of trying to within their area of make something happen if you will here. And unfortunately, I agree with Commissioner Peterson that there's some underline issues and I'll try to be very specific about what I see being that are the real obstacles development in this area right now. The biggest one and this comes from City Legal would have liked for me to ask somebody a question to bring this out but the big underline issue in my mine is the expense when you start having to dig into basalt kind of what Mr. Edward talked about. When you have a part of the area developed sometime in the future when you have an adjacent area of a sudden you need to put in more sewer lines and your faced with a choice of do we have to have a grinding machine in here or whatever outrageous amount that is or are we able to blast. You get into underlining infrastructure issues that no other part of town really faces and that are prohibitive right now without some type of plan to figure it out. So I think one practical step whether its private lead or public lead that has to happen in this area is there has to be a good survey of the underline basalt. I know there's technology out there where that could be done. I have no idea of what the expense of it is. I think that's an opportunity where the City could add a lot value by taking a leadership role and getting that established. With that established, I think that you have to turn around then and the road alignment shown here may or may not fit with that, but I think you got to take a global look at the grading and see how we can avoid being into the basalt costs.

In other areas up in this Ventana Ranch area where you had one developer, it was kind of on them. There's some that did it right and figured out a way to get above the basalt and others that suffered badly because they did not. In this case, we've got scattered ownership, ideally you would have somebody that came in bought it all and would do good planning in that regard. I don't see that happening for a long time and I know somebody alluded to that in areas such as Cabazon up in Rio Rancho. There was condemnation. The City basically held everybody feet to the fire and work together and come with a plan. The State eliminated the ability for any entity to do that even if they were politically willing to take something like that on so with those two options off the table. What do you do when you have reverse ownership here? Somebody got to build out a lead on that. I think that is an opportunity for the City. It's definitely not an easy task. It's more of a task than Long Range Planning has the authority for. So I really look at the practical steps, but the leadership has to be provided at the City Council and the Mayor level to make it happen.

So with those two when you have the basalt, the grading included AMAFCA willing to be a participant in the drainage plan which would help handle that but Mr. Edward talked about land and people asking them for land. I think some of this plan area inevitably goes towards a dam of some sort because of the restriction downstream into Petroglyph area. If you have basically if you were discharged down at the Petroglyphs and you have an area that right now there's not much run off because its native but you're start developing it there's going to be a whole lot of water that ones that live down in that corner. So I think some of the plan area is going to have to be dedicated towards kind of the regional need if you will.

And then you get into dry utilities and the same issues there. If you wait too late to address it then you're talking about huge trenching cost to bring in dry utilities so you now you got the ball started maybe and then you're dead midway through because of infrastructure cost. So I think there's got to be some base line planning that happens. I'm not sure if I completely agree with Commissioner Peterson that there's no value in the zoning value right now or that it couldn't go first but I think a very simplified plan that is basically the first iteration knowing that you are going to have to circle back through as you get some of these infrastructure questions answered.

Then the fifth thing that I think that has to happen is the financing. Not only does someone have to take the lead on these planning issues. Somebody has to take the lead and again I look towards the Mayor, Council and maybe even State involvement. You got to figure out how to, this small of an area cannot support the improvements you're talking on Paseo and Unser and I going to take a bit of an tangent here because I see it all up and down the Rio Grande Valley, the Highway Department perhaps you like a planning. I don't know exactly what the root cause is but you see it again and again that you have development happening and it narrows in on State Highways and all of sudden those properties directly adjacent to the State Highway are responsibility for completing another third three lane. I just had a project where that was true not only did I have to do the turn lanes for their project, but do a third three lane for the whole segment that was run near their property. Individual properties can't bear that burden and at the end of the day it's a lack of planning at some level because clearly Unser and Paseo serve very broad areas and you look at the traffic study that's a part of our packet.

Those trips generated...It's a mini skewed amount of those trips that come from this site. I mean the trips on Unser and Paseo are regional trips. So I mean when you look at a broad level I think pretty much everybody recognizes that it's ridiculous that to say that these property owners are responsible for those right-of-away improvements, but where the change comes I think there's got to be a leadership at State level to address that issue statewide, but I don't think this area goes until something

happens in regards to that, because it's just unfeasible when you add in that issue and the basalt issue. We could give these guys Long Range Planning can give these guys the best zoning scenario in the City, in the Sate, in the Southwest and it's not a project that's going to happen until those issues are addressed. That's my spilled and I guess I will leave it to the Commission as to where we go from here.

Commissioner Garcia.

COMMISSIONER GARCIA: I'm listening to everyone here and it's going to be a tough one, but on the vote here but I'm willing to make a recommendation that we continue this. I'd like to maintain the dialogue. I think there is some nourishment that is happening here and I don't think scrapping the whole thing is going to really help anything at this point. I think there are a lot of issues that are out there now. I mean we've all stated those but I would be willing to make a recommendation for continuance if in fact we are ready for that.

CHAIR FLOYD: You got the floor still. Mr. Peck, do you want to weigh in.

COMMISSIONER PECK: I tend to agree with Commissioner Garcia. I think, it sounds like staff is making some has heard enough about moving this forward on the infrastructure and I definitely agree with you Mr. Chairman we can't put this all on the land owners. I mean this is a small parcel and you have two major north and south intersections here. I would support doing a continuance as well.

CHAIR FLOYD: We have a motion.

COMMISSIONER GARCIA: Mr. Chair, I would like to make a motion on Project #1009414 that we continue this for 60 days.

CHAIR FLOYD: Is there a second to the motion.

COMMISSIONER PECK: I'll second.

CHAIR FLOYD: All right, it's been moved into second; is there any further discussion.

COMMISSIONER PETERSON: Point of order, Mr. Chairman.

CHAIR FLOYD: Commissioner Peterson, please.

COMMISSIONER PETERSON: Thank you. I like to make a motion wish to cite any findings.

COMMISSIONER GARCIA: If that is appropriate.

CHAIR FLOYD: There are findings in the staff report. Would you like to incorporate those in your motion?

COMMISSIONER GARCIA: Yes.

CHAIR FLOYD: Does the second agree?

COMMISSIONER PECK: Yes.

CHAIR FLOYD: I believe I have couple of suggestion if were - headed down that path. I guess this is a question for staff. Finding #2 mentions that this is request for approval. Is that language appropriate if we're doing a continuance if you guys could check that?

MR BRITO: Mr. Chair, Commissioners that language could be left in because generally eventually we will be asking send this on to Council with a recommendation of approval but it could be definitely be changed to continuance.

CHAIR FLOYD: Okay, maker and second are you alright with that?

COMMISSIONER PECK: I'm okay.

COMMISSIONER GARCIA: I'm fine.

CHAIR FLOYD: I have another suggestion for you on 7F, the second sentence reads "property owners and developers are responsible for providing infrastructure to serve the development as it occurs" I think everyone agrees that on minor streets, minor utilities that would be appropriate, but in this case I think there's major infrastructure issues that shouldn't be in our findings laid on the property owners.

COMMISSIONER GARCIA: I agree.

COMMISSIONER PECK: Same here.

CHAIR FLOYD: Second agrees. Okay, so let's strike that sentence. Okay that's it for comments from me then. Any further discussion? It's been moved and seconded. All those in favor please say, "Aye".

COMMISSIONERS: "Aye"

CHAIR FLOYD: Opposed "No".

COMMISSIONER PETERSON: No.

CHAIR FLOYD: Let the record reflect that Commissioners Peck, Garcia, Floyd and Nichols voted in favor. Commissioner Peterson voted opposed. Is there any further business? Staff do you have anything further for us? We are adjourned

FINAL ACTION TAKEN:
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted for a Continuance of 60 days to December 6, 2012 for Project 1009414 / 12EPC-40061, a Sector Development Plan – EPC Phase 2 Final Review and Approval, based on the following Findings:

FINDINGS:
1. These findings are written to support a staff recommendation of continuance and do not reflect the more complete findings required to support a recommendation of approval at this time.

2. This is a request for continuance of the Volcano Heights Sector Development Plan, an area surrounding the intersection of Paseo del Norte and Unser Boulevard, including approximately 570 acres. The Plan area boundaries are Paseo del Norte to the north, the Petroglyph National Monument to the east, the Volcano Cliffs SDP to the south, and Universe Boulevard to the west.

3. The Plan area currently contains properties zoned RD, SU-1 for PRD, and SU-1 for C-1 uses.

4. In 2006, a Volcano Heights Sector Development Plan (SDP) was adopted for a larger area but was taken to court and ultimately remanded back to the City in 2008/9. The plan area was broken into three distinct but related sector development plans intended to guide future development in the area that was renamed the Volcano Mesa community. Volcano Cliffs SDP was adopted in May 2011, and the Volcano Trails SDP was adopted in August 2011. The three plans share similar policy underpinnings that are included in the Rank II West Side Strategic Plan Volcano Mesa amendment, which recommends the designation of a Major Activity Center in Volcano Heights. In 2010, another draft Volcano Heights Sector Development Plan was submitted to the adoption process, heard several times at the Environmental Planning Commission, and ultimately withdrawn in October 2011.

5. This 2012 Volcano Heights Sector Development Plan has a boundary modified slightly from previous planning efforts and includes a new zoning strategy, mandatory street network, policies, goals, and recommended implementation steps. The Plan includes regulatory site development standards and building design standards associated with each zone as well as general to all zones; street and streetscape standards; signage standards; and open space, landscaping, and site lighting design standards.

6. The Plan proposes to replace all zoning within the Plan area with one of the following zones: SU-2/VHTC (Volcano Heights Town Center), SU-2/VHRC (Volcano Heights Regional Center), SU-2/VHVC (Volcano Heights Village Center), SU-2/VHMX (Volcano Heights Mixed Use), SU-2/VHNT (Volcano Heights Neighborhood Center), or SU-2/VHET (Volcano Heights Escarpment Transition).

7. The proposed zoning is justified under R-270-1980 per the following considerations:

   (A) The proposed zoning is consistent with the health, safety, morals, and general welfare of the city because it helps ensure that all development furthers the goals and policies of the Comprehensive Plan and other applicable plans and provides opportunities for additional employment on the West Side that can help address the imbalance of jobs to housing that creates significant traffic congestion and negatively impacts quality of life for residents. (See also Attachment 1.)

   (B) The Plan's proposed zoning implements established policies in the Rank I Comprehensive Plan, Rank II West Side Strategic Plan, Rank II Facility Plan for Major Public Open Space, Rank III Northwest Mesa Escarpment Plan that provide sound justification for the proposed zoning changes. (See also Findings # 8-12 and Attachment 1.)

   (C) The proposed zoning poses no significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments as outlined in Findings #8-12.

   (D) Existing RD zoning is inappropriate because of changed community conditions, including existing and anticipated traffic congestion and a preponderance of single-

family residential uses without the balance of nearby employment opportunities. The proposed range of mixed uses in each zone would be advantageous to the community, as articulated in the Comprehensive Plan, by providing the opportunity for employment, retail, and services in close proximity to existing residential areas and future residents in the Plan area. (See Finding #8 and Attachment 1.)

(E) Permissive uses in the proposed zones would not be harmful to adjacent property, the neighborhood, or the community because the mix of uses and the urban form resulting from the design standards create compatibility within the Plan area and with adjacent development. The Plan's proposed development pattern of walkable and transit-supportive retail, employment, and residential uses provides benefits for existing and future residents.

(F) Proposed zone changes do not require major and unprogrammed capital expenditures by the city. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all require property owners to collaborate, vote to institute the mechanism, and work with the City to implement the agreed-upon infrastructure improvements.

(G) The cost of land and other economic considerations are not the determining factor for the proposed zone change

(H) The VHSDP does not use "location on a collector or major street" as the justification for establishing mixed-use zoning within the Plan area; rather the location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.

(I) The Plan does not propose spot zones; rather the Plan proposes a rational nesting of zone categories, with the most dense and intense at the center, and least dense and intense at the borders where the boundaries abut existing single-family residential areas to implement Comprehensive Plan policies.

(J) The Plan does not propose strip zones; rather the Plan proposes a strategy of land use coordinated with a mandatory transportation network to allow the development of all properties, create transitions between zones, and implement Comprehensive Plan policies.

8. This Plan implements the following policies of the Rank I Albuquerque/Bernalillo County Comprehensive Plan: II.B.5 Developing and Established Urban Areas Policy c, d, e, g, h, I, k, l, m, n; II.B.7 Activity Centers Policy c, e, f; II.C.1 Air Quality Policy b and d; II.C.6 Archaeological Resources Policy c; II.C.8 Developed Landscape Policy a, d, e; II.C.9 Community Identity and Urban Design Policy b, c, e; II.D.3 Energy Management Policy a and d; II.D.4 Transportation and Transit Policy c, f, o; and II.D.6 Economic Development Policy a and g.

9. The Plan implements the following policies of the Rank II West Side Strategic Plan: 1.1, 1.9, 1.18, 3.85, 3.95, 3.96, 3.98, 3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108, 3.110, 3.111, and 3.112.

10. The Plan implements the following policies in the Rank II Facility Plan for Major Public Open Space: Design Guidelines for Development Adjacent to Major Public Open Space B.3.A and B.3.B; Resource Management C.6.E; West Side Open Space, Section 4, Policy C.1 and D.1.

11. The Plan implements the following policies in the Rank II Electric Service Transmission and Subtransmission Facility Plan: Standard III.A.1, III.A.9, and III.A.10.

12. This Plan implements many policies of the Rank III Northwest Mesa Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35) and is generally compatible with the Rank III Unser Boulevard Design Overlay Zone (DOZ). Where this Plan conflicts with the NWMEP, this Plan prevails unless otherwise stated in this Plan. Where this Plan conflicts with the Unser Boulevard DOZ, the most restrictive regulation prevails. Where this Plan is silent, regulations of the other relevant Rank III plans prevail.

13. The Albuquerque/Bernalillo County Comprehensive Plan, Sector Plan/Master Plan, etc. and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

14. The Plan further attempts to provide a balanced approach to achieve the following:

    a. The Plan addresses the imbalance of jobs and housing on the City's east and west sides by proposing to change existing zoning from single-family uses to a mixed-use, urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center.

    b. The Plan addresses the challenge of multiple property owners and undeveloped land with highly coordinated land-use and transportation regulations that emphasize coordination across property owners, along corridors, and over time.

    c. The policies, regulations, and incentives in the Plan work together to create a distinct district with a sense of place that respects and enhances the unique natural environment and adds to the range of development options on the City's West Side.

    d. The Plan seeks to balance the built and natural environments through a combination of policies, regulations, and incentives that emphasize high-quality development as well as preservation options for views, rock outcroppings, and sensitive lands.

    e. The Plan seeks to balance the predictability of high-quality development provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process.

15. After significant negotiations as to effective traffic systems; view, open space, and sensitive land preservation; and the balance of built and natural environments, the public involved in the planning process thus far supports the compromises about these issues embodied in the Plan.

16. Additional time is necessary to allow agencies to finalize comments and for staff to address comments received from agencies and the public. A continuance is warranted to allow for this additional review and response.

4. OTHER MATTERS:
NONE

5. ADJOURNED AT 7:52 PM

Public Comments:

For EPC Hearing #1: October 4, 2012

(Received prior to Hearing)

Renz-Whitmore Mikaela J.

From: Renz-Whitmore Mikaela J.
Sent: Monday, September 10, 2012 10:35 AM
To: 'guybrungardt@aol.com'; 'karlasellsgallup@cnetco.com'
Cc: Westbrook, Sara; Webb, Andrew T.; Brito, Russell D.; Morris, Petra A.
Subject: Volcano Heights - Park Edge Road
Attachments: petroglyph_bdy.pdf; Detail_Pg15_2_PlanAuthority-reduced.pdf

Mr. Brungardt,

I wanted to alert you to a change we made to the Park Edge Road in partial response to your multiple requests.

You've mentioned multiple times your objection to the Park Edge Road through your property, but at the last public meeting on August 21, you indicated that it would be helpful if the City provided for the road on its property.

We looked again at the Plan boundary and discovered that there is a small strip of City-owned land between your property and the official edge of the Petroglyph National Monument. While the Park Edge Road would not be allowed on the Monument itself, we coordinated with City Open Space, which agreed that whatever portion of the Park Edge road would fit in the City-owned open space could be allowed there.

We have moved the boundary of the Sector Plan to match the edge of the Petroglyph National Monument and moved the Park Edge Road onto that remaining City-owned open space as much as possible. The Park Edge Road still affects your property, but now approximately half the road would be on City-owned property and the responsibility of the City to construct and maintain. Additionally, this road realignment corrected what would have been a small island of land between the Park Edge road and the Plan boundary that would have been created by the previous road alignment.

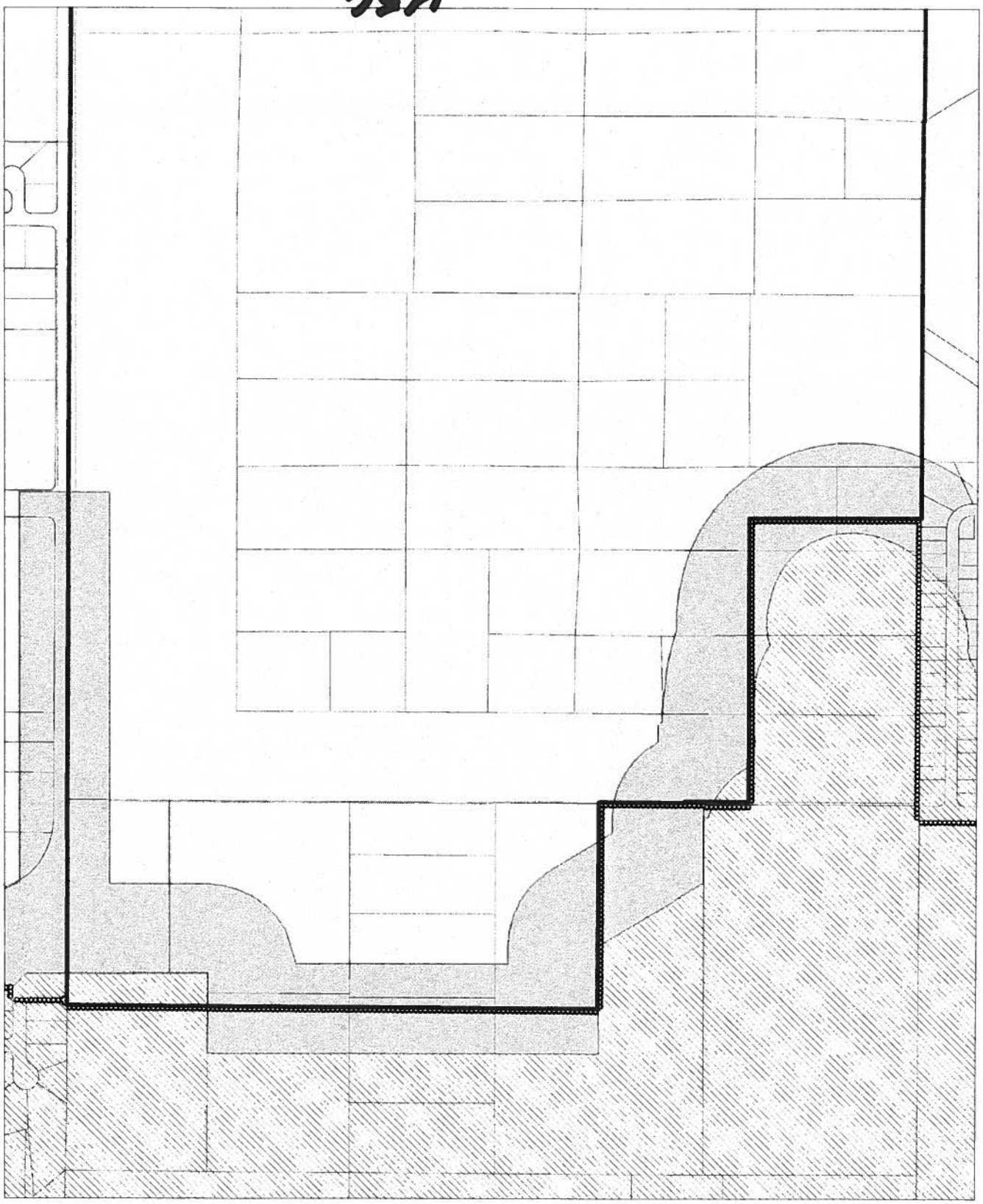
You will find these adjustments in the latest draft of the Plan, submitted to the Environment Planning Commission and available on the City's project webpage:
http://www.cabq.gov/planning/residents/sector-development-plans/volcano-mesa-area-sector-development-plans/volcano-heights-sector/

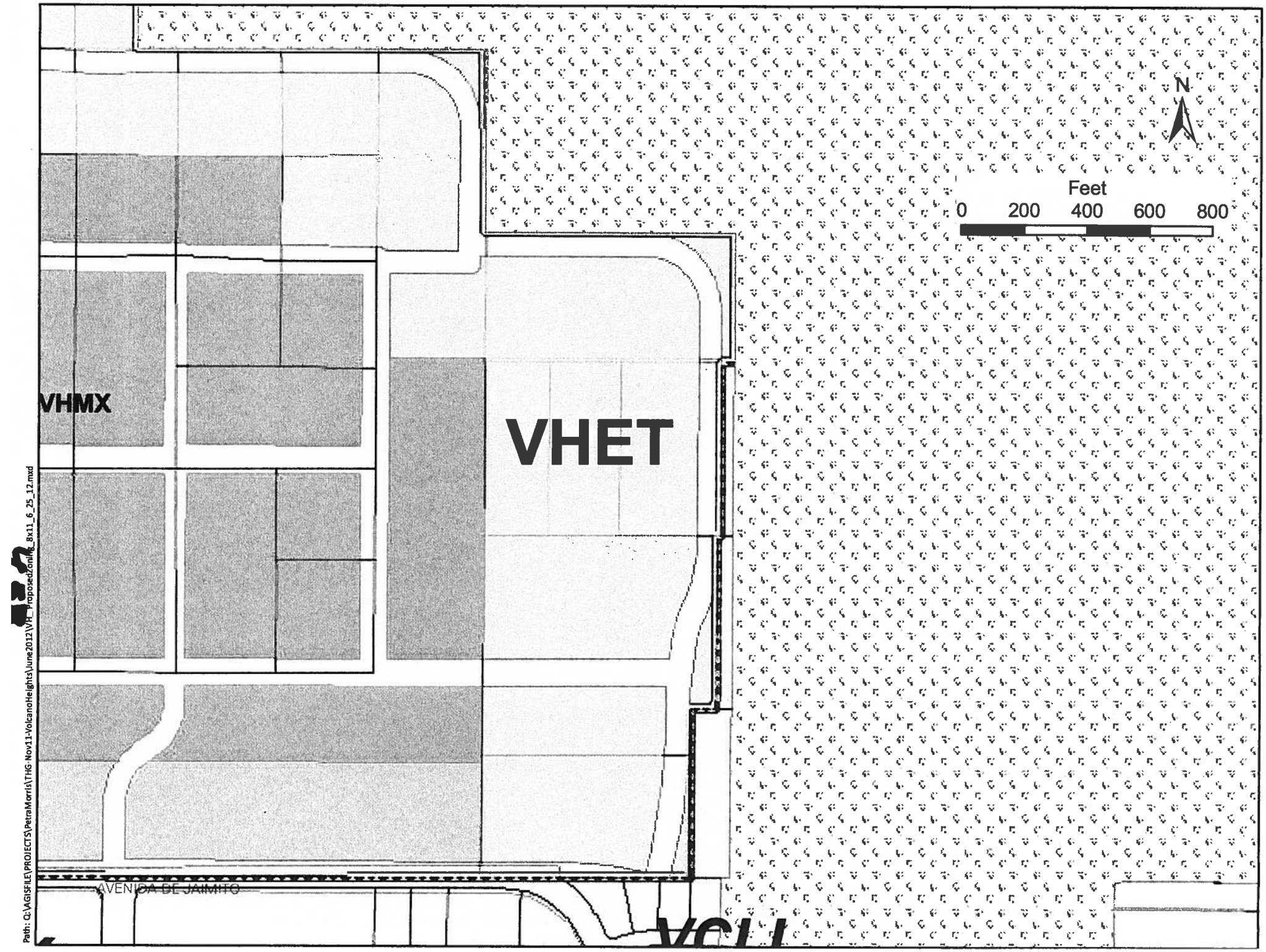
The attached illustration called "Petroglyph_bdy" shows you the strip of white land between the previous Plan boundary and the Monument that has been added to the new Plan boundary. The other is the detail illustration of the "Impact Area" from the Northwest Mesa Escarpment Plan shows the adjusted Plan boundary in relation to your property.

As I mentioned, the City still believes the single-loaded road is the most appropriate buffer between the Petroglyph National Monument edge and development to the east. I realize this is only a partial response to your request, but I hope you will see it in the spirit in which it is intended, as a concession on the City's part to address your concerns.

Sincerely,

Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102
505-924-3932 direct
505-924-3339 fax
mrenz@cabq.gov




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Renz-Whitmore Mikaela J.

From: guybrungardt@aol.com

Sent: Sunday, September 16, 2012 11:26 AM

To: Renz-Whitmore Mikaela J.

Subject: Volcano Heights Park Edge Road

Ms Renz-Whirmore:

Your e-mail to me of Sept. 10 regarding the changes made to the mandatory Park Edge Road was well received. We thank you for your interest and efforts on our behalf.

The road realignment appears to make good sense. However, we are still opposed to any road bordering the boundary of the Petroglyph National Monument. We will, therefore, continue to object to any plan that includes this road.

Sincerely,

Guy Brungardt
480 654 3762
6645 E. Redmont Dr. Unit #2
Mesa AZ 85215
guybrungardt@aol.com

Renz-Whitmore Mikaela J.

From: Carruthers, Madeline
Sent: Monday, September 17, 2012 9:05 AM
To: Renz-Whitmore Mikaela J.
Subject: FW: Volcano Heights Sector Development Plan

From: guybrungardt@aol.com [mailto:guybrungardt@aol.com]
Sent: Saturday, September 15, 2012 5:57 PM
To: Carruthers, Madeline
Subject: Volcano Heights Sector Development Plan

EPC Board Secretary Madeline Carruthers:

Please present the following views to the Commissioners for their review at the October 4 approval process. Also, I will appreciate receiving a return e-mail confirming that you have received this.

My comments are all related to the proposed mandatory Park Edge Road. From the beginning I have opposed this road as being entirely unnecessary and certainly not in the best interests of the landowners who have property bordering the Petroglyph National Monument.

One of the stated main goals of the Volcano Heights Plan is to minimize vehicular traffic and to encourage pedestrian traffic within the area of higher density homes and work places. The proposed Park Edge Road goes nowhere, is not necessary to move traffic, and would actually encourage additional traffic by enticing drivers to enjoy the view from the monument boundary.

A road to service the residents on one side only is certainly not cost effective. In addition, those residents would be subjected to undesirable additional traffic from non residents enjoying the view.

Finally, the issue of preserving the prime view of the valley and the mountains for the enjoyment of the residents is of great importance to me. Approximately 700 feet of my property borders the western boundary of the Petroglyph National Monument. More than thirty years ago when we purchased this property as an investment, it was chosen over other possible sites almost exclusively because of its unobstructed views. Almost twenty years ago, when we were required to sell half the property to the city of Albuquerque for use as part of the Petroglyph National Monument,I did not object. The sale left me with the remaining property on the escarpment with a view that would now never be compromised by future construction. I certainly did not consider the possibility that the city would, in the future, try to declare a mandatory street for public use. This is just not done in America.

Your serious consideration of these objections will be appreciated,

Sincerely,

Guy Brungardt
480 654 3762
6645 E Redmont Dr., Unit #2
Mesa Az 85215 0889
guybrungardt@aol.com

Renz-Whitmore Mikaela J.

From: Carruthers, Madeline
Sent: Monday, September 17, 2012 9:07 AM
To: Renz-Whitmore Mikaela J.
Subject: FW: Volcano Heights Sector development plan
Attachments: Volcano Heights Sector Plan comments_bedrock .doc
another to add to the report

From: Gerald Gold [mailto:gngold@comcast.net]
Sent: Sunday, September 16, 2012 3:40 PM
To: Carruthers, Madeline
Subject: Volcano Heights Sector development plan

Madeline Carruthers
EPC Board Secretary

Please enclose the following for the board to review for the October 4th meeting.

9/7/2012

Comments for EPC Hearing on VHSDP

Bedrock Partners owns 250 acres in the VHSDP area. We are not developers, but we are long time Albuquerque residents with pride in this city. Since 2003 we have supported the City of Albuquerque's planning efforts to create a high density residential/urban area on the west mesa to increase the tax base, to decrease river crossings, and to add to the quality of life for those who are live in the area. We have participated in many planning meetings with city officials. Last year, no longer able to support the current plan, I urged that the city step back from this plan.

The plan does not address the realities. The road network defined takes no notice of the existing topography of the site. Elevations, drainage patterns, and material makeup are ignored in favor of a drafting-room rectangular roadway system. Before considering any details, the city must lay out easily constructed roads and utility corridors based on what is the most sensible way of proceeding. We should incorporate, not blast through the natural features.

"The plan aims to encourage attractive development through the use of recognized principles of urban design and to allow property owners flexibility in land use, while providing predictability through a higher level of detail proscribed site development standards, building design, and form." (p4,Sect 1.3)

I don't believe that what has been suggested is attractive. "Recognized principles of urban design" don't apply necessary to New Mexico tastes. The plan speaks of flexibility for property owners, only to take it away completely with the proscribed (to condemn as forbidden, harmful, and unlawful) site development standards, building design, and form. The 250 + pages of detail would make development impossible.

The plan should be greatly simplified. It must address infrastructure first.

If the city wants to foster development in this area of multiple owners, it will have to make a substantial initial investment. This investment will pay the city back by future property tax revenue, hook up fees, and other charges.

- Provide adequate roadways for trucks, busses and vehicular traffic.
- Define the exact route of future mass transit and transit stations
- Install major water, sanitary sewer, and storm sewer infrastructure with the roads.
- Permit the various owners to explore new designs of architecture.
- Allow for phased development on the land while encouraging plans for high density, multifloored commercial building as may be required by future expansion.

Signed.

Gerald N. Gold MD

Gerald N. Gold MD
Managing Member, Bedrock Partners LLC

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Renz-Whitmore Mikaela J.

From: Carruthers, Madeline
Sent: Wednesday, September 19, 2012 2:22 PM
To: Renz-Whitmore Mikaela J.
Subject: FW: Volcano Heights SDP
Attachments: Detail Comment September 2012.doc

From: aschwartz74@comcast.net [mailto:aschwartz74@comcast.net]
Sent: Wednesday, September 19, 2012 1:45 PM
To: Carruthers, Madeline
Subject: Volcano Heights SDP

Madeline,

Attached are comments on the Volcano Heights 2012 Draft SDP. I will appreciate if these can be included in the staff report for the hearing now scheduled for October 4.

I had hoped to be able to attend but I have a conflict with a Board of Ethics meeting scheduled for 4:00pm that same afternoon.

Thank you for your assistance,

Alan M Schwartz

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ALAN M. SCHWARTZ
4409 Rancho Centro Ct. NW
Albuquerque, New Mexico 87120
Telephone 505-890-7142
Email aschwartz74@comcast.net

Comments to Volcano Heights Sector Development Plan Draft 2012

The Draft Plan does not satisfy Policy 3.95 of the WSSP. (Volcano Mesa Area 2011 Amendment) **The Draft Plan does not comply with the ABC Comprehensive Plan.** (Sec II.B.7 Policy a, Table 22)

Policy 3.95 (Council Resolution R-10-77) directs the Town Center be designated as a Major Activity Center and this is reflected in the language of the current draft. (Note: MACs are not defined in the WSSP but are a designation of the ABC Comprehensive Plan. To date, the designation of the Volcano Heights Town Center as a MAC has not been adopted into the Comp Plan.)

In the July 2010 draft the Town Center consisted of 130 acres. (Volcano Heights Market Study) While the Comp Plan defines a MAC as considerably larger (300+ acres), it also comments that future MACs be denser and therefore smaller, and less auto oriented and more walkable. In the current draft however, the Town Center has been further reduced to 68 acres. It is unclear how this small amount of space could support a regional employment center (MAC) in addition to the 1,406 multifamily housing units that are programmed for the Town Center in the current draft. At 68 acres, the Town Center is more consistent with the WSSP definition of a Community Activity Center.

The MAC requirements, as outlined in the ABC Comp Plan and cited in the Council Resolution, further specify that buildings be three stories or higher and that the MAC have a minimum FAR of 1.0. The 727,650sf of non-residential development projected in the current draft, within a 68-acre Town Center, yields a FAR of .25. Admittedly this number is incomplete, as it does not include the proposed residential component. Unfortunately, the current draft presents residential only as "units" and does not disclose the square footage. To bring the FAR to 1.0 would require an additional 2,234,430sf of improvements or an average 1600sf for each of the 1,406 multifamily units. Not only is this unlikely, but it is inconsistent with the draft language (Chap I, para 1.6) "more retail and office uses are proposed than residential dwelling units". In fact, 2.2M sf of Town Center multifamily alone would exceed the entire 2M sf of non-residential for the entire Heights SDP. Similarly, assuming an average 650sf for only the 3,363 multifamily units within the Heights SDP but excluding the Town Center, the result is greater than the 2M sf projected for the entire SDP. It is unclear how "more retail and office uses are proposed than residential dwelling units", either for the Town Center or the entire SDP.

The Draft Plan does not satisfy Policy 3.96 of the WSSP. (Volcano Mesa Area 2011 Amendment)

Policy 3.96 specifies that "New zoning should be established for the Volcano Mesa area to correct the jobs/housing imbalance that exists for the area . . ." The current draft contains only a singular mention of "jobs/housing imbalance" at 11.2.2 under Goals. There is no other citation in the draft that attempts in any way to actually quantify what, if any, progress will be made as a result of this plan based on the plan projections.

Policy 3.96 references a projected build out for the entire Volcano Mesa planning area of 12,000 new homes and 30,000 residents. This reflects the assumptions made in the 2006 draft (Table 2 Employment Deficits). However, the analysis in the current plan (Executive Summary Table 1.2) considers only new residential within the Heights SDP. This is contrary to Policy 3.96 and the Council intent, which clearly addresses the entire Volcano Mesa planning area.

At 1.25 jobs needed per dwelling unit the current plan admittedly creates a surplus of jobs within the 68 acres of the Town Center (1,757 demand vs 2,134 created). However, this surplus quickly evaporates and turns negative when the analysis is expanded to the entire Heights SDP area. The 4,769 dwelling units with the SDP would create a demand for 5,961 jobs versus only 5,389 created. That still leaves job demand for 60% of the dwelling units with the Volcano Mesa planning area unaccounted for.

The EPC may wish to consider:

1. Eliminate the Town Center entirely and absorb the 68 acres into one or more of the adjacent Character Zones.
2. Designate the Town Center as a Community Activity Center and follow existing CAC guidelines in the WSSP.
3. Eliminate all housing from the Town Center. With all other assumptions held constant the Heights SDP would have a job surplus of 1,186.
4. Require that, prior to forwarding this plan to the Council, the plan include a numerical analysis of the jobs/housing balance over the currently projected life of the plan (2010-2035).

Renz-Whitmore Mikaela J.

From: kanschuetz@comcast.net
Sent: Thursday, September 20, 2012 4:47 PM
To: Renz-Whitmore Mikaela J.
Subject: Comments on Volcano Heights Development Sector Plan, August 2012 (working draft)
Attachments: Anschuetz--Volcano Heights Sector Development Plan 12-09-20.pdf

Dear Mikaela,

Well, it look like I'll make the deadline after all.

I hope that there is a germ of an idea that is helpful. And I hope that your are receiving other letters of support.

I will look forwarding to seeing you in two weeks. (That is, if my work schedule allows it.)

With appreciation for all the hard work that you, Andrew, Petra, and all others have done over these two years,

Kurt

Tel. and Fax: 505-294-9709
Cellular: 505-681-6933

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KURT F. ANSCHUETZ, PH.D.
CONSULTING ANTHROPOLOGIST/ARCHAEOLOGIST

6228 Calle Pinon NW
Albuquerque, New Mexico 87114

TEL & FAX: (505) 294-9709
kanschuetz@comcast.net

September 20, 2012

Ms. Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102

RE: Comments on *Volcano Heights Sector Development Plan, August 2012 (working draft)*

Dear Ms. Renz-Whitmore:

I am writing to this letter for members of the Environmental Planning Commission (EPC) in advance of their scheduled hearing on October 4, 2012, to express my support of the *Volcano Heights Sector Development Plan, August 2012 (working draft)*. When I first saw the July 2010 draft of this document, I would have thought it impossible that I would endorse the initiative two years later.

To borrow from a question that is currently popular in our political discourse today: How can I now be in favor of it, when I was first against it? Rather than viewing myself as a kind of a flip-flopping John Kerry or Mitt Romney character, I think that the answer for my transformation lies in what I see as the system of City Government working, even if it works in fits and starts, and is marred by many unseemly warts. (And there remains *much* room for improvement!)

Before I get into the substance of my comments specific to the *Volcano Heights Sector Development Plan, August 2012 (working draft)*, I first would like to provide needed context.

The release of the *Volcano Heights Sector Development Plan, July 2010 (draft)*, which accompanied by the near-simultaneous announcements of the *Westside Strategic Plan Amendment,* the *Volcano Cliffs Sector Development Plan,* and the *Volcano Trails Sector Development Plan*, was an unwelcome (to phrase its impact in its kindest terms) surprise for stakeholders who already live and work on the Westside. For those of us who have:

1. informed interests in maintaining the natural and cultural values of the Volcano Mesa,

2. ensuring that our neighborhoods will be livable places for our families and neighbors, and

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3. knowing our individual property rights and our investments in helping to build Albuquerque's Westside community,

the release of such an assembly of planning documents without the prior and meaningful engagement of the Westside's stakeholders in the planning process was a another woeful failure on the part of the City of Albuquerque Government over a span of many years.

The conversations that followed were much more difficult than they needed to be because the City Government belatedly reached out more broadly to the Westside's stakeholders, including the residents of established and developing neighborhoods within and around the Volcano Mesa's margins. The prior lack of meaningful engagement, let alone timely communication fueled tremendous tension and mistrust regarding the various Volcano Mesa planning initiatives.

Because the purpose of this letter is to provide comments on the current version of the *Volcano Heights Sector Development Plan*, I am not going to critique the processes concerning the revision and passing of the *Westside Strategic Plan Amendment,* the *Volcano Cliffs Sector Development Plan,* and the *Volcano Trails Sector Development Plan* in detail. It is important, however, to remember always that the *Westside Strategic Plan Amendment* policy statement to define the Volcano Heights Sector as a Major Activity Center established the framework upon which the planning initiative proceeded. The adoption of the *Westside Strategic Plan Amendment*, in turn, carries important implications for City of Albuquerque Government in faithfully implementing the guidelines contained within the Volcano Heights Sector Development and making a lasting commitment to ensure that the goals of the sector plan are fulfilled and maintained for the betterment for the whole of the City of Albuquerque.

Much is at stake. With respect to the City's prior policy to define Volcano Heights Sector as a Major Activity Center within the Volcano Mesa, I hope that, with the benefit of hindsight, the greater Albuquerque metropolitan community does not look back 20 years from now and ask, "What were those guys thinking?" The failure of the City to "walk the talk" of the *Westside Strategic Plan Amendment* and the consistent enforcement of the regulations included in the Volcano Heights Sector Development Plan will doom this enterprise. The good deal of the responsibility of the failures (and resulting public controversies) to fulfill the vision of the Coors Blvd. Parkway and the Cottonwood Mall Major Activity Center lie at the feet of the City Government for not fulfilling its obligations by allowing variances from approved regulatory frameworks.

As I have stated in my prior commentaries on the Volcano Mesa planning documents, I am not opposed to the development of the Volcano Heights Sector. I think the policy statement defining the Volcano Heights Sector for mixed use not just appropriate, it is a practical necessity in the twenty-first century. I further embrace the concept of scaled zoning, and applaud the definition of the Escarpment and Neighborhood transition zones leading to the greater development density in the sector's core.

With the caveat that my underlying concern resides in the density and scale envisioned for Volcano Heights Sector development as a whole, the principal reason that I can now support the *Volcano Heights Sector Development Plan, August 2012 (working draft)* rests in the refinements

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in the conceptual and regulatory guidelines that have been proposed. These achievements have been made possible by the Herculean effort of the Planning Department staff and their dedication over the past two years to

1. invite varied stakeholders to participate in the planning process,

2. engage these many individuals of widely contrasting training, experience and expectation in respectful and substantive personal and collective dialogue, and

3. work tirelessly in the effort to meld different perspectives and ideas into a coherent document.

Do I think that the August 2012 working draft is a perfect plan? With all due respect, I do not think that it is. I suspect that anyone who makes the effort to understand the various policies that inform the scope and content of the plan would be so naïve as to think that it could be.

The important thing here is that the present draft plan is the product of a community enterprise and represents a multitude of compromises. I see many provisions in the current draft for which I have been an advocate. I now feel a sense of "ownership" of the document.

While I do not adopt an inflexible posture and reject the proposal, now is the time to address some of its persistent shortcomings in the effort to improve the plan further. My following remarks do not focus on old business, such as maximum building heights within the Town Center, Regional Center, and Village Center zones.[1] Instead, I will use this opportunity to identify important topics that remain underdeveloped.

As a professional anthropologist and archaeologist with practical experience working in the Volcano Mesa area and known for contributions in the recognition, documentation, evaluation, and management of cultural landscapes in north-central and west-Central New Mexico, I remain unconvinced of the plan's meaningful commitment to its goals of contributing to the Volcano Mesa's environment to:

11.1.1. Establish an interconnected open space network comprised of parks, arroyos, the Petroglyph National Monument, and other open spaces,

11.1.2. Respect Albuquerque's culture and history, including Hispanic and Native American, through contextually sensitive development of Volcano Mesa, and

[1] The incentive program, by which development interests can earn the privilege of greater building heights in some zones by providing amenities that contribute to, or preserve, natural environmental, cultural-historical, or recreational values that enhance the sectors quality of life, is an innovative approach that can be used to fulfill policies defined in the Westside Strategic Plan.

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11.1.3. Conserve Volcano Heights' archaeological resources and protect and emphasize views and visual connections to the Volcano's Sandia Mountains, and Rio Grande. [p. 172]

The plan includes certain regulatory (e.g., p. 160) and policy (e.g., p. 180) statements regarding these issues, but their discussions are generalized and disconnected. Overarching strategy is needed in the discussion of the incentive programs to help development interests visualize the full assortment of "carrots" that are available to them, as well as understand the options available to them. For example, developers should understand that archaeological sites, just the basalt outcrops, are significant cultural resources eligible for incentive program. I further think that they should be helped to understand that the costs of archaeological resource mitigation are much higher than the alternative of in-place avoidance. What is more, the protection of archaeological sites through avoidance can potentially be part of an incentive for greater development density and height elsewhere. Talk about having your ("carrot") cake and eating it, too!

A larger issue, however, is that I do not think that the discussion of these topics in the presentation of the draft plan is sufficient to enable decision-makers, regulators, and stakeholders to comprehend how these issues are important to the development of a more livable community with a unique sense of place. In fact, language used in the policy statements relating to these issues (e.g., see p. 180) is so weak (e.g., the word "should") that fulfillment of policies related to cultural-historical and recreational amenities is left in doubt. That is, while these policies might be nice to fulfill, they are not really needed. It is easy to anticipate that decision-makers, regulators, or stakeholders might think that such amenities are entirely optional.

As seen in the planning document's traffic study (Appendix C), the Paseo del Norte and Usner Blvd. rights-of-way will carry extremely heavy vehicle loads within the Volcano Heights Sector. High traffic densities, of course, will largely be the product of sector's development as a Major Activity Center replete with Town and Regional center scale facilities. To fulfill the plan's goals for the sector's residential use and the promotion of a pedestrian-friendly environment, I think that the City of Albuquerque needs to make clear policy statements and specific commitments that the construction of grade-separated pedestrian crossings across these bustling corridors is a necessity. Additionally, the proposed intersections shown in the sector plan (e.g. Exhibit 4.3) are insufficient, both in terms of number and placement, for a safe and workable pedestrian environment.

At the very least, the City, which wanted the Major Activity Center designation, now has the obligation to guarantee the construction of supplemental grade-separated pedestrian crossings over Unser Blvd. in the area of the Volcano Heights Sector's north and south boundaries. The timing of the construction of these facilities must be tied to specified levels of traffic flow in and out of the sector to prevent the "can" from being kicked down the proverbial "road" year after year. Regarding the north boundary, the tragedy of a student attending either the Sunset View Elementary School or James Monroe Middle School dying in a pedestrian traffic accident must not have to happen before this topic is addressed.

I want the *Volcano Heights Sector Development Plan, August 2012 (working draft)* to be the basis of the final planning document used to help guide Albuquerque's development on the

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Volcano Mesa. I encourage the EPC to provide guidance to the Planning Department staff to further refine this instrument, just as the members of the public are doing.

I also want for this document to be a success (e.g., an Uptown-style project as opposed to a series of big box "eyesores" and auto dealerships) at the intersection of Paseo del Norte and Unser Blvd. Only if the development is successful fulfilling the wide-reaching goals and policies outlined in the Westside Strategic Plan Amendment can it be a benefit to the Albuquerque community.

Planning Department staff and members of the community have been doing their part. It now for the decision-makers to do does theirs in finalizing the *Volcano Heights Sector Development Plan.*

In closing, I again would like to commend the Planning Department staff for their remarkable job of working the community[2] under many difficult constraints to develop the August 2012 draft.

Thank you for your consideration of these thoughts. If you have any questions, please feel free to contact me. I now look forward to seeing this process move forward.

Sincerely,



Kurt F. Anschuetz

[2] I hope that the City of Albuquerque Government learns from this process. Planning Department staff, when given the time and support to work with diverse stakeholders within the community, has demonstrated its capabilities in a professional manner. I hope that the decision-makers will give Planning Department staff the authorization and support to continue working with the public closely from the outset of planning initiatives given that these projects affect the lives and welfare of the community's people. This is a good thing for all of us.

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Renz-Whitmore Mikaela J.

From: John Ransom [jransom@nmrea.com]
Sent: Thursday, September 20, 2012 3:19 PM
To: Renz-Whitmore Mikaela J.; Webb, Andrew T.
Subject: FW: VHSDP comments

Mikaela and Andrew-
Thank you for your all of your work thus far on the VHSDP. We are in support of the EPC approving a VHSDP and encourage the City to continue with a leadership role to see this plan come to fruition for the sake of our community. Below is the letter I sent to be of record for consideration at the hearing.

John Ransom, CCIM, SIOR
Grubb & Ellis|New Mexico
505.880.7011-direct
john.ransom@grubb-ellis.com
www.RansomWith.com

From: John Ransom
Sent: Thursday, September 20, 2012 11:01 AM
To: 'mtafoya@cabq.gov'
Subject: VHSDP comments

Dear Chairman Floyd:

The Ransom Family has been involved with and following the Sector Plan being prepared by the City of Albuquerque and are one of 35 land owners in the plan. We are generally in favor of the latest draft of the VHSDP. The intent and the development of the plan brings to the West side the needed employment center and job balance that the City needs desperately for the community. There has been so much progress made towards flexibility of the plan to allow for "phased-In" development that can help spur jobs, earn gross receipts taxes and reduce trips over our overcrowded bridges. We believe that the zoning is what the City needs and the density to create that job balance. While the Sector plan deals with land use and, to some extent the traffic and access, what is still missing in the plan is additional planning to bring this plan to fruition. What the plan lacks, and our community requires, is the City to take the leadership role to study and complete plans for the drainage master plan, extension of water and sewer to the area as well as the regional backbone infrastructure and regional roadways that will have impact beyond the sector plan boundaries.

While there are some land owners that have more land than others it still has 35 distinct property owners. The diverse landownership and the appearance that some hold out land owners can prevent the orderly development of the Sector plan places a burden on the remaining few land owners with the responsibility to coordinate governmental agencies and finance the planning and construction of a Regional Town Center that will benefit all of us. We hope that the City continues to take the leadership role in the plan development.

In closing again we support the plan. Thank you for the opportunity to review the plan.

John Ransom, CCIM, SIOR

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john.ransom@grubb-ellis.com
www.RansomWith.com

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9/27/2012

Renz-Whitmore Mikaela J.

From: Hoffman,James,FORT WORTH,R&D [Jim.Hoffman@AlconLabs.com]

Sent: Thursday, September 20, 2012 8:36 AM

To: Carruthers, Madeline ; Renz-Whitmore Mikaela J.; Webb, Andrew T.

Subject: Comments on August 2012 Draft VHSDP for EPC meeting

Mikaela / Andrew,

I would like to express my support for approval of a Volcano Heights Sector Development Plan (VHSDP) which is greatly needed to provide a framework for organized development in Volcano Heights. The current draft VHSDP has made significant progress in achieving the plan goals (reference draft VHSDP section 11.0), especially with regard to Environment and Open Space, and Land Use and Urban Design. The negative impact of not approving a Volcano Heights Sector Development Plan would be a significant setback for the City of Albuquerque in helping address the jobs / housing imbalance on the West Side as well as continuing to aggravate traffic congestion problems in Northwest Albuquerque and at river crossings

My comments on the current draft VHSDP to be presented to the EPC on 10/4/12 are summarized below:

1. Table 2.2 should have a reference in the text.
2. Section 3.5 - Add a definition of approved grade. This definition should be the higher of the natural terrain or approved roadway grade?
3. Section 4.7.3 (iii) – I do not believe that this "requirement" is legally enforceable via the Sector Plan ... wording should be softened to encourage such agreements.
4. Section 7.4.2 / 7.4.5 – What if a roadway has been constructed above natural grade (see comment 2 above). Flexibility in retaining wall height and / or amount of fill up to approved roadway grade should be allowed without additional administrative processes.
5. Section 7.5.5 – delete or modify the 2nd sentence. In most cases fill is used to alter the site topography (e.g. to make the site more level).
6. Section 9.1 – The sign restrictions in the Unser Boulevard Design Overly Zone did not anticipate a Major Activity Center. These restrictions should be reviewed to determine if modifications are warranted.
7. Exhibit 10.2 and Section 10.5 – Open Space rock outcroppings. It is unclear whether rock outcropping dedications must include the 100' buffer and to what extent the buffer must remain undeveloped. I could imagine that in many cases it would preferable to dedicate a smaller physical area and provide an attractive barrier such as a wall or fence to protect the rock outcropping along with some interpretive information about the archeological significance, rather than just have an undeveloped buffer of open space where the public would hardly be able to see the rock outcropping from 100' away. Can some language be added to allow this possibility ... maybe with Open Space approval?
8. Section 13.4 – Should reference to table 14.1 (pending) be table 13.1 on the following page?
9. Table 13.1 – Change the priority of E-1 and E-2 to short term. Also, add updating the Centers and Corridors plan as short term (reference Appendix A – C.1
10. Street Screens – The requirements / height limitations (section 8.2.2) for street screens is not practical along portions of Paseo del Norte and Unser Boulevard (B streets) where the existing roadway has been constructed several feet above grade. Significant amounts of fill would be required to bring a site up to the roadway level and then provide a street screen, or an exceptionally high street screen would be required.

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11. Bike Paths – Appendix A – D.4 makes reference to the May 2011 Bikeways and Trails Master Plan that bike routes typically work best on streets with speed limits of 25 miles per hour or less and traffic volumes of 3,000 average daily trips or less. Neither of these conditions fit Paseo del Norte or Unser Boulevard. From the perspective of multimodal functionality, safety, and ROW requirements near the intersection of Paseo del Norte and Unser Boulevard, bike routes in the plan area should be incorporated into the "loop road system" surrounding the intersection of Paseo del Norte and Unser Boulevard, and deleted from the Paseo del Norte and Unser Boulevard cross sections for the portions of these two roads within the boundary of the "loop road system".
12. Roadway Cross-sections for Paseo del Norte and Unser Boulevard – The 2006 VHSDP envisioned Paseo del Norte and Unser Boulevard as urban boulevards incorporating access roads. This concept was abandoned in the current VHSDP as noted in exhibit 4.16 and 4.17. However, the concept of urban boulevards with access roads has suddenly re-appeared in the traffic study in Appendix C. This raises several questions regarding Paseo del Norte and Unser Boulevard as to what are the desired cross sections, transitions to access roads / intersection details, and whether additional right-in / right-out access to the access roads would be permitted. Consequently, the plan should be amended to identify that the City as the lead agency responsible for implementing Paseo del Norte and Unser Boulevard.
13. My final comment is with regard to the goals for Transportation, Infrastructure, and Economic Development, all of which are inter related – There are several strong statements made in the draft VHSDP that all infrastructure is to be provided by the property owner and / or developer (e.g. section 1.7.3, 4.3.1 (iv), 12.5.1, 12.5.4 (iii), 12.5.5 (i), Appendix A - D.1.b, etc.). While I agree that the local infrastructure (mandatory and non-mandatory streets, along with associated water, sewer, storm drainage, etc.) will need to be provided for by the landowners and / or developers, there is certain regionally significant infrastructure within the plan area for which more regional funding sources must be considered. This significant regional infrastructure would minimally include the two vital regional traffic arteries within the plan area (Paseo del Norte and Unser Boulevard) and backbone infrastructure to interconnect the northernmost Volcano trunk or the ABCWUA water system with the Corrales truck of the former New Mexico Utilities area.

    As limited access principal arterial roads, Paseo del Norte and Unser Boulevard will retain their primary regional functionality of moving large volumes of traffic through the plan area. These two roads are also the gateways into Volcano Heights whose development as efficient, attractive roadways should be regional priorities to help recruit employers to the Volcano Heights area. Interconnecting the ABCWUA and former New Mexico Utilities water systems was identified as a priority in the West Side Strategic Plan amendment for the Volcano Mesa area; however, no projects to interconnect these areas currently exist.

    Failure to provide some public funding support for this regional infrastructure poses a risk to achieving the plan's goals. While I recognize that there are limitations in the current economic environment, the plan sections above (and any others I have missed) should be revised to encourage the City to pursue alternative funding sources for significant regional infrastructure.

Again, thank you for the opportunity to provide comment and I am supporting approval of a Volcano Heights Sector Development Plan.

James Hoffman

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Thank you.

Renz-Whitmore Mikaela J.

From: Carruthers, Madeline
Sent: Monday, September 24, 2012 8:18 AM
To: Renz-Whitmore Mikaela J.
Subject: FW: Volcano Heights Sector Dev. Plan Comments

another one.

From: John Edward [mailto:jbedward@edwardgroup.net]
Sent: Thursday, September 20, 2012 4:00 PM
To: Carruthers, Madeline
Cc: Webb, Andrew T.
Subject: Volcano Heights Sector Dev. Plan Comments

Please see our comments per the : Volcano Heights Sector Development Plan (VHSDP).

In the context of the comments it is important to note the following.
Note there are 30 property owners in this approximate 500 acre area VHSDP.
Bedrock is one of the 30 property owners. Bedrock for whom my family is a shareholder/partner, owns approximately 258 acres (net of ~270 acres, and land used for roads and open space, year to date).
Much of the land is owned by the 30 parties in a jumbled or scattered fashion.
All of the land is encumbered by Basalt rock which is very big obstacle financially in development of land. Thus efficiencies and flexibility must be addressed.

Summary:

- Cost of regional infrastructure is placed on the backs of the development/plan area. Land cannot afford to bear this burden for a 50 square mile region.
- Infrastructure, topography and road networks are not interrelated because there is no drainage study or study relative to elevations. This will greatly impact costs.
- Plan designs are made on a very fine scale without the broader more fundamental aspects of development planned for.

1. The plan overly burdens land owners with Regional Infrastructure and with no infrastructure plan. The plan refers to the cost of the following to be built by the land owners at their expense.
    a. ROADS:
        1. The plan essentially calls for the entire financial burden of Paseo del Norte (6 lanes) and Unser (4 lanes) (these roads serve a 50 mile region and the greater area)
            1. Currently these region serving Major Arterial roads are not built to acceptable standards and these roads will need to be torn up and redone.
            2. The roads are built at elevations in some cases 12 feet above grade.
                1. (note that this will have impact on buildings next to road, which have severe height limitations).
                2. (In this regard the plan is very strict on what is allowed to bring in fill for development).
        2. Additionally, lands owners pay for

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1. the Transit Route/road and
2. all mandatory and non mandatory roads.
3. All internal "non mandatory roads".

3. Road Network will be very difficult to complete, due to limitations on what the plan refers to as protected rock outcropping, which encroach on the roads laid out in the plan.
    1. See that page 159 shows protected rock outcroppings overlaying on the road network. Why were the roads not planned to avoid them initially?
    2. This immediately pits landowners or future developers against the plan upon any development request to the city by requesting variances. i.e. no plan can form as the plan does not conform now.

b. OTHER INFRASTRUCTURE
    1. There is no planning or work done relative to topography (except rock-outcroppings) which materially impacts wet related infrastructure.
    2. Infrastructure is usually tied into roads, however, roads are laid out with no attention to drainage effectiveness or slopes (which are to be maintained per the plan).
    3. The plan wants the 30 land owners to come to some agreement to hire a Master Developer to lay out infrastructure, funding, etc. This one point may prove to be impossible.
    4. Regional trunk infrastructure on the land owners of the VHSDP is to be borne by land owners, just like the roads,
    5. Due to the roughly 30 land owners there must be a plan at the very least
    6. Placement of infrastructure, should be allowed to be placed in logical areas (due to slope and placement of roads, open space). Due to the rock, placing infrastructure in some of the prescribed areas may cause building disruption later if modifications are needed. Currently in the area, blasting and trenching are both used. Placement of the infrastructure as prescribed needs to be more flexible.
    7. AMAFAC, was not consulted, nor requested for a drainage plan, for which there is sensitive drainage issues, as the Petro-glyph park has some extreme limitations on drainage flow per volume and quality of water.
    8. Pg 192 it states the area is outside of the ABCWUA service area. However, this same entity (City of ABQ water) purchased NM Utilities, which this was their service area. By virtue of that, ABCWUA, is obligated to fulfill that and thus is within the service area. On page 192 it states the property must pay additional Water Supply Charges. This was not part of the service to be provided by NM Utilities, which was purchased.

2. Building Heights:
    a. These are too low and the bonus system is in connection not generous enough if utilized, especially in light the demanded/needed regional infrastructure costs as required by the city.
    b. The Plan's Low building heights is to help preserve views, but it will cause development up to this glass ceiling of max heights and then no one will have a view.
    c. Topography of land is varied enough that taller building heights could be built without blocking offsite property (offsite of plan area) views.
    d. Current plan heights have be reduced as much as 50% from the prior plans.
    e. Other than bonus system, Taller buildings can only be built if a single employer has over 150 employees and they must have a development agreement with the city, with claw backs. What if someone wants to build a building independent of that and clearly the building would hold more than 150 employees? This is a limitation on free enterprise of major investment dollars into our community. See page 132.
    f. Heights are in direct relation to cost of infrastructure. If in adequate density is allowed, then ability to re-coup the cost of infrastructure as proposed may not be possible, especially if the

topography of the property is not considered for drainage, water and sewer. The basalt rock limitations make the rigid aspects of the plan, financially very restrictive.

3. Approval Process:
   a. Any site plan with significant infrastructure, is required to have the most burdensome review and the streamlined options are not viable. The plan backs much of the land into this category by putting forth a road network which ignores infrastructure/slope/drainage relationships and requires moving of roads by more than 10% to avoid topographical features. This is engineering the area in a re-active way.
   b. For a plan with this level of detail, larger parcel sizes, greater than the 5 acres noted on page 33, meeting or being close to standard, should be allowed for a more streamlined approach.
4. Building Design:
   a. Too Restrictive.
   b. Not much allowance for architectural freedom.
   c. Very restrictive with materials used to build buildings.
   d. Examples of strict standards,
      1. requirements for certain percentage of a building to be masonry,
      2. that windows must be set back in to a building.
      3. Type of glass to be used,
   e. Limitation on the Heights of floors in a building (which may not allow maximization of property with low building heights).
   f. Building Street requirements/Orientation, does not allow much different positioning to take advantage of solar aspects or view corridors. The streets should not be the only mechanism for building placement.
5. Implementation:
   a. There is a requirement that a master developer be hired. However, can you force of the 30 property owners "hold out" property owners to participate?
   b. There is required coordination with various government agencies, on matters that should be already part of this plan, like drainage, open space/parks, as previously stated.

The City has worked long an hard on this plan and we have been very patient and worked hard too. However there are some obvious things that must be done to help make this a viable area to develop. While we may not be the developer, we ultimately have to sell to one, for which if its not feasible, there is no sale nor development.

Thank you.

John

Someday is not a day of the week. Have you made plans today for the long term?
Hope is essential, but Hope is not a plan

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ALBUQUERQUE PUBLIC SCHOOLS
Real Estate Department
Expect Great Things!

Winston Brooks
SUPERINTENDENT

Martin W. Eckert, SR/WA
REAL ESTATE DIRECTOR
eckert_m@aps.edu

September 24, 2012

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
600 Second St. NW, 3rd Floor
Albuquerque, NM 87102

Re: Letter In Support Of Volcano Heights Sector Plan

Dear Ms. Renz-Whitmore:

I wanted to take this opportunity to thank you and all of the other dedicated City of Albuquerque ("City") Representatives, and your consultants, for all of your excellent work with regard to the Volcano Heights Sector Plan.

As you are aware, the Albuquerque Public Schools ("APS") is not generally subject to land use, zoning, subdivision and construction regulations, ordinances and procedures of local jurisdictions such as the City. However, as a Community Partner with the City and other local governing entities, APS does all that it can to voluntarily comply with such regulations. It is important to APS that orderly development occurs as such development ultimately has a major impact on the future operations of APS.

As you are aware, as the Real Estate Director for APS, I have participated in many of the workshops and public meetings that the City has held with regard to the Volcano Heights Sector Plan over the last few years. The current plan is well thought out and if implemented, will be beneficial to the entire Albuquerque Metropolitan area. Because of this, I wanted to take this opportunity to express my support of the plan. I hope that the Environmental Planning Commission will approve this plan as soon as possible.

If you should have any questions, please do not hesitate to contact me.

Sincerely,
Albuquerque Public Schools

Martin W. Eckert, Real Estate Director

915 Locust Street SE, Room 8 87106 P.O. Box 25704 Albuquerque, NM 87125-0704 505.765.5950 x265 505.768.1583 fax

Public Comments:

For EPC Hearing #1: October 4, 2012

(Received at Hearing and Included in Staff Report for EPC Hearing #2: December 6, 2012)

United States Department of the Interior

NATIONAL PARK SERVICE
PETROGLYPH NATIONAL MONUMENT
6001 Unser Blvd., NW
Albuquerque, New Mexico 87120

In reply refer to:
L30 (PETR)

October 2, 2012

Mr. Hugh Floyd
Chairman, Environmental Planning Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Chairman Floyd:

It has been almost 25 years since the Northwest Mesa Escarpment Plan (NWMEP) has been approved by both the City of Albuquerque and Bernalillo County. This plan was approved even prior to the establishment of Petroglyph National Monument. Development has climbed to the mesa top. New infrastructure has been planned and in many cases constructed. New archaeological inventories have documented both more petroglyphs and more associated archaeological features, most of which are immediately adjacent to the escarpment (as defined by the 9% slope).

In 1990, the Congress of the United States established Petroglyph National Monument as a unit of the National Park System, to be cooperatively managed by both the City of Albuquerque and the National Park Service. This is the only such management agreement in the country and the eyes and ears of others will be looking closely at the decisions of the city, as to just how carefully the cultural and natural resources of the monument are being protected. Petroglyph National Monument belongs not just to the National Park Service but to all of us!

As for development within the Impact Area adjacent to the monument, we are pleased with the requirement that building height in the Impact Area will be limited to 15 feet, and we request that no exceptions be allowed for any structures to the 15' height limit and that natural grade be retained, keeping cut and fill to a minimum. As was stated in the NWMEP "the topography of the site is not to be substantially altered." In the past, the City has allowed exceptions. This should not be allowed in the future. This plan appears to respect the spirit and intent of the NWMEP.

Looking at the Mesa development as a whole, one must wonder at the visual impact that thousands of homes will have. We ask this Commission to look at the views from the monument, specifically in the vicinity of Piedras Marcadas Canyon as well as of the West

Mesa from across the valley. The specifics of the View Area of the NWMEP (Policy #20) calls for "The Predominant colors used on structures within the View Area shall blend with the natural colors of the mesa" This makes sense. The plans calls for external surfaces of commercial and multi-family buildings to be in the pallet of Approved Colors, allowing for up to 80% of opaque materials on any façade to be other colors (such as white trim). Unfortunately, the View Area regulations call only for roofs of single family homes to be of Approved colors and we ask that the plan require the same of single family homes as it does of commercial structures. The views from outside the area will be softened and muted with this simple requirement.

As we requested at the southern end of the monument, when Sun Cal had proposed a Master Plan, the National Park Service agrees with the City Open Space Division in favoring single loaded streets for many reasons. They help to better define the boundary, storm water can be retained upstream, streets- if wide enough- can be used as a trail for walkers and bicyclists, and the streets themselves create a visual buffer from development. In 2006 city Council approved the Volcano Heights Sector Development Plan. This Plan welcomed, and in fact embraced, general natural and cultural resource protection strategies. It reflected the significance of the cultural landscape as well as the geologic features. We see that this 2012 version does much the same if:

1) Single loaded streets when roads about the monument boundary.
2) Residential structures are limited in height to 15', with no exceptions
3) The Approved color palette applies also to all residential structures within the View Area

Thank you for the opportunity to comment.

Sincerely,

Joseph P. Sánchez

Joseph P. Sánchez, Ph.D.
Superintendent

City of Albuquerque
Open Space Advisory Board
October 3, 2012

To: Environmental Planning Commission
Subj: Volcano Heights Sector Development Plan (VHSDP)
(Ref: Summary booklet labeled "Agency Distribution", Sept. 4, 2012)

The Open Space Advisory Board strongly endorses the concept of a single-loaded street to be located adjacent to the boundary of Petroglyph National Monument. Such a road/street is shown on various maps in the SDP with an optimum alignment, and it is proposed to be mandatory.

Why should this road/street be required in the SDP? Because in Albuquerque many, many subdivisions (mostly residential but also commercial) have building lots laid out so that they back up to, say, the foothills, or the arroyos, or the irrigation canals and drain ditches, or to the river, or the escarpment, or to designated public open space land, and even some to landscaped parks. Wherever there exists some land or landscape that might provide a view or offer some sort of amenity value, Albuquerque's developers have chosen to turn their backs, to build houses and backyards, and usually block walls, that shut out everyone.

This sort of urban layout effectively cuts off both physical and visual access. The general public cannot see nor actually get to the foothills or the arroyos or the ditch banks. Not only is the public kept out, but even the people who live in the houses are pretty much turned away. At this sort of close-up level, Albuquerque's beautiful physical environment, as it is often called, is ignored.

There are a few exceptions, places where a single-loaded street lies between the houses and the natural landscape, providing an attractive street "edge" where the houses look out to the landscape and where people on the street can also see. One such place is a too-short stretch of Camino de la Sierra, at the foot of the mountains.

There are already too many places along the boundaries of Petroglyph National Monument where houses have been allowed to back up to the monument, such as Santa Fe Village. Here only the dead branches and grass clippings that people throw over their back walls get to "enjoy" the landscape.

In conclusion, we argue that the proposed Park Edge street in the VHSDP will provide a view of the National Monument's natural landscape and of the distant mountains. It will provide on-foot access and visual access. It will provide a sense of delineation and environmental integrity to the Monument, in at least this one area.

Jerold Widdison, Chairman

JW

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Agency Comments:

For EPC Hearing #1: October 4, 2012

Renz-Whitmore Mikaela J.

From: Dumont, Carol S.
Sent: Friday, September 07, 2012 9:12 AM
To: Renz-Whitmore Mikaela J.
Cc: Lewis, James L.
Subject: Volcano Heights SDP Phase 2 Final Review/Approval

Hi Mikaela, I would like, on behalf of Parks &Recreation, to ask for an extension on the deadline for response to this review. As you know, we had a lot of comments and concerns and would like to do a thorough review prior to the EPC hearing. I will be out of town from tomorrow until 9/25 and although I am taking the document with me, I will be dealing with a family health crisis during this time as well so would greatly appreciate the additional time. James Lewis will request an additional copy of the Plan so he can review as well and when I return we will coordinate our comments based on our independent reviews. Preferably, an extension until 10/15 would be helpful but if it needs to be a shorter period, please let us know.

Carol S. Dumont

Senior Planner
Strategic Planning & Design
Parks & Recreation Department
(505)768-5387

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To: Staff Planners, Development Services Division, Planning Department

From: Carol Dumont, Parks & Recreation Department

Subject: Agency Comments for 10/11/12 EPC Public Hearing

Inter-office Correspondence

Project Number: 1001620 **Application Number: 12EPC-40056**
Reviewed, no objection.

Project Number: 1001620 **Application Number: 12EPC-40055**
Reviewed, no objection.

Project Number: 1001620 **Application Number: 12EPC-40063**
Reviewed, no objection.

Project Number: 1004677 Application Number: 12EPC-40057
Reviewed, no objection.

Project Number: 1009402 Application Number: 12EPC-40053
Reviewed, no objection.

Project Number: 1009415 Application Number: 12EPC-40062
Reviewed, no objection.

Project Number: 1009414 Application Number: 12EPC-40061
Still in review, comments will be provided at a later date for Parks, Open Space and Trails

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMORANDUM

TO: ENVIRONMENTAL HEALTH/Suzanne Busch
LEGAL DEPARTMENT/Shannon Beaucaire, Anita Miller
PARKS & RECREATION:
PARK DESIGN/Carol Dumont
OPEN SPACE DIVISION/Jay Lee Evans/Susana Abbey
CITY FORESTER/
PLANNING:
LONG RANGE PLANNING/Maggie Gould
METROPOLITAN REDEVELOPMENT AGENCY/John G. Rivera
ZONING/Juanita Garcia
NEIGHBORHOOD COORDINATION/Stephani Winklepleck
TRANSPORTATION DEV. SERVICES/Nilo Salgado-Fernandez, Kristal Metro
HYDROLOGY/Curtis Cherne
POLICE DEPARTMENT/Steve Sink
FIRE DEPARTMENT/Richard C. Suazo
SOLID WASTE MANAGEMENT DEPARTMENT/Lee Whistle
TRANSPORTATION PLANNING/Debbie Bauman
TRANSIT DEPARTMENT/Shabih Rizvi

ABC WATER UTILITY AGENCY/Allan Porter
ALBUQUERQUE PUBLIC SCHOOLS/April Winters
AMAFCA/Lynn Mazur
BERNALILLO COUNTY/Nano Chavez
MID-REGION COUNCIL OF GOVERNMENTS/Steven Montiel
MIDDLE RIO GRANDE CONSERVANCY DISTRICT/Ray A. Gomez
NM DEPARTMENT OF TRANSPORTATION/Tony Abbo
PETROGLYPH NATIONAL MONUMENT/Diane Souder
PUBLIC SERVICE COMPANY OF NEW MEXICO/Elizabeth Culpepper

FROM: Carmen Marrone, Current Planning Division, Urban Design & Development Division

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Attached are the legal descriptions, applications, and related materials for the **cases scheduled for public hearing before the Environmental Planning Commission on October 11, 2012.**

The first staff review session is on **September 4, 2012,** at **10:00 a.m.**, on the 3rd Floor, Planning Department Conference Room, Plaza del Sol Building, 600 Second Street, NW. At that time, the case packet is distributed. **Please remember that all agency comments are due NO LATER THAN September 14, 2012.**

COMMENTS TO: Randall Falkner (rfalkner@cabq.gov) Carrie Barkhurst (kcbarkhurst@cabq.gov)
Chris Hyer (chyer@cabq.gov) Maggie **Gould** (mgould@cabq.gov)
Maryellen Hennessy (mhennessy@cabq.gov) Mikaela Renz-Whitmore (mrenz@cabq.gov)

Project# 1001620
12EPC-40056 AMNDT TO ZONING CODE SHORT-TERM VACATION RENTAL
City-wide
9/11/12 – Newsletter Article in the September/October issue of the "Neighborhood News" newsletter both in print and online to all NA/HOA/Coalitions on ONC's list and to the public - siw

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of lot(s) CITY WIDE, located on CITY WIDE
Maryellen Hennessy, Staff Planner

Project# 1001620
12EPC-40055 AMNDT TO ZONING CODE WALL REGULATIONS
City-wide
9/11/12 – Newsletter Article in the September/October issue of the "Neighborhood News" newsletter both in print and online to all NA/HOA/Coalitions on ONC's list and to the public - siw

PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of lot(s) CITY WIDE, located on CITY WIDE
Randall Falkner, Staff Planner

Project# 1001620
12EPC-40063 AMNDT TO ZONING CODE NON CONFORMING
City-wide
9/11/12 – Newsletter Article in the September/October issue of the "Neighborhood News" newsletter both in print and online to all NA/HOA/Coalitions on ONC's list and to the public - siw

CITY OF ALBUQUERQUE agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of lot(s) CITY WIDE, located on CITY WIDE
Carrie Barkhurst, Staff Planner

Project# 1004677
12EPC-40057 SITE DEVELOPMENT - BUILDG PRMT
12EPC-40058 AMEND SITE DEVELOPMENT PLAN – SUBDVN
12EPC-40060 AMEND SECTOR
Downtown NA (R), Huning Castle NA (R), North Valley Coalition
9/4/12 – Recommended for Facilitation – siw
9//4/12 – Assigned to Pilar Vaile - sdb

J.S. ROGERS ARCHITECTS agent(s) for DAN GARCIA/GARCIA'S KITCHEN request(s) the above action(s) for all or a portion of lot(s) 2, GARCIA PROPERTIES DEVELOPMENT zoned SU-2/SU-1 MIXED USE DEVELOPMENT to SU-2/SU-1/CLD AND FOOD PRODUCTION AND ASSOCIATED WAREHOUSING located on CENTRAL AVENUE SW BETWEEN LAGUNA BOULEVARD SW AND SAN PASQUALE AVENUE SW containing approximately 1.34 acre(s). (J-13)
Chris Hyer, Staff Planner

Project# 1009402
12EPC-40053 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG)
North Eastern Assoc. of Residents (R), Sombra Del Monte NA (R), District 7 Coalition of NA's

JUNE POLINKO agent(s) for JUNE POLINKO request(s) the above action(s) for all or a portion of lot(s) 25, block(s) A, SOMBRA DES MONTE zoned O-1 located on WYOMING BOULEVARD NE BETWEEN MENAUL BOULEVARD NE AND CANDELARIA ROAD NE containing approximately .19 acre(s). (C-1)
Carrie Barkhurst, Staff Planner

Project# 1009403
12EPC-40054 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG)
North Eastern Assoc. of Residents (R), Sombra Del Monte NA (R), District 7 Coalition of NA's

BILL O'BRIAN - FUTURE ENTERPRISES agent(s) for BILL O'BRIAN - FUTURE ENTERPRISES request(s) the above action(s) for all or a portion of lot(s) 24, block(s) A, SOMBRA DEL MONTE SUBDIVISION zoned O-1 to C-1 located on WYOMING BOULEVARD NE BETWEEN MENAUL BOULEVARD NE AND CANDELARIA ROAD NE containing approximately .19 acre(s). (H-19)
Carrie Barkhurst, Staff Planner

Project# 1009415
12EPC-40062 AMNDT TO EAST GATEWAY SECTOR DEV PLAN
Coronado Terrace HOA, Executive Hills HOA, Four Hills Village HOA (R), Four Hills Village NA (R), Juan Tabo Hills NA (R), La Mesa Comm. Impr. Assoc. (R), Manzano Manor Assoc. of Residents (R), Mirabella-Miravista NA (R), Sandia Vista NA (R), Singing Arrow NA (R), South Los Altos NA (R), Terracita HOA, Trumbull Village Assoc., (R), Willow Wood NA (R), Winterwood Park NA (R), East Gateway Coalition
9/11/12 – Newsletter Article in the September/October issue of the "Neighborhood News" newsletter both in print and online to all NA/HOA/Coalitions on ONC's list and to the public - siw

CITY OF ALBUQUERQUE agent(s) for CITY OF ALBUQUERQUE request(s) the proposed an amendment to the East Gateway Sector Development Plan that will create new design regulations for a Tijeras Canyon View Shed Zone located on PROPERTIES ABUTTING CENTRAL AVENUE BETWEEN DORADO PLACE AND TRAMWAY BOULEVARD. The intent of this zone is to protect the views from Central Avenue to the western opening of Tijeras Canyon. (K-20-21, L-20,21,22,23, M-21,22,23)
Maggie Gould, Staff Planner

Project# 1009414
12EPC-40061 SEC DEV PLAN PHSE 2 EPC FNL RVW/APPRVL
Ventana Ranch NA (R), Paradise Hill Civic Assoc., Paradise Ridge HOA, Taylor Ranch NA (R), Volcano Cliffs Property Owners Assoc., Volcano Trails NA (R), Westside Coalition of NA's
9/11/12 – Newsletter Article in the September/October issue of the "Neighborhood News" newsletter both in print and online to all NA/HOA/Coalitions on ONC's list and to the public - siw

CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES to VHVC, VHTC, VHRC, VHNT, VHET, VHMX located on PASEO DEL NORTE NW OR UNSER BOULEVARD NW BETWEEN UNIVERSE BOULEVARD NW AND PETROGLYPH NATIONAL MONUMENT containing approximately 569.11 acre(s). (B-10 & 11, C-10 & 11)
Mikaela Renz-Whitmore, Staff Planner

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMORANDUM

TO: EPC case planners Chris Hyer, Catalina Lehner, Carrie Barkhurst, and Randall Falkner

FROM: Metropolitan Redevelopment Section

SUBJECT: EPC Cases for October 11, 2012 Public Hearing

DATE: September 14, 2012

Project No. 1001620. *Amendments to Zoning Code.* The subject ordinances do not directly affect a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on these applications.

Project No. 1007872. *Site Development Plan for Building Permit, Amendment to Zoning Map, and Amendment to Sector Development Plan map.* The subject development site is within the Historic Central Metropolitan Redevelopment Area. Metropolitan Redevelopment Section staff have the following comments on this application:

- The Historic Central MRA is addressed by several adopted Plans, including the Albuquerque/Bernalillo County Comprehensive Plan, the West Route 66 Sector Development Plan and the Downtown Neighborhoods Area Sector Development Plan.
- The Historic Central MRA Plan will advance the goals and policies of all relevant adopted Plans, including the Comprehensive Plan and Sector Development Plans.
- The proposed site development plan does not respond to the goals and policies of adopted Plans, including Comprehensive Plan policy B.5.d, policy B.5.h, policy B.5.o, policy B.6.b, and policy C.1.b. In general, these policies encourage new development and re-development that is mixed-use, street-oriented and emphasizes travel by transit, walking, and bicycling. The proposed site development plan also does not respond to the goals of the draft West Route 66 Sector Development Plan, including the land use goal to improve and expand commercial, residential, employment and entertainment opportunities to benefit neighborhood residents and to attract tourists and residents from the greater Albuquerque area. At a minimum, the proposed site development plan is a 'missed opportunity' for the type of development encouraged by the Comprehensive Plan and proposed Sector Development Plan.

Project No. 1009402. *Amendment to Zone Map.* The subject property is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

Project No. 1009403. *Amendment to Zone Map.* The subject property is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

Project No. 1009415. *Amendment to Zoning Code.* This proposed ordinance would supercede the Sector Development Plan building front setback standards for the affected area, including the proposed Catalyst Area C. Because the proposed setbacks would pull building facades a considerable distance from the street, it appears that the resulting development would be the typical post-World War II suburban commercial model and would be contrary to the Sector Plan intent for a mixed-use urban village concept for the land around the Tramway/Central intersection. In addition, implementation of the proposed ordinance would make existing

buildings non-conforming at the following Central Ave. addresses: 13020, 13100, 13101, 13110, 13120, 13139, 13140, 13141, 13301, and 13317.

Project No. 1009414. *Sector Development Plan.* The subject area does not lie within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

Renz-Whitmore Mikaela J.

From: Sink, Steve O.
Sent: Friday, September 14, 2012 2:23 PM
To: Falkner, Randall S.; Hyer, Christopher K.; Hennessy, Mary Ellen ; Barkhurst, Kathryn Carrie; Gould, Maggie S.; Renz-Whitmore Mikaela J.
Subject: EPC 1009414

EPC 1009414 is in the Northwest Area Command.

- No Crime Prevention or CPTED comments concerning the proposed Sector Development Plan/Phase II - Volcano Heights request at this time.

Steve Sink, Manager
APD Crime Prevention Unit
505-924-3600
ssink@cabq.gov

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ABQ RIDE Transit Department Comments
Applications for October 11th, 2012 EPC Hearing

Project # 1001620 **12EPC-40056** AMEND TO ZONING CODE SHORT-TERM VACATION RENTAL	Adjacent and nearby routes	None.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None
Project # 1001620 **12EPC-40055** AMENDT TO ZONING CODE WALL REGULATIONS	Adjacent and nearby routes	None.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.
Project # 1001620 **12EPC-40063** AMNDT TO ZONING CODE NON CONFORMING	Adjacent and nearby routes	None.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.
Project # 1004677 **12EPC-40057** SITE DEVELOPMENT-BUILDING PERMIT. **12EPC-40058** AMENDT SITE DEVELOPMENT PALN-SUBDVN. **12EPC-40059** AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG) **12EPC-40060** AMNDT SECTOR DEVELOPMENT PLAN MAP..	Adjacent and nearby routes	Route #66, Central route and Route #766, Red Line Rapid Ride route passes the site on Central.
	Adjacent bus stops	There is an existing bus stop 40' east from the northeast corner of the property corner serving route 66 in the west bound direction.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.
Project # 1009402 **12EOC-40053** AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG)	Adjacent and nearby routes	Route #31, Wyoming route and Route#98, Wyoming commuter route pass the site on Wyoming.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.

Project # 1009403 12EOC-40054 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG)	Adjacent and nearby routes	Route #31, Wyoming route and Route#98, Wyoming commuter route pass the site on Wyoming.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.

Project # 1009415 12EOC-40062 AMNDT TO EAST GATEWAY SECTOR DEV PLAN.	Adjacent and nearby routes	None
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.

Project # 1009414 12EOC-40061 SECTOR DEVELOPMENT PLAN PHASE 2 EPC FNL RVW/APPRVL.	Adjacent and nearby routes	Need more time to review the Sector Development Plan Phase 2. An extension of 1 to 2 weeks was provided for the comments.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.

Renz-Whitmore Mikaela J.

From: Turner, Jonathan C.
Sent: Tuesday, September 18, 2012 7:19 PM
To: Marrone, Carmen M.; Falkner, Randall S.; Lehner, Catalina L.; Hennessy, Mary Ellen ; Morris, Petra A.; Rivera, John G.; Barkhurst, Kathryn Carrie; Hyer, Christopher K.; Renz-Whitmore Mikaela J.
Cc: Garcia, Juanita C.
Subject: Zoning Enforcement- EPC Comments for October 11, 2012

Project # 1001620 / 12EPC-40056

It is unclear how this use will be enforced or regulated by the Code Enforcement division

Project # 1001620 / 12EPC-40055

The proposed language of the text amendment is enforceable

Project # 1001620 / 12EPC-40063

Hand delivered comments and suggestions to staff planner

Project # 1004677

The SU-1 description of the type of use should be questioned; whether the applicant needs to request "food preparation and catering" or "food production and catering"
No further comments.

Project # 1009402

If approved the proposed zone change from O-1 to C-1 will allow uses as regulated in the C-1 Neighborhood commercial zone

Project # 1009403

If approved the proposed zone change from O-1 to C-1 will allow uses as regulated in the C-1 Neighborhood commercial zone

Project # 1009415

No comments

Project # 1009414

Zoning Enforcement comments pending further review of Volcano Heights SDP

Jonathan Turner
Senior Zoning Enforcement Inspector
600 2nd St NW Suite 500
Albuquerque, NM 87102
(505)924-3457
(505)924-3967 fax

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E-mailed September 20, 2012

To: City of Albuquerque Planning Department
From: Lynn Mazur, AMAFCA

RE: EPC COMMENTS FOR Volcano Heights Sector Development Plan

P#1009414 Volcano Heights Sector Development Plan
AMAFCA would like to add a paragraph stating that a Drainage Management Plan will be required to assure that the capacity of downstream drainage facilities is not exceeded. The DMP will be reviewed and approved by the City Hydrologist and AMAFCA.

Renz-Whitmore Mikaela J.

From: Metro, Kristal D.

Sent: Wednesday, September 26, 2012 4:43 PM

To: Renz-Whitmore Mikaela J.

Cc: Beck, Cynthia K.

Subject: Volcano Sector Plan Comments

Consolidated Comments for EPC Agenda of October 11, 2012

12EPC–40061(B-10&11,C-10&11)) Volcano Sector Plan [569.11 acres] TIS: **N** **#1009414**
Transportation Development (City Engineer/Planning Department):
Sector Development Plan:

- The proposed Volcano Heights Sector Plan's Street and Streetscape Standards appear to be inventive with respect to layout, inclusive with respect to all forms of mobility, and scenic. The idea of the public transit system running along interior lanes with passenger depots located in a wide center median offers a solution to the congestion and chaos created by exterior lane movement. This Sector Plan offers an opportunity for the community and its visitors to come together within vibrant settings, to participate in diverse experiences, while providing the convenience of street parking and multi-use trails, along with attractive landscaping and new public transit concepts without compromising efficient flow of street traffic.
- Pg 4 Text 1.1 Boundary description is not in accordance with Exhibit 1.1. Universe Blvd. is mislabeled on the territory map. Please correct.
- Pg 18 According to sector plan, paragraphs 2.1.4, 2.1.5, regulations of this plan supersede COA Subdivision Ordinance and DPM. Many of the proposed development designs conflict with currently applied guidelines, standards and regulations. Will proposed street layouts be justified by a transportation engineer?
- Pg 55 Will proposed intersection spacing, geometry and horizontal alignment be justified by a transportation engineer?
- Pg 57 Please clarify intent of Exhibit 4.3 by text that refers to this signalized layout as "illustrative" and add the symbols +/- beside all numerical measurements.
- Pg 58 Please rephrase paragraph 4.5.3 "Alleys are an optional way to provide vehicle, parking, and service access…." to prevent misinterpretation of alleys as areas to park within. Perhaps "Alleys are an optional way to provide access for back entrance service, access to parking and vehicle movement to local development while screening….."
- Pg 59 Reverse angle parking on streets is discouraged due to sight restrictions. Backing into street is generally prohibited due to safety concerns.
- Please indicate, for clarity, that the street "buffer" is intended to provide a level of separation between the bicycle lane and vehicle lane. Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances; including landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes.
- Pg 61 Please label the center lane as two-way left turning lane in Exhibit 4.6.
- Pg 63 Steps / stairs are prohibited within COA ROW, in addition to fire escape features.
- Please add a note that building overhangs / canopies within COA ROW require a "Revocable Permit" issued by COA and annual fees.
- Pg 66 Please provide curbing in Exhibit 4.10 to show the median will be delineated to control hydrology and cross-over movement.
- Please remove railing / fencing from COA ROW shown on exhibits 4.10 and 4.11. COA prohibits railing / fencing w/in COA ROW.
- Pg 67 Exhibit 4.12, concern for conflicts between cars exiting parking lane, right turn movement and bike lane. Please provide solution to guide vehicles turning right at

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intersections from crossing into bike lane.
- Please label center lane as a median and show tapering at intersections.
- Pg 69 Please re-label "shared lane" to "lane."
- Pg 71 Slip lanes must ensure safe passage; therefore, directional signage is required. Additionally, the 6 ft landscaping placed between the moving traffic must provide clear sight distance as per AASHTO (American Association of State Highway and Transportation Officials) to guard against pedestrians cutting through medians into traffic.
- How will transit bus traffic traverse? Where are the bus depots? What lane will bus travel along, what lane will bus load and unload patrons, and are there any conflicts with the bike lane, 6 ft landscaping strip and slip lane?
- The 4 ft designated bike lane width begins at the curb & gutter flow line, therefore, the bike realistically has only +/- 2 ft of unobstructed pavement and only a 2 ft buffer is proposed. Is it possible to access more space by reducing 30 ft median?
- Concern for conflict on COA ROW between narrow street parking located adjacent to multi-use trail. Is there sufficient clearance for the vehicle door swing onto the trail's right-of-way to not impose on patrons using the trail? Is it possible to access more space by reducing 30 ft median?
- Pg 72 According to Exhibit 4.17, a tree is displayed on the adjoining dimension line between COA ROW and BTZ. Please clarify location.
- Pg 73 According to proposed plan, Universe Boulevard is a "major arterial" however MRCOG has classified it as a minor arterial. Please correct.
- Pgs 74-75 Paved alley widths less than 16 ft are discouraged.
- Please note that prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations.
- Proposed on-street parking dimensions provided in table 4.2 list 7-18 feet widths. Parallel street parking of 8 ft is suggested and reverse angle parking is discouraged because backing in / out of the street is considered a sight clearance hazard.

Hydrology Development (City Engineer/Planning Department):
- In general, the Volcano Heights area drains to the southeast corner; Paseo del Norte and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo. The Park Edge Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality.
- Pg 43 Low Impact Design (LID) - "frequently used LID techniques include ..."
  a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used.
  b. Add "water harvesting in landscape areas, parking islands and street medians."
- Pg 44 Open Space- Add to paragraph "Open space areas should be considered for LID."

Transportation Planning (Department of Municipal Development):
- No comments received.

Traffic Engineering Operations (Department of Municipal Development):
- Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

Street Maintenance (Department of Municipal Development):
- No comments received.

New Mexico Department of Transportation (NMDOT):
- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Volcano Sector Development Plan shall include:

1. In general, the Volcano Heights area drains to the southeast corner; Paseo del Norte and the

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escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo. The Park Edge Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality.

2. Pg 43 Low Impact Design (LID) - "frequently used LID techniques include ..."
   a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used.
   b. Add "water harvesting in landscape areas, parking islands and street medians."
3. Pg 44 Open Space- Add to paragraph "Open space areas should be considered for LID."
4. Pg 4 Universe Blvd. is mislabeled on the territory map. Please correct.
5. Pg 57 Please clarify intent of Exhibit 4.3 by text that refers to this signalized layout as "illustrative" and add the symbols +/- beside all numerical measurements.
6. Please rephrase paragraph 4.5.3 to prevent misinterpretation of alleys as areas to park within.
7. Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances.
8. Pg 61 Please label the center lane as a two-way left turning lane in Exhibit 4.6.
9. Pg 66 Please provide curbing in Exhibit 4.10 to delineate median.
10. Please remove railing / fencing from COA ROW show on exhibits 4.10 and 4.11.
11. Please provide solution to guide vehicles turning right at intersections from crossing into designated bike lane.
12. Pg 66 Please label center lane as a median and show tapering at intersections.
13. Pg 69 Please re-label "shared lane" to "lane."
14. Clear sight distance will be required as per ASHTO for all landscaping within COA ROW.
15. Pg 72 Please relocate tree in Exhibit 4.17.
16. Pg 73 Please change text to identify Universe Boulevard as a "minor arterial".

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ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

Kizito Wijenje, AICP
DIRECTOR

Winston Brooks
SUPERINTENDENT

September 14, 2012

MEMORANDUM

To: Environmental Planning Commission
Catalina Lehner, Development Review Division, Planning Dept.
Randall Falkner, Development Review Division, Planning Dept.
Chris Hyer, Development Review Division, Planning Dept.
Carrie Barkhurst, Development Review Division, Planning Dept.
Petra Morris, Development Review Division, Planning Dept.

Cc: Kizito Wijenje AICP, Director, APS Capital Master Plan
Martin Eckert, Director APS Real Estate & Property
Karen Alarid, Director APS Facility Planning & Construction
Bill Sprick, State of NM Public Schools Facilities Authority

From: April Winters, Facilities Fee Planner, Albuquerque Public Schools

Re: Environmental Planning Commission Cases on, October 11, 2012

Project #1001620 EPC-40056 AMNDT TO ZONING CODE SHORT-TERM VACATION RENTAL	The City of Albuquerque proposes a **City-Wide** amendment to address the issue of homeowners using their homes for short-term rental purposes and changing the character of the R-1 zone. The amendment also provides a three year amortization period for short-term vacation rentals. APS does not oppose this amendment.
Project #1001620 12EPC-40055 AMNDT TO ZONING CODE WALL REGULATIONS	The City of Albuquerque proposes a **City-Wide** amendment to amend the Walls, Fences and Retaining Walls section of the Comprehensive Zoning Code to clarify that razor ribbon, barbed wire or similar materials are prohibited in and abutting residential zones. APS does not oppose this amendment.
Project #1001620 12EPC-40063 AMNDT TO ZONING CODE NON CONFORMING	The City of Albuquerque proposes a City-Wide amendment to amend a section of the zoning code dealing with the amortization periods for nonconforming structures and uses. APS does not oppose this amendment.
Project #1004677 12EPC-40057 SITE DEVELOPMENT-	**Garcia Properties Development,** Lot 2, is located on Central Av SW between Laguna Blvd SW and San Pasquale Ave SW. The owner of the above property requests approval of a Site

BUILDG PRMT 12EPC-40058 AMEND SITE DEVELOPMENT PLAN-SUBDVN 12EPC-40059 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG) 12EPC-40060 AMEND SECTOR DEVELOPMENT PLAN MAP	Development Plan for Building Permit, a Zone Change from SU2/SU1-Mixed Use Development to SU2/SU1-CLD for Food Preparation and Catering for an existing Garcia's Kitchen restaurant. This will have no adverse impacts to the APS district.
Project #1009402 12EPC-40053 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG)	**Sombra Del Monte,** Lot 25, Block A, is located on Wyoming NE between Menaul NE and Candelaria NE. The owner of the above property requests a Zone Change from O-1 to C-1 for an existing commercial shopping center including a restaurant. This will have no adverse impacts to the APS district.
Project #1009403 12EPC-40054 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG)	**Sombra Del Monte,** Lot 24 Block A, is located on Wyoming NE between Menaul NE and Candelaria NE. The owner of the above property requests a Zone Change from O-1 to C-1 for an existing commercial shopping center including a restaurant. This will have no adverse impacts to the APS district.
Project #1009415 12EPC-40062 AMNDT TO EAST GATEWAY SECTOR DEV PLAN	The City of Albuquerque proposes an amendment to preserve a view shed of the western entrance to the Tijeras Canyon. This will have no adverse impacts to the APS district.
Project #1009414 12EPC-40061 SEC DEV PLAN PHSE 2 EPC FNL RVW/APPRVL	The City of Albuquerque requests the Enviromental Planning Commission's review and recommendation for adoption of the Volcano Heights Sector Development Plan to the City Council. The Plan is bordered by Paseo del Norte to the north, the Petroglyph National Monument on the east, Volcano Cliffs SDP boundary on the south, and Universe Blvd on the west. The Plan area includes approximately 570 acres and surrounds the intersection of Paseo del Norte and Unser Blvd. The purpose of the Plan is to support pedestrian-friendly and transit-supportive development with particular emphasis on employment, while buffering pre-existing single-family neighborhoods and sensitive

lands on the borders of the Plan area from higher-density development toward the center of the Plan area.

The following schools serve students within the boundaries of the Plan:

-Sunset View Elementary School
-James Monroe Middle School
-Cibola High School

Currently all three schools have excess capacity.

Loc No	School	2011-12 40th Day	2011-12 Capacity	Space Available
396	Sunset View ES	528	650	122
490	James Monroe MS	963	1015	52
580	Cibola HS	1876	2100	224

APS does not oppose the proposed Volcano Heights Sector Development Plan.

September 27, 2012

MEMORANDUM TO: Mikaela Renz-Whitmore

FROM: Steven Montiel, Transportation Planner

SUBJECT: Review of City Environmental Planning Commission cases Scheduled for the October 4, 2012 Hearing

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the 2035 Metropolitan Transportation Plan and the maps therein; Transportation Improvement Program (TIP) for 2012-2017; the Intelligent Transportation Systems (ITS) Regional Architecture; and the Roadway Access Policies of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

Project # 1009414; 12EPC-40061 Sec Dev Plan Phase II.

At this time, The Mid-Region Council of Governments (MRCOG) would like to respectfully request an extension for providing agency comments to the Environmental Planning Commission and the City of Albuquerque Planning Department. If there are any questions, please contact Steven Montiel at MRCOG ((505)-724-3633).

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Renz-Whitmore Mikaela J.

From: Abbey, Susannah

Sent: Friday, September 28, 2012 10:34 AM

To: Renz-Whitmore Mikaela J.

Cc: Evans, Jay L.; Dumont, Carol S.

Subject: Volcano heights Sector Development Plan-Preliminary Agency Comments

Hi Mikaela,

PRD/OSD is currently in the process of reviewing the VHSDP for the upcoming EPC hearing. However, we would like to submit an initial comment.

OSD requests that all roads adjacent to the Petroglyph National Monument to be designated as Street Type 4.1, "Park Edge (One Side)" in the plan. This would include updating Exhibit 4.1 – Mandatory streets and Designations Map, Exhibit 4.2 – Character zones and Street Types and any other visual or textual references to the designation.

This request is based on experience with several previous developments which have employed single-loaded streets with success.

Thanks,

Susannah Abbey, RLA, LEED AP
Open Space Division
City of Albuquerque Parks and Recreation
505-452-5205

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City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico, 87103

Department of Municipal Development

Richard J. Berry, Mayor

Interoffice Memorandum **September 28, 2012**

To: **Richard Dourte PE, City Engineer, Planning Department**

From: **Debbie Bauman, Engineering Division, DMD**

Subject: **COMMENTS BY THE ENGINEERING DIVISION OF THE DEPARTMENT OF MUNICIPAL DEVELOPMENT FOR THE EPC HEARING OF OCTOBER 4, 2012**

Project # 100414 Sector Development Plan Phase 2 for Volcano Heights
Transportation Section:

Page 55, Section 4.0 Streets and Streetscape Standards: One of the goals identified in the Plan is to link the transportation system to the type of development desired in this undeveloped area of the city. The identification of a recommended street network is necessary in order to provide that guidance. DMD has provided proposed typical sections for Unser Boulevard; since only half of the facility is in place, the Plan recommends complete cross-sections within the existing right-of-way and DMD has participated in their development. The identification of these cross sections provides an envelope for the various modes of transportation that are expected to occur within the existing right-of-way.

Page 57, Section 4.4 Mandatory Streets and Street Designations – Exhibit 4.3: The Plan identifies and recommends new access points on the limited access facilities of Unser Boulevard and Paseo del Norte. These new access point recommendations are inconsistent with the current access control policy for the region defined in the Future Albuquerque Area Bikeways and Streets (FAABS) prepared by the Mid Region Council of Governments (COG). While it is understandable that a goal of the plan is to marry transportation and land use to encourage a better jobs to housing balance, this proposed change in the access policy has regional implications beyond that of the Sector Plan.

The current process to request a change of access on a limited access facility is for traffic studies and impact assessments to be prepared and IF the proposed access change demonstrates a benefit to the transportation system, beyond the individual property, then DMD may agree to sponsor such a request. In the case of the Plan recommendations, there are multiple access changes and no existing land use identified in order to be able to perform the type of analyses currently required by the COG access process. While a traffic assessment was prepared, it is not to the level that would be needed to show the evidence to the region that these access changes should be granted.

In Section 12.0, sub-section 12.3.9, the Plan recommends that DMD apply for Access Modifications as per Exhibit 4.4. While DMD is currently the point of contact for sponsoring

specific access request changes from private developers (assuming the request can demonstrate a benefit to the transportation system), DMD may not be the appropriate sponsor of the request recommended in the Plan, since the current process does not have a mechanism to evaluate these multiple access changes on two limited access facilities.

The Plan recommends that the City sponsor the new requests or develops an alternative process that involves all jurisdictions. The Plan does not elaborate on which department or departments will initiate this effort.

DMD is currently the identified sponsor for access requests for a single property with impending development; the Engineering Division recommends that the Planning Department would be a more appropriate sponsor for access requests that are recommended for Sector Plans. The Engineering Division further recommends that this Plan be deferred until additional inter-departmental coordination occurs and a determination is made regarding which City department(s) should participate in the development of a regional review process dealing with the access changes proposed in this Plan.

Public Correspondence Since Submittal and Prior to October 4 Hearing

(Included in Staff Report as Attachment 2)

Carruthers, Madeline

From: guybrungardt@aol.com

Sent: Saturday, September 15, 2012 5:57 PM

To: Carruthers, Madeline

Subject: Volcano Heights Sector Development Plan

EPC Board Secretary Madeline Carruthers:

Please present the following views to the Commissioners for their review at the October 4 approval process. Also, I will appreciate receiving a return e-mail confirming that you have received this.

My comments are all related to the proposed mandatory Park Edge Road. From the beginning I have opposed this road as being entirely unnecessary and certainly not in the best interests of the landowners who have property bordering the Petroglyph National Monument.

One of the stated main goals of the Volcano Heights Plan is to minimize vehicular traffic and to encourage pedestrian traffic within the area of higher density homes and work places. The proposed Park Edge Road goes nowhere, is not necessary to move traffic, and would actually encourage additional traffic by enticing drivers to enjoy the view from the monument boundary.

A road to service the residents on one side only is certainly not cost effective. In addition, those residents would be subjected to undesirable additional traffic from non residents enjoying the view.

Finally, the issue of preserving the prime view of the valley and the mountains for the enjoyment of the residents is of great importance to me. Approximately 700 feet of my property borders the western boundary of the Petroglyph National Monument. More than thirty years ago when we purchased this property as an investment, it was chosen over other possible sites almost exclusively because of its unobstructed views. Almost twenty years ago, when we were required to sell half the property to the city of Albuquerque for use as part of the Petroglyph National Monument,I did not object. The sale left me with the remaining property on the escarpment with a view that would now never be compromised by future construction. I certainly did not consider the possibility that the city would, in the future, try to declare a mandatory street for public use. This is just not done in America.

Your serious consideration of these objections will be appreciated,

Sincerely,

Guy Brungardt
480 654 3762
6645 E Redmont Dr., Unit #2
Mesa Az 85215 0889
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Carruthers, Madeline

From: Gerald Gold [gngold@comcast.net]
Sent: Sunday, September 16, 2012 3:40 PM
To: Carruthers, Madeline
Subject: Volcano Heights Sector development plan
Attachments: Volcano Heights Sector Plan comments_bedrock .doc

Madeline Carruthers
EPC Board Secretary

Please enclose the following for the board to review for the October 4th meeting.

9/7/2012

Comments for EPC Hearing on VHSDP

Bedrock Partners owns 250 acres in the VHSDP area. We are not developers, but we are long time Albuquerque residents with pride in this city. Since 2003 we have supported the City of Albuquerque's planning efforts to create a high density residential/urban area on the west mesa to increase the tax base, to decrease river crossings, and to add to the quality of life for those who are live in the area. We have participated in many planning meetings with city officials. Last year, no longer able to support the current plan, I urged that the city step back from this plan.

The plan does not address the realities. The road network defined takes no notice of the existing topography of the site. Elevations, drainage patterns, and material makeup are ignored in favor of a drafting-room rectangular roadway system. Before considering any details, the city must lay out easily constructed roads and utility corridors based on what is the most sensible way of proceeding. We should incorporate, not blast through the natural features.

"The plan aims to encourage attractive development through the use of recognized principles of urban design and to allow property owners flexibility in land use, while providing predictability through a higher level of detail proscribed site development standards, building design, and form." (p4,Sect 1.3)

I don't believe that what has been suggested is attractive. "Recognized principles of urban design" don't apply necessary to New Mexico tastes. The plan speaks of flexibility for property owners, only to take it away completely with the proscribed (to condemn as forbidden, harmful, and unlawful) site development standards, building design, and form. The 250 + pages of detail would make development impossible.

The plan should be greatly simplified. It must address infrastructure first.

If the city wants to foster development in this area of multiple owners, it will have to make a substantial initial investment. This investment will pay the city back by future property tax revenue, hook up fees, and other charges.

- Provide adequate roadways for trucks, busses and vehicular traffic.
- Define the exact route of future mass transit and transit stations

- Install major water, sanitary sewer, and storm sewer infrastructure with the roads.
- Permit the various owners to explore new designs of architecture.
- Allow for phased development on the land while encouraging plans for high density, multifloored commercial building as may be required by future expansion.

Signed.

Gerald N. Gold MD

Gerald N. Gold MD
Managing Member, Bedrock Partners LLC

KURT F. ANSCHUETZ, PH.D.
CONSULTING ANTHROPOLOGIST/ARCHAEOLOGIST

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September 20, 2012

Ms. Mikaela Renz-Whitmore, Planner
Urban Design & Development Division
City of Albuquerque Planning Department
600 Second Street NW, 3rd Floor
Albuquerque NM 87102

RE: Comments on *Volcano Heights Sector Development Plan, August 2012 (working draft)*

Dear Ms. Renz-Whitmore:

I am writing to this letter for members of the Environmental Planning Commission (EPC) in advance of their scheduled hearing on October 4, 2012, to express my support of the *Volcano Heights Sector Development Plan, August 2012 (working draft)*. When I first saw the July 2010 draft of this document, I would have thought it impossible that I would endorse the initiative two years later.

To borrow from a question that is currently popular in our political discourse today: How can I now be in favor of it, when I was first against it? Rather than viewing myself as a kind of a flip-flopping John Kerry or Mitt Romney character, I think that the answer for my transformation lies in what I see as the system of City Government working, even if it works in fits and starts, and is marred by many unseemly warts. (And there remains *much* room for improvement!)

Before I get into the substance of my comments specific to the *Volcano Heights Sector Development Plan, August 2012 (working draft)*, I first would like to provide needed context.

The release of the *Volcano Heights Sector Development Plan, July 2010 (draft)*, which accompanied by the near-simultaneous announcements of the *Westside Strategic Plan Amendment,* the *Volcano Cliffs Sector Development Plan,* and the *Volcano Trails Sector Development Plan*, was an unwelcome (to phrase its impact in its kindest terms) surprise for stakeholders who already live and work on the Westside. For those of us who have:

1. informed interests in maintaining the natural and cultural values of the Volcano Mesa,

2. ensuring that our neighborhoods will be livable places for our families and neighbors, and

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3. knowing our individual property rights and our investments in helping to build Albuquerque's Westside community,

the release of such an assembly of planning documents without the prior and meaningful engagement of the Westside's stakeholders in the planning process was a another woeful failure on the part of the City of Albuquerque Government over a span of many years.

The conversations that followed were much more difficult than they needed to be because the City Government belatedly reached out more broadly to the Westside's stakeholders, including the residents of established and developing neighborhoods within and around the Volcano Mesa's margins. The prior lack of meaningful engagement, let alone timely communication fueled tremendous tension and mistrust regarding the various Volcano Mesa planning initiatives.

Because the purpose of this letter is to provide comments on the current version of the *Volcano Heights Sector Development Plan*, I am not going to critique the processes concerning the revision and passing of the *Westside Strategic Plan Amendment,* the *Volcano Cliffs Sector Development Plan,* and the *Volcano Trails Sector Development Plan* in detail. It is important, however, to remember always that the *Westside Strategic Plan Amendment* policy statement to define the Volcano Heights Sector as a Major Activity Center established the framework upon which the planning initiative proceeded. The adoption of the *Westside Strategic Plan Amendment*, in turn, carries important implications for City of Albuquerque Government in faithfully implementing the guidelines contained within the Volcano Heights Sector Development and making a lasting commitment to ensure that the goals of the sector plan are fulfilled and maintained for the betterment for the whole of the City of Albuquerque.

Much is at stake. With respect to the City's prior policy to define Volcano Heights Sector as a Major Activity Center within the Volcano Mesa, I hope that, with the benefit of hindsight, the greater Albuquerque metropolitan community does not look back 20 years from now and ask, "What were those guys thinking?" The failure of the City to "walk the talk" of the *Westside Strategic Plan Amendment* and the consistent enforcement of the regulations included in the Volcano Heights Sector Development Plan will doom this enterprise. The good deal of the responsibility of the failures (and resulting public controversies) to fulfill the vision of the Coors Blvd. Parkway and the Cottonwood Mall Major Activity Center lie at the feet of the City Government for not fulfilling its obligations by allowing variances from approved regulatory frameworks.

As I have stated in my prior commentaries on the Volcano Mesa planning documents, I am not opposed to the development of the Volcano Heights Sector. I think the policy statement defining the Volcano Heights Sector for mixed use not just appropriate, it is a practical necessity in the twenty-first century. I further embrace the concept of scaled zoning, and applaud the definition of the Escarpment and Neighborhood transition zones leading to the greater development density in the sector's core.

With the caveat that my underlying concern resides in the density and scale envisioned for Volcano Heights Sector development as a whole, the principal reason that I can now support the *Volcano Heights Sector Development Plan, August 2012 (working draft)* rests in the refinements

in the conceptual and regulatory guidelines that have been proposed. These achievements have been made possible by the Herculean effort of the Planning Department staff and their dedication over the past two years to

1. invite varied stakeholders to participate in the planning process,

2. engage these many individuals of widely contrasting training, experience and expectation in respectful and substantive personal and collective dialogue, and

3. work tirelessly in the effort to meld different perspectives and ideas into a coherent document.

Do I think that the August 2012 working draft is a perfect plan? With all due respect, I do not think that it is. I suspect that anyone who makes the effort to understand the various policies that inform the scope and content of the plan would be so naïve as to think that it could be.

The important thing here is that the present draft plan is the product of a community enterprise and represents a multitude of compromises. I see many provisions in the current draft for which I have been an advocate. I now feel a sense of "ownership" of the document.

While I do not adopt an inflexible posture and reject the proposal, now is the time to address some of its persistent shortcomings in the effort to improve the plan further. My following remarks do not focus on old business, such as maximum building heights within the Town Center, Regional Center, and Village Center zones.[1] Instead, I will use this opportunity to identify important topics that remain underdeveloped.

As a professional anthropologist and archaeologist with practical experience working in the Volcano Mesa area and known for contributions in the recognition, documentation, evaluation, and management of cultural landscapes in north-central and west-Central New Mexico, I remain unconvinced of the plan's meaningful commitment to its goals of contributing to the Volcano Mesa's environment to:

11.1.1. Establish an interconnected open space network comprised of parks, arroyos, the Petroglyph National Monument, and other open spaces,

11.1.2. Respect Albuquerque's culture and history, including Hispanic and Native American, through contextually sensitive development of Volcano Mesa, and

[1] The incentive program, by which development interests can earn the privilege of greater building heights in some zones by providing amenities that contribute to, or preserve, natural environmental, cultural-historical, or recreational values that enhance the sectors quality of life, is an innovative approach that can be used to fulfill policies defined in the Westside Strategic Plan.

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11.1.3. Conserve Volcano Heights' archaeological resources and protect and emphasize views and visual connections to the Volcano's Sandia Mountains, and Rio Grande. [p. 172]

The plan includes certain regulatory (e.g., p. 160) and policy (e.g., p. 180) statements regarding these issues, but their discussions are generalized and disconnected. Overarching strategy is needed in the discussion of the incentive programs to help development interests visualize the full assortment of "carrots" that are available to them, as well as understand the options available to them. For example, developers should understand that archaeological sites, just the basalt outcrops, are significant cultural resources eligible for incentive program. I further think that they should be helped to understand that the costs of archaeological resource mitigation are much higher than the alternative of in-place avoidance. What is more, the protection of archaeological sites through avoidance can potentially be part of an incentive for greater development density and height elsewhere. Talk about having your ("carrot") cake and eating it, too!

A larger issue, however, is that I do not think that the discussion of these topics in the presentation of the draft plan is sufficient to enable decision-makers, regulators, and stakeholders to comprehend how these issues are important to the development of a more livable community with a unique sense of place. In fact, language used in the policy statements relating to these issues (e.g., see p. 180) is so weak (e.g., the word "should") that fulfillment of policies related to cultural-historical and recreational amenities is left in doubt. That is, while these policies might be nice to fulfill, they are not really needed. It is easy to anticipate that decision-makers, regulators, or stakeholders might think that such amenities are entirely optional.

As seen in the planning document's traffic study (Appendix C), the Paseo del Norte and Usner Blvd. rights-of-way will carry extremely heavy vehicle loads within the Volcano Heights Sector. High traffic densities, of course, will largely be the product of sector's development as a Major Activity Center replete with Town and Regional center scale facilities. To fulfill the plan's goals for the sector's residential use and the promotion of a pedestrian-friendly environment, I think that the City of Albuquerque needs to make clear policy statements and specific commitments that the construction of grade-separated pedestrian crossings across these bustling corridors is a necessity. Additionally, the proposed intersections shown in the sector plan (e.g. Exhibit 4.3) are insufficient, both in terms of number and placement, for a safe and workable pedestrian environment.

At the very least, the City, which wanted the Major Activity Center designation, now has the obligation to guarantee the construction of supplemental grade-separated pedestrian crossings over Unser Blvd. in the area of the Volcano Heights Sector's north and south boundaries. The timing of the construction of these facilities must be tied to specified levels of traffic flow in and out of the sector to prevent the "can" from being kicked down the proverbial "road" year after year. Regarding the north boundary, the tragedy of a student attending either the Sunset View Elementary School or James Monroe Middle School dying in a pedestrian traffic accident must not have to happen before this topic is addressed.

I want the *Volcano Heights Sector Development Plan, August 2012 (working draft)* to be the basis of the final planning document used to help guide Albuquerque's development on the

Volcano Mesa. I encourage the EPC to provide guidance to the Planning Department staff to further refine this instrument, just as the members of the public are doing.

I also want for this document to be a success (e.g., an Uptown-style project as opposed to a series of big box "eyesores" and auto dealerships) at the intersection of Paseo del Norte and Unser Blvd. Only if the development is successful fulfilling the wide-reaching goals and policies outlined in the Westside Strategic Plan Amendment can it be a benefit to the Albuquerque community.

Planning Department staff and members of the community have been doing their part. It now for the decision-makers to do does theirs in finalizing the *Volcano Heights Sector Development Plan.*

In closing, I again would like to commend the Planning Department staff for their remarkable job of working the community[2] under many difficult constraints to develop the August 2012 draft.

Thank you for your consideration of these thoughts. If you have any questions, please feel free to contact me. I now look forward to seeing this process move forward.

Sincerely,



Kurt F. Anschuetz

[2] I hope that the City of Albuquerque Government learns from this process. Planning Department staff, when given the time and support to work with diverse stakeholders within the community, has demonstrated its capabilities in a professional manner. I hope that the decision-makers will give Planning Department staff the authorization and support to continue working with the public closely from the outset of planning initiatives given that these projects affect the lives and welfare of the community's people. This is a good thing for all of us.

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Renz-Whitmore Mikaela J.

From: Hoffman,James,FORT WORTH,R&D [Jim.Hoffman@AlconLabs.com]

Sent: Thursday, September 20, 2012 8:36 AM

To: Carruthers, Madeline ; Renz-Whitmore Mikaela J.; Webb, Andrew T.

Subject: Comments on August 2012 Draft VHSDP for EPC meeting

Mikaela / Andrew,

I would like to express my support for approval of a Volcano Heights Sector Development Plan (VHSDP) which is greatly needed to provide a framework for organized development in Volcano Heights. The current draft VHSDP has made significant progress in achieving the plan goals (reference draft VHSDP section 11.0), especially with regard to Environment and Open Space, and Land Use and Urban Design. The negative impact of not approving a Volcano Heights Sector Development Plan would be a significant setback for the City of Albuquerque in helping address the jobs / housing imbalance on the West Side as well as continuing to aggravate traffic congestion problems in Northwest Albuquerque and at river crossings

My comments on the current draft VHSDP to be presented to the EPC on 10/4/12 are summarized below:

1. Table 2.2 should have a reference in the text.
2. Section 3.5 - Add a definition of approved grade. This definition should be the higher of the natural terrain or approved roadway grade?
3. Section 4.7.3 (iii) – I do not believe that this "requirement" is legally enforceable via the Sector Plan ... wording should be softened to encourage such agreements.
4. Section 7.4.2 / 7.4.5 – What if a roadway has been constructed above natural grade (see comment 2 above). Flexibility in retaining wall height and / or amount of fill up to approved roadway grade should be allowed without additional administrative processes.
5. Section 7.5.5 – delete or modify the 2nd sentence. In most cases fill is used to alter the site topography (e.g. to make the site more level).
6. Section 9.1 – The sign restrictions in the Unser Boulevard Design Overly Zone did not anticipate a Major Activity Center. These restrictions should be reviewed to determine if modifications are warranted.
7. Exhibit 10.2 and Section 10.5 – Open Space rock outcroppings. It is unclear whether rock outcropping dedications must include the 100' buffer and to what extent the buffer must remain undeveloped. I could imagine that in many cases it would preferable to dedicate a smaller physical area and provide an attractive barrier such as a wall or fence to protect the rock outcropping along with some interpretive information about the archeological significance, rather than just have an undeveloped buffer of open space where the public would hardly be able to see the rock outcropping from 100' away. Can some language be added to allow this possibility ... maybe with Open Space approval?
8. Section 13.4 – Should reference to table 14.1 (pending) be table 13.1 on the following page?
9. Table 13.1 – Change the priority of E-1 and E-2 to short term. Also, add updating the Centers and Corridors plan as short term (reference Appendix A – C.1
10. Street Screens – The requirements / height limitations (section 8.2.2) for street screens is not practical along portions of Paseo del Norte and Unser Boulevard (B streets) where the existing roadway has been constructed several feet above grade. Significant amounts of fill would be required to bring a site up to the roadway level and then provide a street screen, or an exceptionally high street screen would be required.

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11. Bike Paths – Appendix A – D.4 makes reference to the May 2011 Bikeways and Trails Master Plan that bike routes typically work best on streets with speed limits of 25 miles per hour or less and traffic volumes of 3,000 average daily trips or less. Neither of these conditions fit Paseo del Norte or Unser Boulevard. From the perspective of multimodal functionality, safety, and ROW requirements near the intersection of Paseo del Norte and Unser Boulevard, bike routes in the plan area should be incorporated into the "loop road system" surrounding the intersection of Paseo del Norte and Unser Boulevard, and deleted from the Paseo del Norte and Unser Boulevard cross sections for the portions of these two roads within the boundary of the "loop road system".
12. Roadway Cross-sections for Paseo del Norte and Unser Boulevard – The 2006 VHSDP envisioned Paseo del Norte and Unser Boulevard as urban boulevards incorporating access roads. This concept was abandoned in the current VHSDP as noted in exhibit 4.16 and 4.17. However, the concept of urban boulevards with access roads has suddenly re-appeared in the traffic study in Appendix C. This raises several questions regarding Paseo del Norte and Unser Boulevard as to what are the desired cross sections, transitions to access roads / intersection details, and whether additional right-in / right-out access to the access roads would be permitted. Consequently, the plan should be amended to identify that the City as the lead agency responsible for implementing Paseo del Norte and Unser Boulevard.
13. My final comment is with regard to the goals for Transportation, Infrastructure, and Economic Development, all of which are inter related – There are several strong statements made in the draft VHSDP that all infrastructure is to be provided by the property owner and / or developer (e.g. section 1.7.3, 4.3.1 (iv), 12.5.1, 12.5.4 (iii), 12.5.5 (i), Appendix A - D.1.b, etc.). While I agree that the local infrastructure (mandatory and non-mandatory streets, along with associated water, sewer, storm drainage, etc.) will need to be provided for by the landowners and / or developers, there is certain regionally significant infrastructure within the plan area for which more regional funding sources must be considered. This significant regional infrastructure would minimally include the two vital regional traffic arteries within the plan area (Paseo del Norte and Unser Boulevard) and backbone infrastructure to interconnect the northernmost Volcano trunk or the ABCWUA water system with the Corrales truck of the former New Mexico Utilities area.

    As limited access principal arterial roads, Paseo del Norte and Unser Boulevard will retain their primary regional functionality of moving large volumes of traffic through the plan area. These two roads are also the gateways into Volcano Heights whose development as efficient, attractive roadways should be regional priorities to help recruit employers to the Volcano Heights area. Interconnecting the ABCWUA and former New Mexico Utilities water systems was identified as a priority in the West Side Strategic Plan amendment for the Volcano Mesa area; however, no projects to interconnect these areas currently exist.

    Failure to provide some public funding support for this regional infrastructure poses a risk to achieving the plan's goals. While I recognize that there are limitations in the current economic environment, the plan sections above (and any others I have missed) should be revised to encourage the City to pursue alternative funding sources for significant regional infrastructure.

Again, thank you for the opportunity to provide comment and I am supporting approval of a Volcano Heights Sector Development Plan.

James Hoffman

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Thank you.

Carruthers, Madeline

From: John Edward [jbedward@edwardgroup.net]
Sent: Thursday, September 20, 2012 4:00 PM
To: Carruthers, Madeline
Cc: Webb, Andrew T.
Subject: Volcano Heights Sector Dev. Plan Comments

Please see our comments per the : Volcano Heights Sector Development Plan (VHSDP).

In the context of the comments it is important to note the following.
Note there are 30 property owners in this approximate 500 acre area VHSDP.
Bedrock is one of the 30 property owners. Bedrock for whom my family is a shareholder/partner, owns approximately 258 acres (net of ~270 acres, and land used for roads and open space, year to date).
Much of the land is owned by the 30 parties in a jumbled or scattered fashion.
All of the land is encumbered by Basalt rock which is very big obstacle financially in development of land. Thus efficiencies and flexibility must be addressed.

Summary:

- Cost of regional infrastructure is placed on the backs of the development/plan area. Land cannot afford to bear this burden for a 50 square mile region.
- Infrastructure, topography and road networks are not interrelated because there is no drainage study or study relative to elevations. This will greatly impact costs.
- Plan designs are made on a very fine scale without the broader more fundamental aspects of development planned for.

1. The plan overly burdens land owners with Regional Infrastructure and with no infrastructure plan. The plan refers to the cost of the following to be built by the land owners at their expense.
    a. ROADS:
        1. The plan essentially calls for the entire financial burden of Paseo del Norte (6 lanes) and Unser (4 lanes) (these roads serve a 50 mile region and the greater area)
            1. Currently these region serving Major Arterial roads are not built to acceptable standards and these roads will need to be torn up and redone.
            2. The roads are built at elevations in some cases 12 feet above grade.
                1. (note that this will have impact on buildings next to road, which have severe height limitations).
                2. (In this regard the plan is very strict on what is allowed to bring in fill for development).
        2. Additionally, lands owners pay for
            1. the Transit Route/road and
            2. all mandatory and non mandatory roads.
            3. All internal "non mandatory roads".
        3. Road Network will be very difficult to complete, due to limitations on what the plan refers to as protected rock outcropping, which encroach on the roads laid out in the plan.
            1. See that page 159 shows protected rock outcroppings overlaying on the

road network. Why were the roads not planned to avoid them initially?

2. This immediately pits landowners or future developers against the plan upon any development request to the city by requesting variances. i.e. no plan can form as the plan does not conform now.

b. OTHER INFRASTRUCTURE

1. There is no planning or work done relative to topography (except rock-outcroppings) which materially impacts wet related infrastructure.
2. Infrastructure is usually tied into roads, however, roads are laid out with no attention to drainage effectiveness or slopes (which are to be maintained per the plan).
3. The plan wants the 30 land owners to come to some agreement to hire a Master Developer to lay out infrastructure, funding, etc. This one point may prove to be impossible.
4. Regional trunk infrastructure on the land owners of the VHSDP is to be borne by land owners, just like the roads,
5. Due to the roughly 30 land owners there must be a plan at the very least
6. Placement of infrastructure, should be allowed to be placed in logical areas (due to slope and placement of roads, open space). Due to the rock, placing infrastructure in some of the prescribed areas may cause building disruption later if modifications are needed. Currently in the area, blasting and trenching are both used. Placement of the infrastructure as prescribed needs to be more flexible.
7. AMAFAC, was not consulted, nor requested for a drainage plan, for which there is sensitive drainage issues, as the Petro-glyph park has some extreme limitations on drainage flow per volume and quality of water.
8. Pg 192 it states the area is outside of the ABCWUA service area. However, this same entity (City of ABQ water) purchased NM Utilities, which this was their service area. By virtue of that, ABCWUA, is obligated to fulfill that and thus is within the service area. On page 192 it states the property must pay additional Water Supply Charges. This was not part of the service to be provided by NM Utilities, which was purchased.

2. Building Heights:

a. These are too low and the bonus system is in connection not generous enough if utilized, especially in light the demanded/needed regional infrastructure costs as required by the city.
b. The Plan's Low building heights is to help preserve views, but it will cause development up to this glass ceiling of max heights and then no one will have a view.
c. Topography of land is varied enough that taller building heights could be built without blocking offsite property (offsite of plan area) views.
d. Current plan heights have be reduced as much as 50% from the prior plans.
e. Other than bonus system, Taller buildings can only be built if a single employer has over 150 employees and they must have a development agreement with the city, with claw backs. What if someone wants to build a building independent of that and clearly the building would hold more than 150 employees? This is a limitation on free enterprise of major investment dollars into our community. See page 132.
f. Heights are in direct relation to cost of infrastructure. If in adequate density is allowed, then ability to re-coup the cost of infrastructure as proposed may not be possible, especially if the topography of the property is not considered for drainage, water and sewer. The basalt rock limitations make the rigid aspects of the plan, financially very restrictive.

3. Approval Process:

a. Any site plan with significant infrastructure, is required to have the most burdensome review and the streamlined options are not viable. The plan backs much of the land into this category by putting forth a road network which ignores infrastructure/slope/drainage relationships and requires moving of roads by more than 10% to avoid topographical features. This is engineering

the area in a re-active way.

b. For a plan with this level of detail, larger parcel sizes, greater than the 5 acres noted on page 33, meeting or being close to standard, should be allowed for a more streamlined approach.

4. Building Design:
   a. Too Restrictive.
   b. Not much allowance for architectural freedom.
   c. Very restrictive with materials used to build buildings.
   d. Examples of strict standards,
      1. requirements for certain percentage of a building to be masonry,
      2. that windows must be set back in to a building.
      3. Type of glass to be used,
   e. Limitation on the Heights of floors in a building (which may not allow maximization of property with low building heights).
   f. Building Street requirements/Orientation, does not allow much different positioning to take advantage of solar aspects or view corridors. The streets should not be the only mechanism for building placement.
5. Implementation:
   a. There is a requirement that a master developer be hired. However, can you force of the 30 property owners "hold out" property owners to participate?
   b. There is required coordination with various government agencies, on matters that should be already part of this plan, like drainage, open space/parks, as previously stated.

The City has worked long an hard on this plan and we have been very patient and worked hard too. However there are some obvious things that must be done to help make this a viable area to develop. While we may not be the developer, we ultimately have to sell to one, for which if its not feasible, there is no sale nor development.

Thank you.

John

Someday is not a day of the week. Have you made plans today for the long term?
Hope is essential, but Hope is not a plan

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Carruthers, Madeline

From: John Ransom [jransom@nmrea.com]
Sent: Thursday, September 20, 2012 11:01 AM
To: Carruthers, Madeline
Subject: VHSDP comments

Dear Chairman Floyd:

The Ransom Family has been involved with and following the Sector Plan being prepared by the City of Albuquerque and are one of 35 land owners in the plan. We are generally in favor of the latest draft of the VHSDP. The intent and the development of the plan brings to the West side the needed employment center and job balance that the City needs desperately for the community. There has been so much progress made towards flexibility of the plan to allow for "phased-In" development that can help spur jobs, earn gross receipts taxes and reduce trips over our overcrowded bridges. We believe that the zoning is what the City needs and the density to create that job balance. While the Sector plan deals with land use and, to some extent the traffic and access, what is still missing in the plan is additional planning to bring this plan to fruition. What the plan lacks, and our community requires, is the City to take the leadership role to study and complete plans for the drainage master plan, extension of water and sewer to the area as well as the regional backbone infrastructure and regional roadways that will have impact beyond the sector plan boundaries.

While there are some land owners that have more land than others it still has 35 distinct property owners. The diverse landownership and the appearance that some hold out land owners can prevent the orderly development of the Sector plan places a burden on the remaining few land owners with the responsibility to coordinate governmental agencies and finance the planning and construction of a Regional Town Center that will benefit all of us. We hope that the City continues to take the leadership role in the plan development.

In closing again we support the plan. Thank you for the opportunity to review the plan.

John Ransom, CCIM, SIOR
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Comments to Volcano Heights Sector Development Plan Draft 2012

The Draft Plan does not satisfy Policy 3.95 of the WSSP. (Volcano Mesa Area 2011 Amendment) **The Draft Plan does not comply with the ABC Comprehensive Plan.** (Sec II.B.7 Policy a, Table 22)

Policy 3.95 (Council Resolution R-10-77) directs the Town Center be designated as a Major Activity Center and this is reflected in the language of the current draft. (Note: MACs are not defined in the WSSP but are a designation of the ABC Comprehensive Plan. To date, the designation of the Volcano Heights Town Center as a MAC has not been adopted into the Comp Plan.)

In the July 2010 draft the Town Center consisted of 130 acres. (Volcano Heights Market Study) While the Comp Plan defines a MAC as considerably larger (300+ acres), it also comments that future MACs be denser and therefore smaller, and less auto oriented and more walkable. In the current draft however, the Town Center has been further reduced to 68 acres. It is unclear how this small amount of space could support a regional employment center (MAC) in addition to the 1,406 multifamily housing units that are programmed for the Town Center in the current draft. At 68 acres, the Town Center is more consistent with the WSSP definition of a Community Activity Center.

The MAC requirements, as outlined in the ABC Comp Plan and cited in the Council Resolution, further specify that buildings be three stories or higher and that the MAC have a minimum FAR of 1.0. The 727,650sf of non-residential development projected in the current draft, within a 68-acre Town Center, yields a FAR of .25. Admittedly this number is incomplete, as it does not include the proposed residential component. Unfortunately, the current draft presents residential only as "units" and does not disclose the square footage. To bring the FAR to 1.0 would require an additional 2,234,430sf of improvements or an average 1600sf for each of the 1,406 multifamily units. Not only is this unlikely, but it is inconsistent with the draft language (Chap I, para 1.6) "more retail and office uses are proposed than residential dwelling units". In fact, 2.2M sf of Town Center multifamily alone would exceed the entire 2M sf of non-residential for the entire Heights SDP. Similarly, assuming an average 650sf for only the 3,363 multifamily units within the Heights SDP but excluding the Town Center, the result is greater than the 2M sf projected for the entire SDP. It is unclear how "more retail and office uses are proposed than residential dwelling units", either for the Town Center or the entire SDP.

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The Draft Plan does not satisfy Policy 3.96 of the WSSP. (Volcano Mesa Area 2011 Amendment)

Policy 3.96 specifies that "New zoning should be established for the Volcano Mesa area to correct the jobs/housing imbalance that exists for the area . . ." The current draft contains only a singular mention of "jobs/housing imbalance" at 11.2.2 under Goals. There is no other citation in the draft that attempts in any way to actually quantify what, if any, progress will be made as a result of this plan based on the plan projections.

Policy 3.96 references a projected build out for the entire Volcano Mesa planning area of 12,000 new homes and 30,000 residents. This reflects the assumptions made in the 2006 draft (Table 2 Employment Deficits). However, the analysis in the current plan (Executive Summary Table 1.2) considers only new residential within the Heights SDP. This is contrary to Policy 3.96 and the Council intent, which clearly addresses the entire Volcano Mesa planning area.

At 1.25 jobs needed per dwelling unit the current plan admittedly creates a surplus of jobs within the 68 acres of the Town Center (1,757 demand vs 2,134 created). However, this surplus quickly evaporates and turns negative when the analysis is expanded to the entire Heights SDP area. The 4,769 dwelling units with the SDP would create a demand for 5,961 jobs versus only 5,389 created. That still leaves job demand for 60% of the dwelling units with the Volcano Mesa planning area unaccounted for.

The EPC may wish to consider:

1. Eliminate the Town Center entirely and absorb the 68 acres into one or more of the adjacent Character Zones.
2. Designate the Town Center as a Community Activity Center and follow existing CAC guidelines in the WSSP.
3. Eliminate all housing from the Town Center. With all other assumptions held constant the Heights SDP would have a job surplus of 1,186.
4. Require that, prior to forwarding this plan to the Council, the plan include a numerical analysis of the jobs/housing balance over the currently projected life of the plan (2010-2035).

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ALBUQUERQUE PUBLIC SCHOOLS
Real Estate Department
Expect Great Things!

Winston Brooks
SUPERINTENDENT

Martin W. Eckert, SR/WA
REAL ESTATE DIRECTOR
eckert_m@aps.edu

September 24, 2012

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
600 Second St. NW, 3rd Floor
Albuquerque, NM 87102

Re: Letter In Support Of Volcano Heights Sector Plan

Dear Ms. Renz-Whitmore:

I wanted to take this opportunity to thank you and all of the other dedicated City of Albuquerque ("City") Representatives, and your consultants, for all of your excellent work with regard to the Volcano Heights Sector Plan.

As you are aware, the Albuquerque Public Schools ("APS") is not generally subject to land use, zoning, subdivision and construction regulations, ordinances and procedures of local jurisdictions such as the City. However, as a Community Partner with the City and other local governing entities, APS does all that it can to voluntarily comply with such regulations. It is important to APS that orderly development occurs as such development ultimately has a major impact on the future operations of APS.

As you are aware, as the Real Estate Director for APS, I have participated in many of the workshops and public meetings that the City has held with regard to the Volcano Heights Sector Plan over the last few years. The current plan is well thought out and if implemented, will be beneficial to the entire Albuquerque Metropolitan area. Because of this, I wanted to take this opportunity to express my support of the plan. I hope that the Environmental Planning Commission will approve this plan as soon as possible.

If you should have any questions, please do not hesitate to contact me.

Sincerely,
Albuquerque Public Schools

M. Martin Eckert

Martin W. Eckert, Real Estate Director

915 Locust Street SE, Room 8 87106 P.O. Box 25704 Albuquerque, NM 87125-0704 505.765.5950 x265 505.768.1583 fax

Public Correspondence Since Staff Report but Printed and Distributed for October 4, 2012 EPC Hearing

(AMD 05)

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City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico, 87103

Department of Municipal Development

Richard J. Berry, Mayor
Interoffice Memorandum **September 28, 2012**

To: **Richard Dourte PE, City Engineer, Planning Department**

From: **Debbie Bauman, Engineering Division, DMD**

Subject: **COMMENTS BY THE ENGINEERING DIVISION OF THE DEPARTMENT OF MUNICIPAL DEVELOPMENT FOR THE EPC HEARING OF OCTOBER 4, 2012**

Project # 100414 Sector Development Plan Phase 2 for Volcano Heights
Transportation Section:

Page 55, Section 4.0 Streets and Streetscape Standards: One of the goals identified in the Plan is to link the transportation system to the type of development desired in this undeveloped area of the city. The identification of a recommended street network is necessary in order to provide that guidance. DMD has provided proposed typical sections for Unser Boulevard; since only half of the facility is in place, the Plan recommends complete cross-sections within the existing right-of-way and DMD has participated in their development. The identification of these cross sections provides an envelope for the various modes of transportation that are expected to occur within the existing right-of-way.

Page 57, Section 4.4 Mandatory Streets and Street Designations – Exhibit 4.3: The Plan identifies and recommends new access points on the limited access facilities of Unser Boulevard and Paseo del Norte. These new access point recommendations are inconsistent with the current access control policy for the region defined in the Future Albuquerque Area Bikeways and Streets (FAABS) prepared by the Mid Region Council of Governments (COG). While it is understandable that a goal of the plan is to marry transportation and land use to encourage a better jobs to housing balance, this proposed change in the access policy has regional implications beyond that of the Sector Plan.

The current process to request a change of access on a limited access facility is for traffic studies and impact assessments to be prepared and IF the proposed access change demonstrates a benefit to the transportation system, beyond the individual property, then DMD may agree to sponsor such a request. In the case of the Plan recommendations, there are multiple access changes and no existing land use identified in order to be able to perform the type of analyses currently required by the COG access process. While a traffic assessment was prepared, it is not to the level that would be needed to show the evidence to the region that these access changes should be granted.

In Section 12.0, sub-section 12.3.9, the Plan recommends that DMD apply for Access Modifications as per Exhibit 4.4. While DMD is currently the point of contact for sponsoring

specific access request changes from private developers (assuming the request can demonstrate a benefit to the transportation system), DMD may not be the appropriate sponsor of the request recommended in the Plan, since the current process does not have a mechanism to evaluate these multiple access changes on two limited access facilities.

The Plan recommends that the City sponsor the new requests or develops an alternative process that involves all jurisdictions. The Plan does not elaborate on which department or departments will initiate this effort.

DMD is currently the identified sponsor for access requests for a single property with impending development; the Engineering Division recommends that the Planning Department would be a more appropriate sponsor for access requests that are recommended for Sector Plans. The Engineering Division further recommends that this Plan be deferred until additional inter-departmental coordination occurs and a determination is made regarding which City department(s) should participate in the development of a regional review process dealing with the access changes proposed in this Plan.

Renz-Whitmore Mikaela J.

From: Abbey, Susannah

Sent: Friday, September 28, 2012 10:34 AM

To: Renz-Whitmore Mikaela J.

Cc: Evans, Jay L.; Dumont, Carol S.

Subject: Volcano heights Sector Development Plan-Preliminary Agency Comments

Hi Mikaela,

PRD/OSD is currently in the process of reviewing the VHSDP for the upcoming EPC hearing. However, we would like to submit an initial comment.

OSD requests that all roads adjacent to the Petroglyph National Monument to be designated as Street Type 4.1, "Park Edge (One Side)" in the plan. This would include updating Exhibit 4.1 – Mandatory streets and Designations Map, Exhibit 4.2 – Character zones and Street Types and any other visual or textual references to the designation.

This request is based on experience with several previous developments which have employed single-loaded streets with success.

Thanks,

Susannah Abbey, RLA, LEED AP
Open Space Division
City of Albuquerque Parks and Recreation
505-452-5205

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Public Correspondence
Since October 4, 2012 EPC Hearing

(Includes what got read at the hearing but not received beforehand)

- Widdison
- NPS

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United States Department of the Interior

NATIONAL PARK SERVICE
PETROGLYPH NATIONAL MONUMENT
6001 Unser Blvd., NW
Albuquerque, New Mexico 87120

In reply refer to:
L30 (PETR)

October 2, 2012

Mr. Hugh Floyd
Chairman, Environmental Planning Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Chairman Floyd:

It has been almost 25 years since the Northwest Mesa Escarpment Plan (NWMEP) has been approved by both the City of Albuquerque and Bernalillo County. This plan was approved even prior to the establishment of Petroglyph National Monument. Development has climbed to the mesa top. New infrastructure has been planned and in many cases constructed. New archaeological inventories have documented both more petroglyphs and more associated archaeological features, most of which are immediately adjacent to the escarpment (as defined by the 9% slope).

In 1990, the Congress of the United States established Petroglyph National Monument as a unit of the National Park System, to be cooperatively managed by both the City of Albuquerque and the National Park Service. This is the only such management agreement in the country and the eyes and ears of others will be looking closely at the decisions of the city, as to just how carefully the cultural and natural resources of the monument are being protected. Petroglyph National Monument belongs not just to the National Park Service but to all of us!

As for development within the Impact Area adjacent to the monument, we are pleased with the requirement that building height in the Impact Area will be limited to 15 feet, and we request that no exceptions be allowed for any structures to the 15' height limit and that natural grade be retained, keeping cut and fill to a minimum. As was stated in the NWMEP "the topography of the site is not to be substantially altered." In the past, the City has allowed exceptions. This should not be allowed in the future. This plan appears to respect the spirit and intent of the NWMEP.

Looking at the Mesa development as a whole, one must wonder at the visual impact that thousands of homes will have. We ask this Commission to look at the views from the monument, specifically in the vicinity of Piedras Marcadas Canyon as well as of the West

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Mesa from across the valley. The specifics of the View Area of the NWMEP (Policy #20) calls for "The Predominant colors used on structures within the View Area shall blend with the natural colors of the mesa" This makes sense. The plans calls for external surfaces of commercial and multi-family buildings to be in the pallet of Approved Colors, allowing for up to 80% of opaque materials on any façade to be other colors (such as white trim). Unfortunately, the View Area regulations call only for roofs of single family homes to be of Approved colors and we ask that the plan require the same of single family homes as it does of commercial structures. The views from outside the area will be softened and muted with this simple requirement.

As we requested at the southern end of the monument, when Sun Cal had proposed a Master Plan, the National Park Service agrees with the City Open Space Division in favoring single loaded streets for many reasons. They help to better define the boundary, storm water can be retained upstream, streets- if wide enough- can be used as a trail for walkers and bicyclists, and the streets themselves create a visual buffer from development. In 2006 city Council approved the Volcano Heights Sector Development Plan. This Plan welcomed, and in fact embraced, general natural and cultural resource protection strategies. It reflected the significance of the cultural landscape as well as the geologic features. We see that this 2012 version does much the same if:

1) Single loaded streets when roads about the monument boundary.
2) Residential structures are limited in height to 15', with no exceptions
3) The Approved color palette applies also to all residential structures within the View Area

Thank you for the opportunity to comment.

Sincerely,

Joseph P. Sanchez

Joseph P. Sánchez, Ph.D.
Superintendent

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City of Albuquerque
Open Space Advisory Board
October 3, 2012

To: Environmental Planning Commission
Subj: Volcano Heights Sector Development Plan (VHSDP)
(Ref: Summary booklet labeled "Agency Distribution", Sept. 4, 2012)

The Open Space Advisory Board strongly endorses the concept of a single-loaded street to be located adjacent to the boundary of Petroglyph National Monument. Such a road/street is shown on various maps in the SDP with an optimum alignment, and it is proposed to be mandatory.

Why should this road/street be required in the SDP? Because in Albuquerque many, many subdivisions (mostly residential but also commercial) have building lots laid out so that they back up to, say, the foothills, or the arroyos, or the irrigation canals and drain ditches, or to the river, or the escarpment, or to designated public open space land, and even some to landscaped parks. Wherever there exists some land or landscape that might provide a view or offer some sort of amenity value, Albuquerque's developers have chosen to turn their backs, to build houses and backyards, and usually block walls, that shut out everyone.

This sort of urban layout effectively cuts off both physical and visual access. The general public cannot see nor actually get to the foothills or the arroyos or the ditch banks. Not only is the public kept out, but even the people who live in the houses are pretty much turned away. At this sort of close-up level, Albuquerque's beautiful physical environment, as it is often called, is ignored.

There are a few exceptions, places where a single-loaded street lies between the houses and the natural landscape, providing an attractive street "edge" where the houses look out to the landscape and where people on the street can also see. One such place is a too-short stretch of Camino de la Sierra, at the foot of the mountains.

There are already too many places along the boundaries of Petroglyph National Monument where houses have been allowed to back up to the monument, such as Santa Fe Village. Here only the dead branches and grass clippings that people throw over their back walls get to "enjoy" the landscape.

In conclusion, we argue that the proposed Park Edge street in the VHSDP will provide a view of the National Monument's natural landscape and of the distant mountains. It will provide on-foot access and visual access. It will provide a sense of delineation and environmental integrity to the Monument, in at least this one area.

Jerold Widdison, Chairman

JW

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ENVIRONMENTAL PLANNING COMMISSION
ACTION SHEET

Thursday, October 4, 2012
3:30 p.m.
Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW

MEMBERS

MEMBERS PRESENT:

Hugh Floyd, Chair
Doug Peterson, Vice-Chair
Ron Garcia
Michael Dickson
Peter Nicholls
Moisés González
Maia Mullen
James Peck

RECORDING SECRETARY: Dora Henry

1. **Call to Order**
   A. Announcement of Changes and/or Additions to the Agenda
   B. Approval of Amended Agenda
   C. Swearing in of City Staff

2. Project# 1009157
12EPC-40006 AMEND SECTOR DEVELOPMENT PLAN MAP (West Route SDP boundary)
12EPC-40007 SECTOR DEV PLAN (West Route 66)
12EPC-40008 AMNDT TO AREA PLAN (West Side Strategic Plan/Activity Centers)
12EPC-40009 AMEND SECTOR DEVELOPMENT PLAN MAP (Tower Unser SDP)
12EPC-40010 AMEND SECTOR DEVELOPMENT PLAN MAP (Old Town SDP)
12EPC-40011 AMEND SECTOR DEVELOPMENT PLAN MAP (Huning Castle Raynolds Addition SDP)

CITY OF ALBUQUERQUE PLANNING DEPT agent for CITY OF ALBUQUERQUE PLANNING DEPT requests the above actions for the WEST ROUTE 66 SECTOR DEVELOPMENT PLAN AREA generally bounded by properties fronting Volcano Rd and Central Ave to the north, by Sunset Gardens Rd, Bridge Rd and properties fronting Central Ave to the south, by 106th St to the west and by Rio Grande Blvd to the east. The plan area is approximately 1016 acres. (J-12 &13, K-08, 09, 10, 11,12 & 13, L-08 & 09), Carol Toffaleti, Staff Planner

(No Decision was made, due to the fact that there wasn't a quorum. Moved to the October 11, 2012 hearing.)

3. Project# 1009414
12EPC-40061 SECTOR DEVELOPMENT PLAN - EPC PHASE 2 FINAL REVIEW & APPROVAL

CITY OF ALBUQUERQUE PLANNING DEPARTMENT requests the above action for the Volcano Heights area, 569.11 acres surrounding Paseo del Norte and Unser Boulevard between Universe Blvd. and Petroglyph National Monument. Currently zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES and proposed to be zoned SU-2 VHTC, SU-2 VHRC, SU-2 VHVC, SU-2 VHMX, SU-2 VHNT, and/or SU-2 VHET. (Zone Atlas Maps: B-10 & 11, C-10 & 11)
Mikaela Renz-Whitmore, Staff Planner
(CONTINUANCE TO DECEMBER 6, 2012)

4. ADJOURNED 6:52 PM

ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, October 4, 2012
3:30 p.m.

Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW

MEMBERS

Hugh Floyd, Chair
Doug Peterson, Vice Chair

Michael Dickson
Ron Garcia
Maia Mullen
Moises Gonzalez
Peter Nicholls
James Peck

****

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.12 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order:

A. Announcement of Changes and/or Additions to the Agenda
B. Approval of Amended Agenda
C. Swearing in of City Staff

2. Project# 1009157
12EPC-40006 Amend Sector Development Plan Map (West Route SDP boundary)
12EPC-40007 Sector Dev Plan (West Route 66)
12EPC-40008 Amndt to Area Plan (West Side Strategic Plan/Activity Centers)
12EPC-40009 Amend Sector Development Plan Map (Tower Unser SDP)
12EPC-40010 Amend Sector Development Plan Map (Old Town SDP)
12EPC-40011 Amend Sector Development Plan Map (Huning Castle Raynolds Addition SDP)

City Of Albuquerque Planning Dept. agent for City of Albuquerque Planning Dept. requests the above actions for the West Route 66 Sector Development Plan area generally bounded by properties fronting Volcano Rd and Central Ave to the north, by Sunset Gardens Rd, Bridge Rd and properties fronting Central Ave to the south, by 106th St to the west and by Rio Grande Blvd to the east. The plan area is approximately 1016 acres. (J-12 &13, K-08, 09, 10, 11,12 & 13, L-08 & 09).
Carol Toffaleti, Staff Planner

3. Project# 1009414
12EPC-40061 SECTOR DEVELOPMENT PLAN - EPC PHASE 2 FINAL REVIEW & APPROVAL

CITY OF ALBUQUERQUE PLANNING DEPARTMENT requests the above action for the Volcano Heights area, 569.11 acres surrounding Paseo del Norte and Unser Boulevard between Universe Blvd. and Petroglyph National Monument. Currently zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES and proposed to be zoned SU-2 VHTC, SU-2 VHRC, SU-2 VHVC, SU-2 VHMX, SU-2 VHNT, and/or SU-2 VHET. (Zone Atlas Maps: B-10 & 11, C-10 & 11)
Mikaela Renz-Whitmore, Staff Planner

4. OTHER MATTERS

5. ADJOURNED

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMORANDUM

TO:
ENVIRONMENTAL HEALTH/Suzanne Busch
LEGAL DEPARTMENT/Shannon Beaucaire, Anita Miller
PARKS & RECREATION:
- PARK DESIGN/Carol Dumont
- OPEN SPACE DIVISION/Jay Lee Evans/Susana Abbey
- CITY FORESTER/

PLANNING:
- LONG RANGE PLANNING/Maggie Gould
- METROPOLITAN REDEVELOPMENT AGENCY/John G. Rivera
- ZONING/Juanita Garcia
- NEIGHBORHOOD COORDINATION/Stephani Winklepleck
- TRANSPORTATION DEV. SERVICES/Nilo Salgado-Fernandez, Kristal Metro
- HYDROLOGY/Curtis Cherne

POLICE DEPARTMENT/Steve Sink
FIRE DEPARTMENT/Richard C. Suazo
SOLID WASTE MANAGEMENT DEPARTMENT/Lee Whistle
TRANSPORTATION PLANNING/Debbie Bauman
TRANSIT DEPARTMENT/Shabih Rizvi

ABC WATER UTILITY AGENCY/Allan Porter
ALBUQUERQUE PUBLIC SCHOOLS/April Winters
AMAFCA/Lynn Mazur
BERNALILLO COUNTY/Nano Chavez
MID-REGION COUNCIL OF GOVERNMENTS/Steven Montiel
MIDDLE RIO GRANDE CONSERVANCY DISTRICT/Ray A. Gomez
NM DEPARTMENT OF TRANSPORTATION/Tony Abbo
PETROGLYPH NATIONAL MONUMENT/Diane Souder
PUBLIC SERVICE COMPANY OF NEW MEXICO/Elizabeth Culpepper

FROM: Carmen Marrone, Current Planning Division, Urban Design & Development Division

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Attached are the legal descriptions, applications, and related materials for the cases scheduled for public hearing before the Environmental Planning Commission on **October 11, 2012.**

The first staff review session is on **September 4, 2012,** at **10:00 a.m.**, on the 3rd Floor, Planning Department Conference Room, Plaza del Sol Building, 600 Second Street, NW. At that time, the case packet is distributed. **Please remember that all agency comments are due NO LATER THAN September 14, 2012.**

COMMENTS TO: Randall Falkner (rfalkner@cabq.gov)
Chris Hyer (chyer@cabq.gov)
Maryellen Hennessy (mhennessy@cabq.gov)
Carrie Barkhurst (kcbarkhurst@cabq.gov)
Maggie Gould (mgould@cabq.gov)
Mikaela Renz-Whitmore (mrenz@cabq.gov)

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Project# 1009403
12EPC-40054 AMNDT TO ZONE MAP (ESTB ZONING/ZONE CHG)

BILL O'BRIAN - FUTURE ENTERPRISES agent(s) for BILL O'BRIAN - FUTURE ENTERPRISES request(s) the above action(s) for all or a portion of lot(s) 24, block(s) A, SOMBRA DEL MONTE SUBDIVISION zoned O-1 to C-1 located on WYOMING BLVD NE BETWEEN MENAUL BLVD NE AND CANDELARIA RD NE containing approximately .19 acre(s). (H-19)
Carrie Barkhurst, Staff Planner

Project# 1009415
12EPC-40062 AMNDT TO EAST GATEWAY SECTOR DEV PLAN

CITY OF ALBUQUERQUE agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of located on
Maggie Gould, Staff Planner

Project# 1009414
12EPC-40061 SEC DEV PLAN PHSE 2 EPC FNL RVW/APPRVL

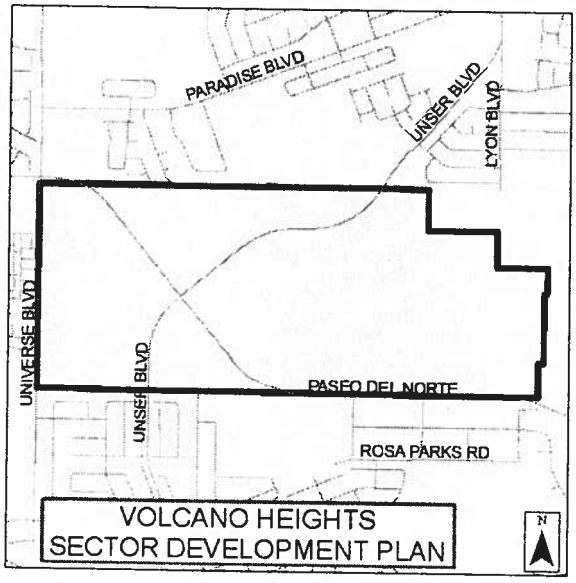
CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES to VHVC, VHTC, VHRC, VHNT, VHET, VHMX located on PASEO DEL NORTE OR UNSER BLVD BETWEEN UNIVERSE BLVD AND PETROGLYPH NATIONAL MONUMENT containing approximately 569.11 acre(s). (B-10 & 11, C-10 & 11)
Mikaela Renz-Whitmore, Staff Planner

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing on Thursday, October 4, 2012 at 1:00 p.m.,** in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the item described below.

Project# 1009414
12EPC-40061 SECTOR DEVELOPMENT PLAN - EPC PHASE 2 FINAL REVIEW & APPROVAL

CITY OF ALBUQUERQUE PLANNING DEPARTMENT requests the above action for the Volcano Heights area, 569.11 acres surrounding Paseo del Norte and Unser Boulevard between Universe Blvd. and Petroglyph National Monument. Currently zoned RD, SU-1 PRD FAR. 5, SU-1 C-1 USES and proposed to be zoned SU-2 VHTC, SU-2 VHRC, SU-2 VHVC, SU-2 VHMX, SU-2 VHNT, and/or SU-2 VHET. (Zone Atlas Maps: B-10 & 11, C-10 & 11)
Mikaela Renz-Whitmore, Staff Planner



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Details of these applications may be examined at the Current Planning Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street NW, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or you may call 924-3860. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should call 924-3860.

Hugh Floyd, Chair
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 13, 2012

APPROVED

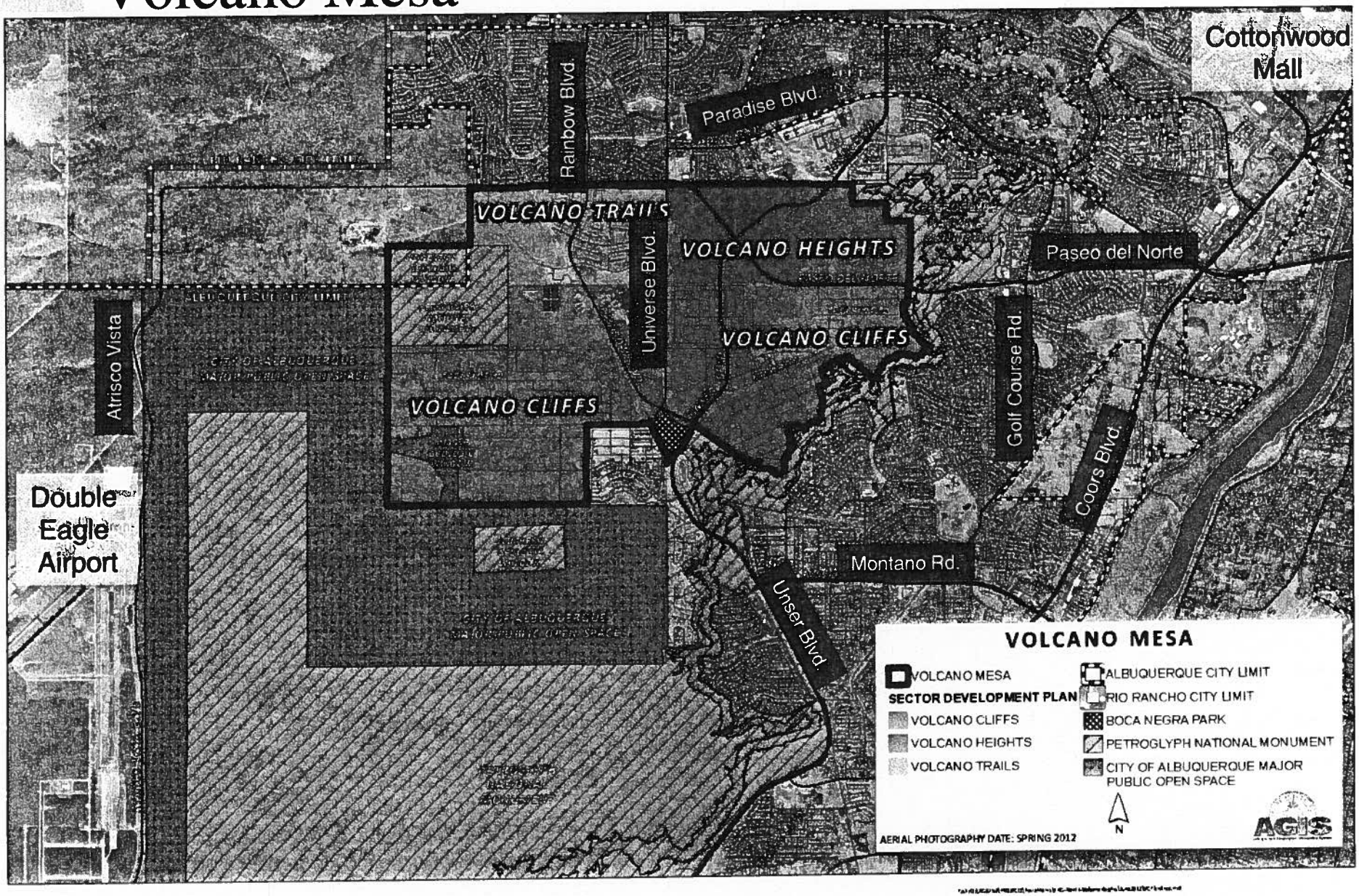
Russell Brito, Manager
Planning Department

Volcano Heights Sector Development Plan

Environmental Planning Commission Hearing #1

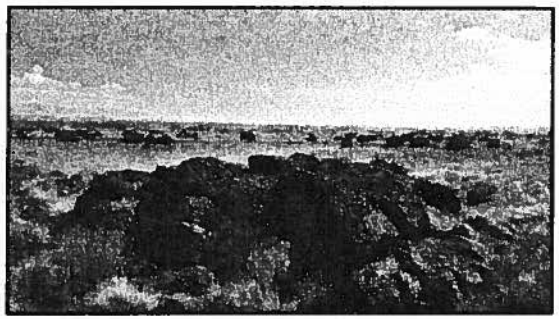
October 4, 2012

Albuquerque's West Side:
Volcano Mesa



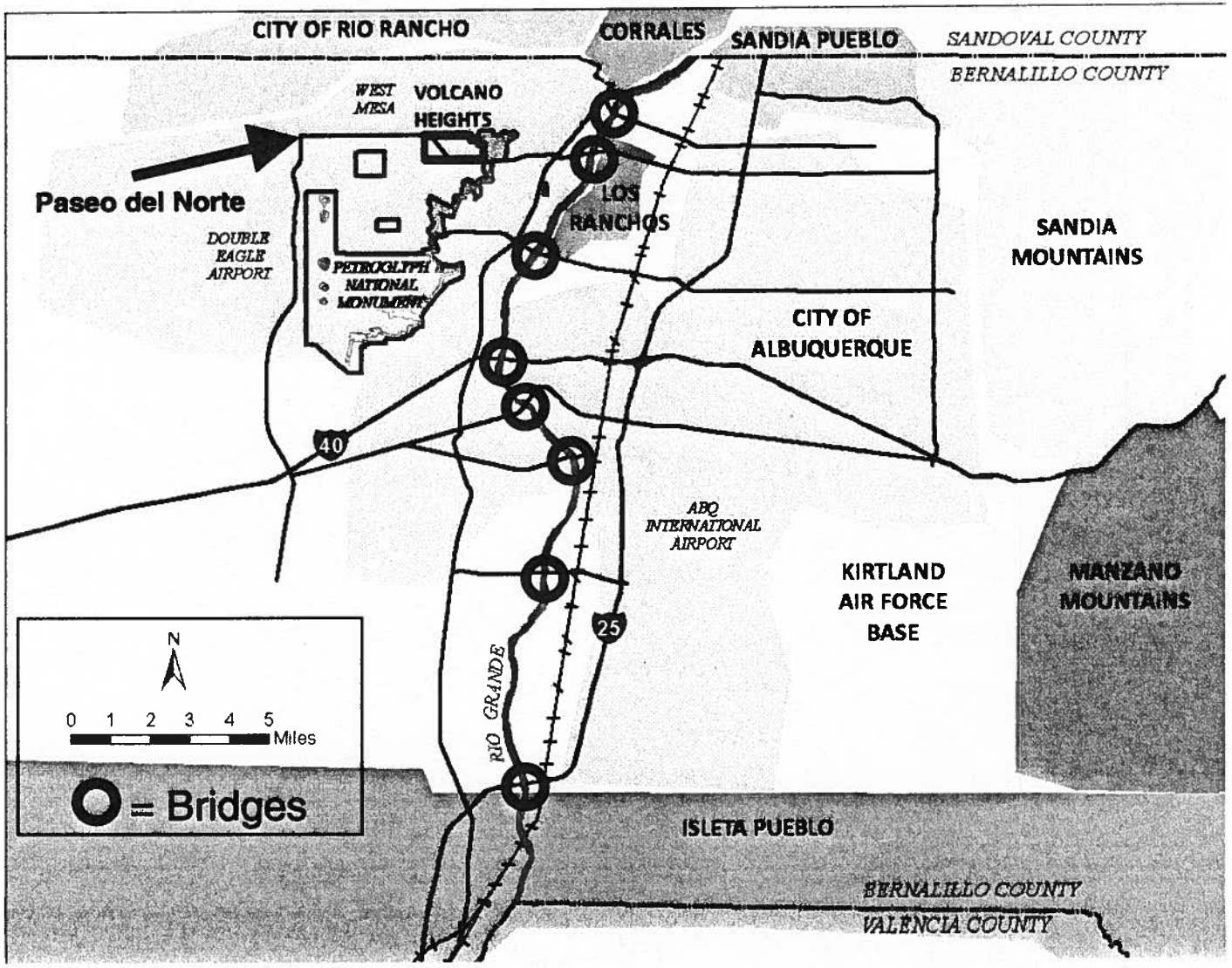
Volcano Heights SDP
Challenges

1. West Side Growth & Traffic Congestion
2. Open Space Preservation:
   - Views
   - Rock Outcroppings
   - Petroglyph National Monument



3. Checkerboard Property Ownership
4. Land Use/Transportation Coordination
5. Putting It All Together

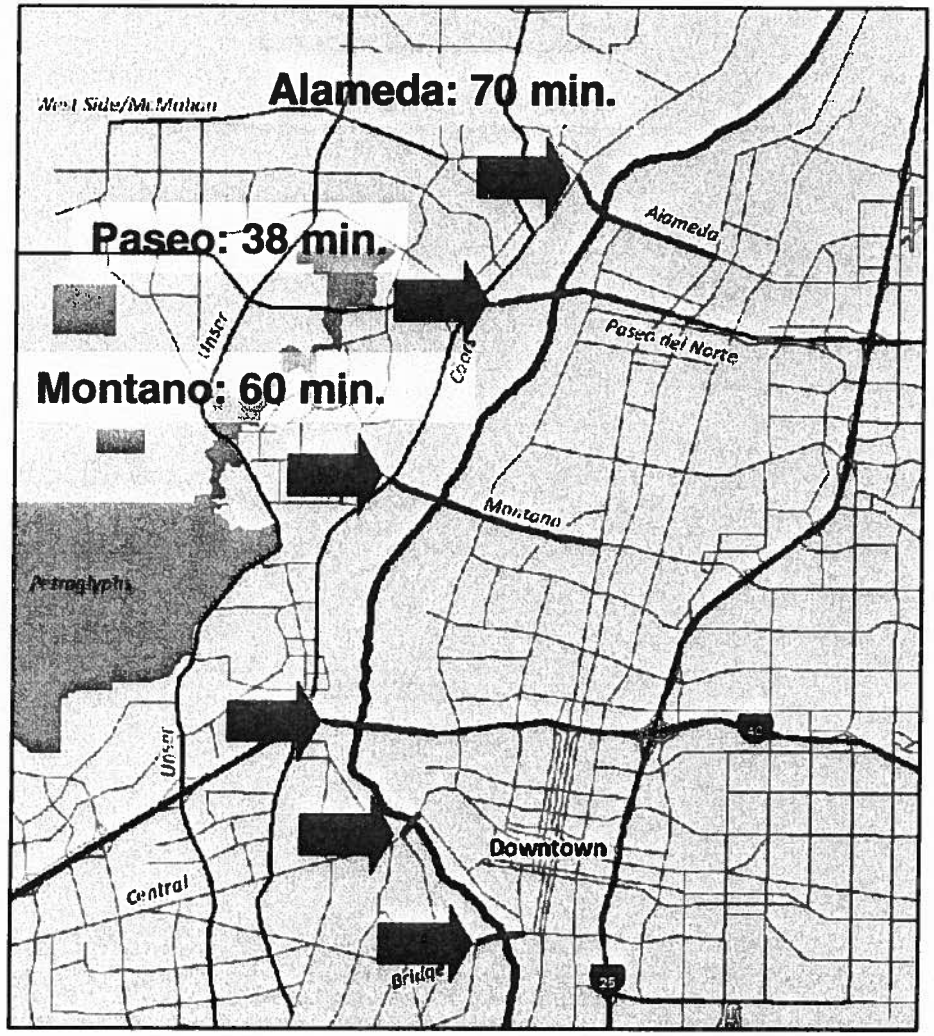
Challenge 1: West Side Growth & Traffic
Growth Limits



Challenge 1: West Side Growth & Traffic

Growth vs. Bridges, MRCOG 2035 Forecast

Bridge Crossing Times

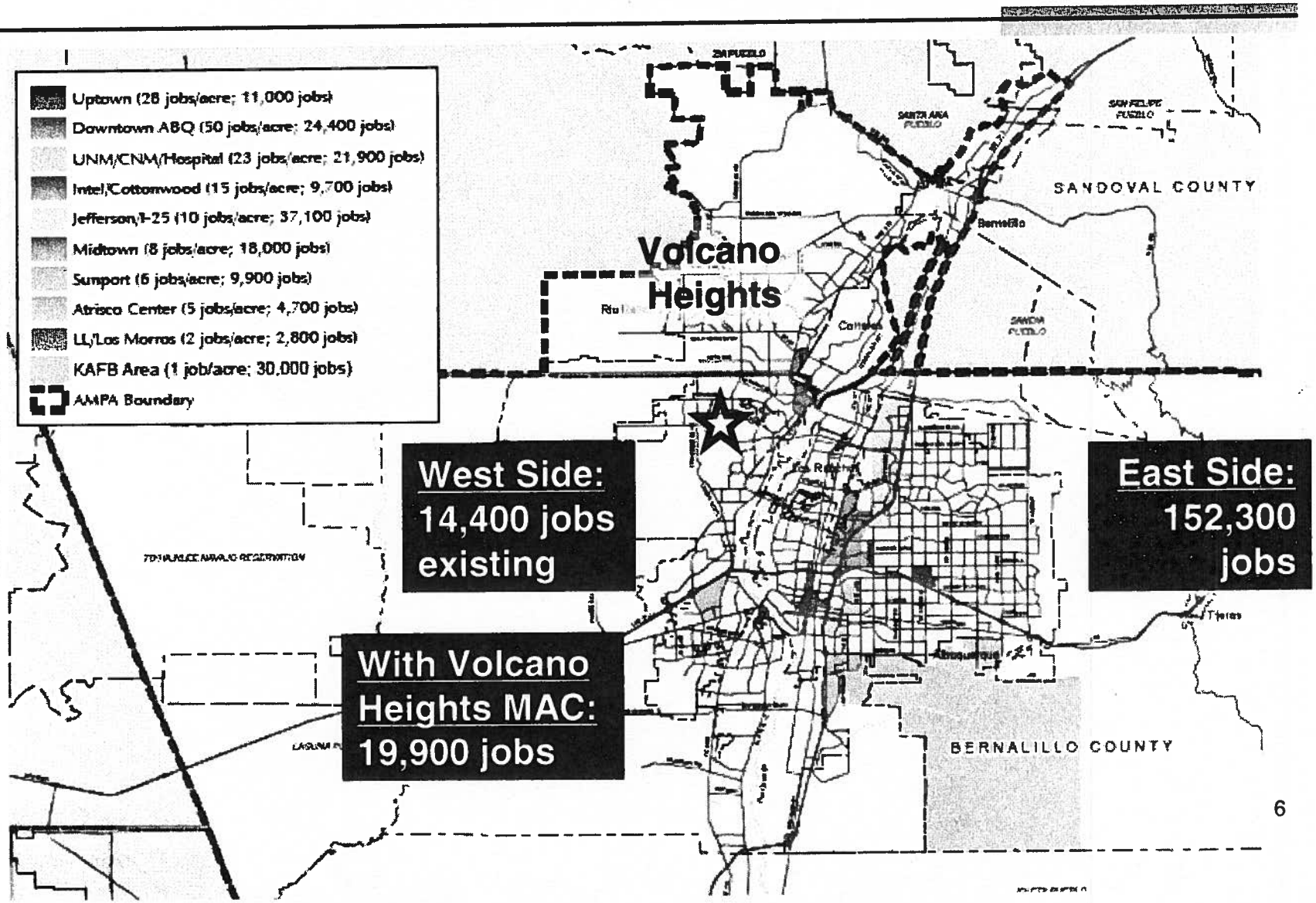


Albuquerque's West Side:

- 46% of new development (36,000 acres) in 4 counties
- 257,000 new residents
- Only 20% of City's jobs

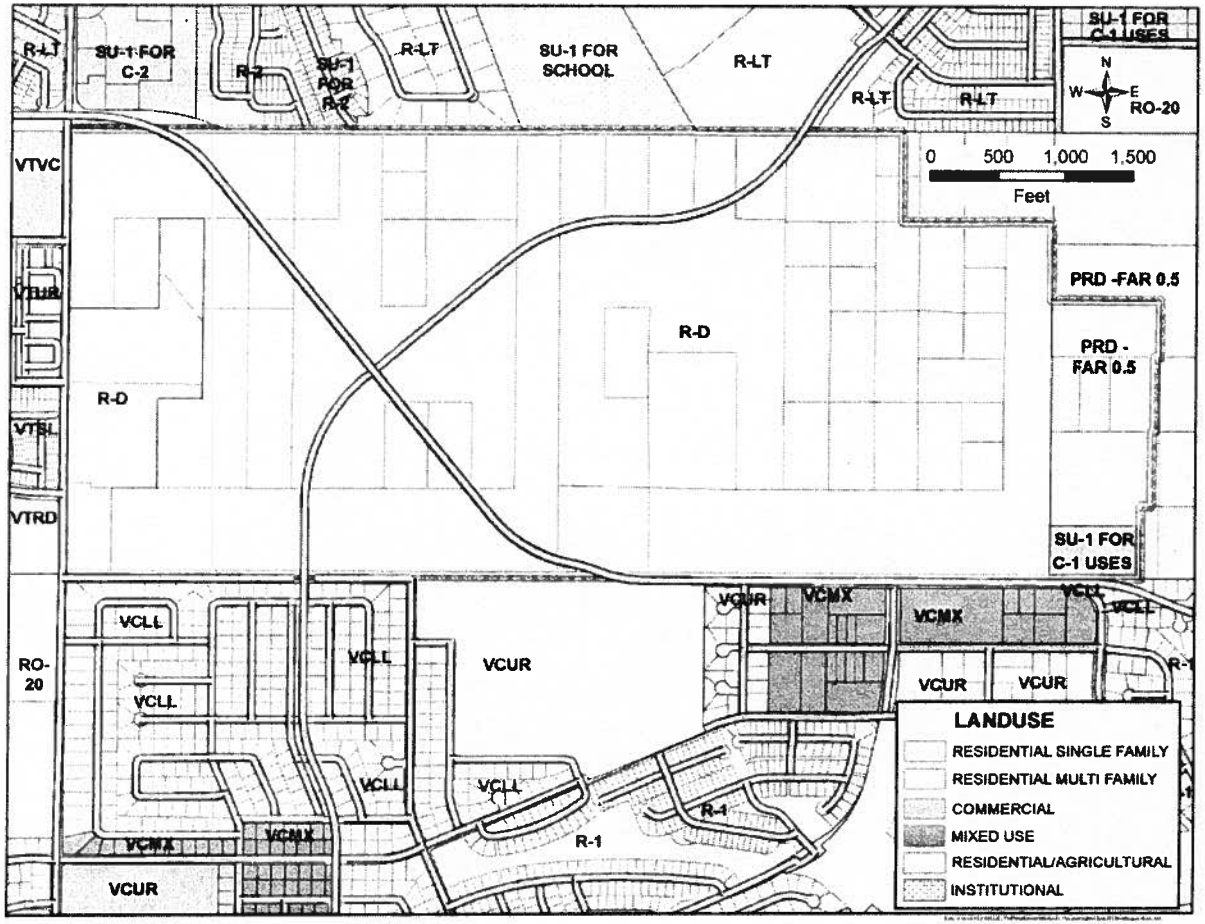
Challenge 1: West Side Growth & Traffic

Imbalance of Jobs & Housing, Today



Challenge 1: West Side Growth & Traffic

Existing Zoning = More of the Same

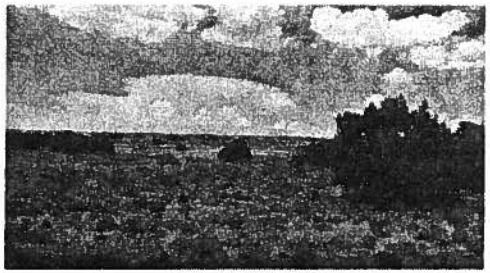




Views to Sandia Peak



Single-family homes to the north

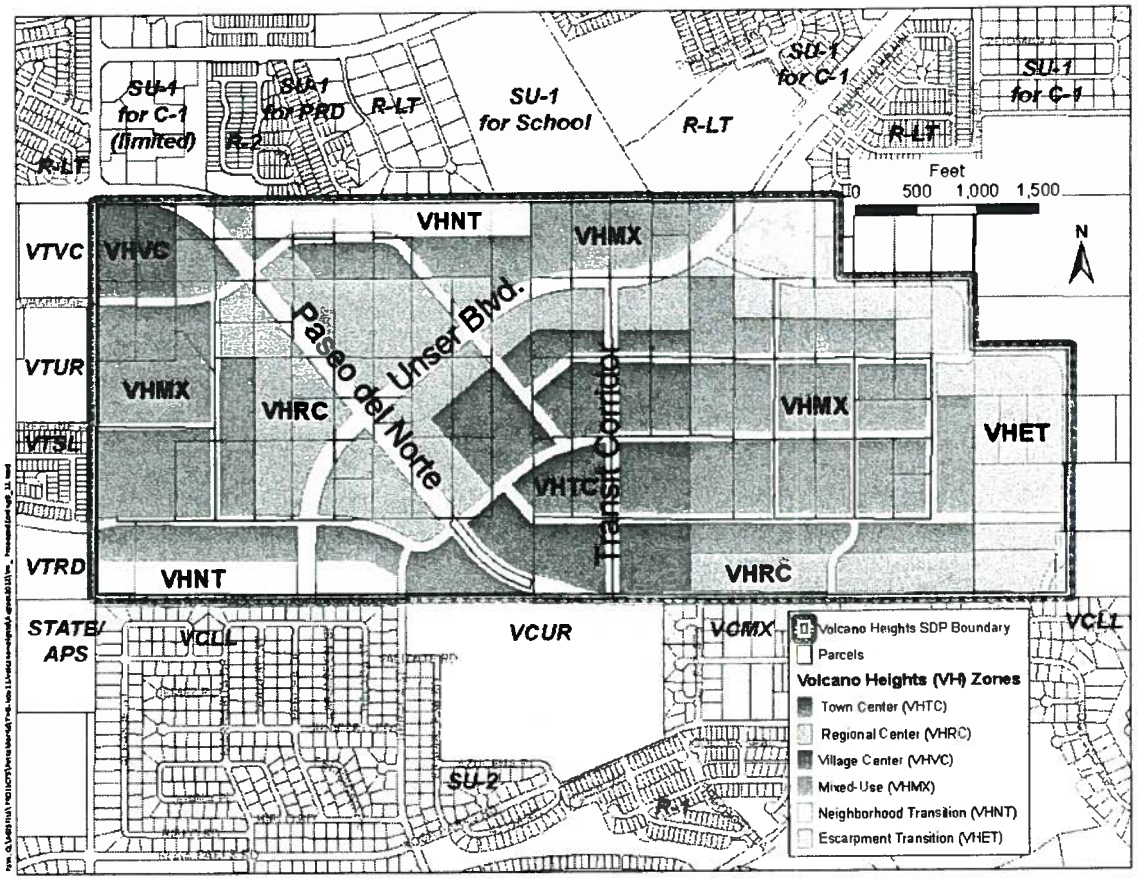


Paseo/Unser Intersection

550

VHSDP Strategy 1: West Side Growth & Traffic Mixed-use Zones

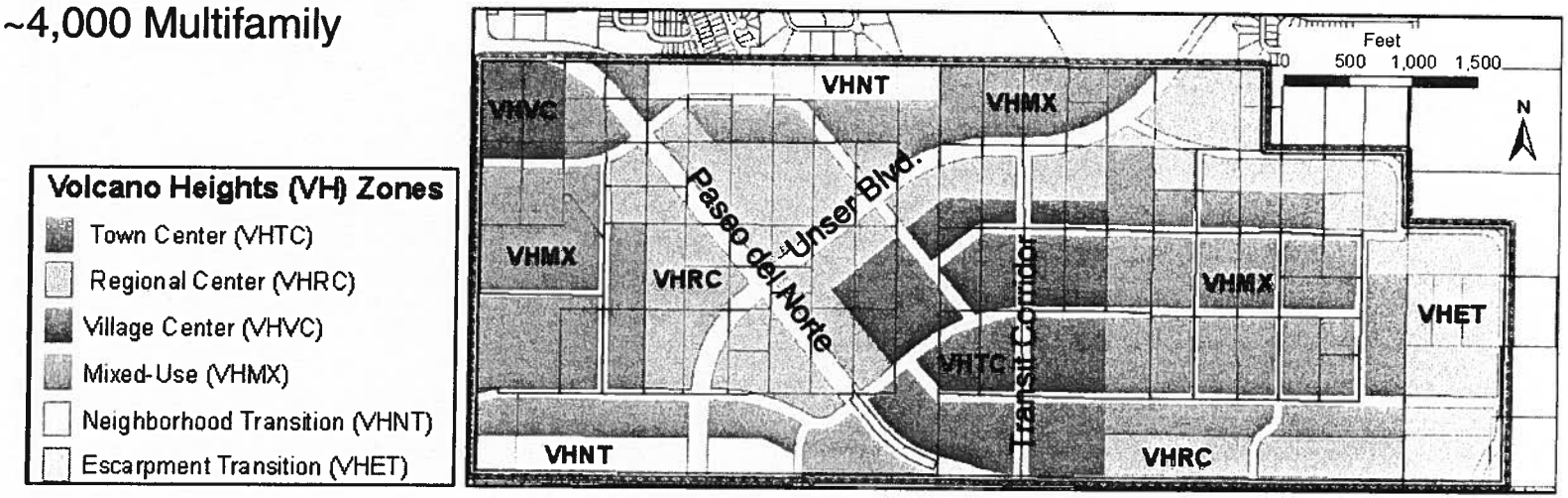
- **Town Center** along Transit Corridor
- **Regional Center** along Paseo del Norte/Unser Blvd.
- **Village Center** across Universe Blvd. from Village Center in Volcano Trails
- **Transition zones** to protect existing neighborhoods & Petroglyph National Monument



VHSDP Strategy 1: West Side Growth & Traffic Development Vision

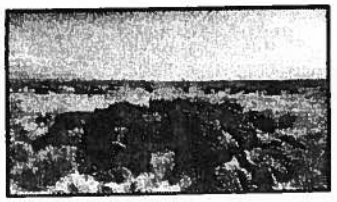
- **Major Activity Center** (recommended by Rank II WSSP Volcano Mesa Amendment)
  - ~ 2 million square feet of retail + office uses = ~ 5,500 jobs
- **High-density Residential**
  - <5,000 dwelling units = ~13,000 residents
  - ~350 Single-family
  - ~300 Townhouse
  - ~4,000 Multifamily

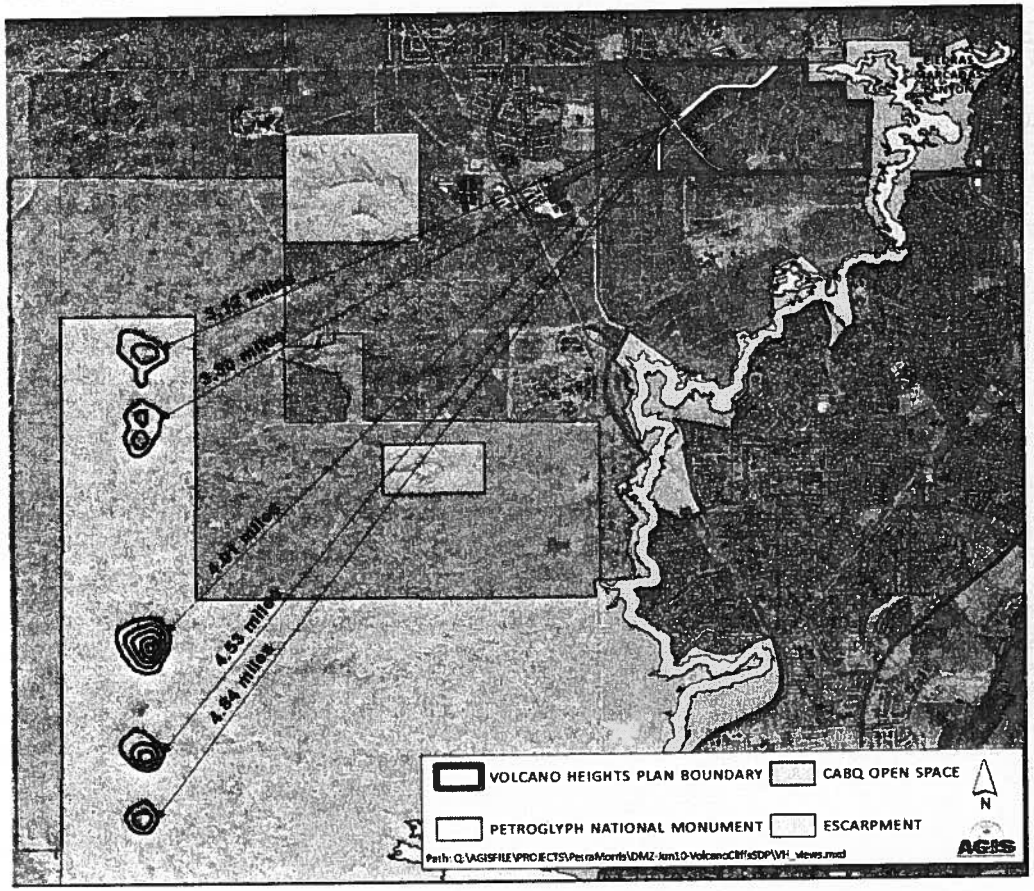
552

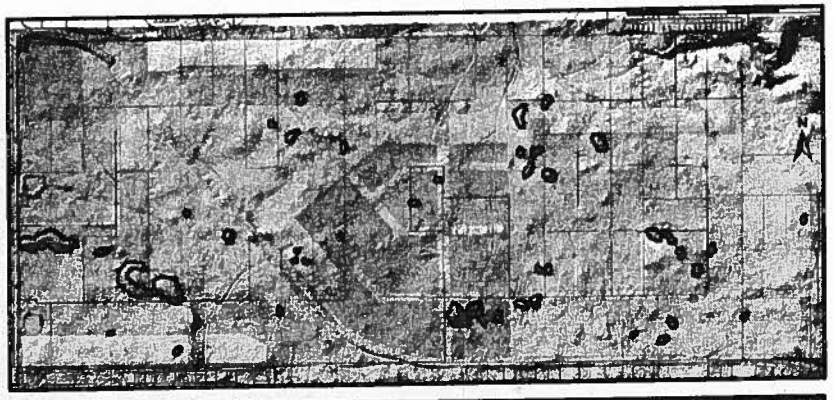


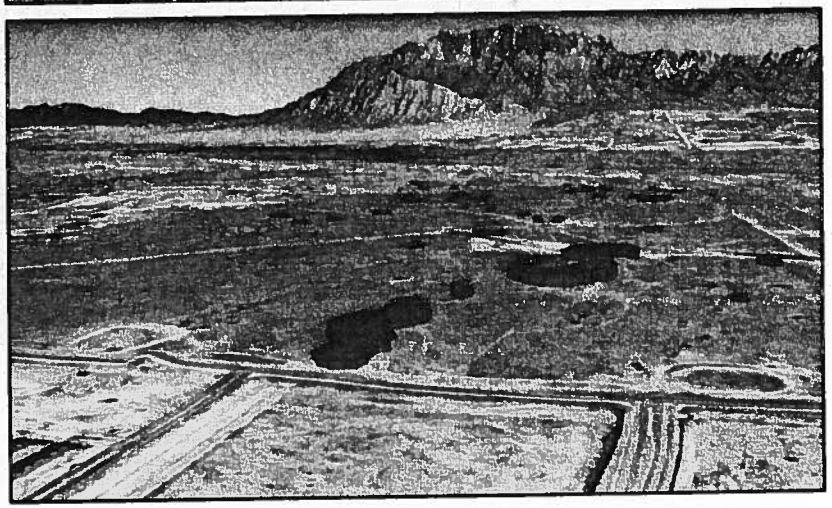
Challenge 2: Open Space

Rock Outcroppings, Monument, & Views







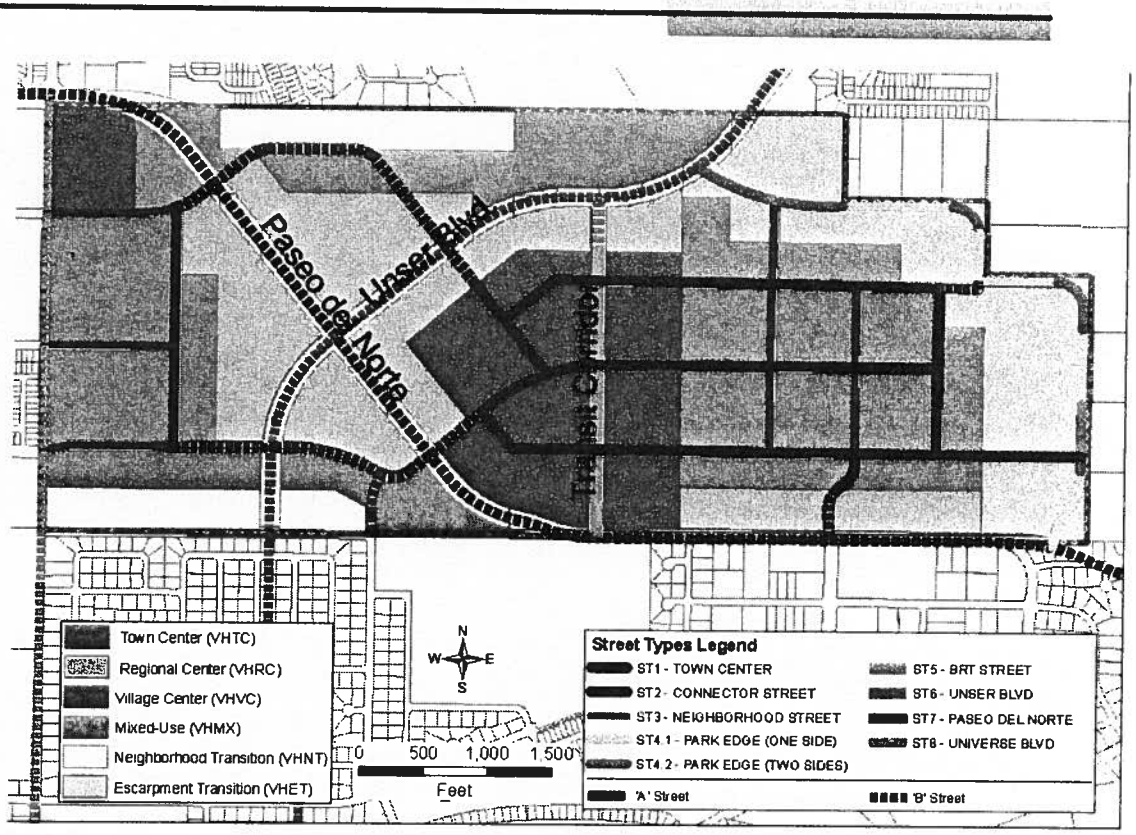


553

VHSDP Strategy 2: Open Space
View Preservation



- East-west **Mandatory Street** grid
- Stepped down **building heights** toward Petroglyph Monument edge
- Optional **bonus height system** to ensure higher buildings provide benefits to natural and built environments



VHSDP Strategy 2: Open Space
Optional Bonus Height System



TABLE 7.2 – BONUS HEIGHT POINTS PER CRITERION

Criteria for Optional Height Bonuses		Points
I.	Natural Environment Bonus Criteria	
a.	Rock outcropping dedications	25
b.	Rock outcropping private preservation*	20
	Public Access Easement *(Optional Bonus)*	5
c.	Open space dedications	20
	For dedications **abutting** rock outcroppings or other features deemed significant by the City Open Space Division *(Optional Bonus)*	5
d.	Private park construction	20
e.	Public park land dedication of at least 2 acres	15
f.	Private walkway connection to rock outcropping, parks, trails, rock outcroppings, or other features deemed significant by the City Open Space Division	10
	Up to 2 additional connections to features deemed significant by the City Open Space Division *(Optional Bonus)*	5 each
g.	Landscaping / natural buffers in addition to what's required by Zone	10
h.	Shared drainage/swales on **adjacent** developments / Low Impact Design (LID)	10
i.	View preservation	10
j.	Community garden	10
k.	Interpretive signage	5
l.	Preservation of native vegetation	5
m.	Other benefits to the natural environment	5

TABLE 7.1 – TOTAL POINTS FOR HEIGHT BONUS BY CHARACTER ZONE

Height Bonus Criteria	Height Bonus			
	VHTC	VHRC	VHVC	VHMX
Maximum Height Allowed by Zone	40 ft.	40 ft.	40 ft.	26 ft.
Maximum Height with Bonus	75 ft.	60 ft.	60 ft.	40 ft.
I. Natural Environment Bonus Criteria	50 pts.	35 pts.	25 pts.	50 pts.
II. Built Environment Bonus Criteria	50 pts.	40 pts.	25 pts.	50 pts.
Total Points Required to Receive Height Bonus	100 pts.	75 pts.	50 pts.	100 pts.

Criteria for Optional Height Bonuses		Points
II.	Built Environment Bonus Criteria	
a.	Publicly accessible plazas / courtyards in addition to what's required by **Section 10.4.4** on page 156.	25
b.	Living roof or accessible roof garden	25
c.	Grey water retention system	25
d.	Transit shelters on transit corridors	20
e.	LEED certification	20
f.	Transit Center within 500 feet of proposed project	15
g.	Public art	15
h.	Solar panels	15
i.	Permeable paving	10
j.	Permanent streetscape/plaza furniture and/or features	10
k.	Gateway feature at key intersections	10
l.	Rooftop water harvesting / cisterns	5
m.	Other sustainable building practices	5

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VHSDP Strategy 2: Open Space
Rock Outcropping Preservation



- Strictly **voluntary**
- Administrative **deviations** to move Mandatory Streets and buildings to avoid rock outcroppings
- Required **usable open space** and **detached open space**
- Usable open space **transferable** across properties
- **Incentives** in the bonus system to preserve rock outcroppings
- **Double credit** for requirements and incentives

TABLE 10.1 – DETACHED OPEN SPACE: RESIDENTIAL USES

	VHTC	VHRC	VHVC	VHMX	VHNT	VHET	Total
Available Acreage*	61.2	89.1	10.8	162	28.8	54.9	406.8
Detached OS Requirement (square feet/dwelling unit)	400	400	400	400	400	400	400
Detached OS Requirement Cap (dwelling unit/acre)	40	20	30	30	6	6	—
Intended Resulting Detached Open Space Acreage**	22	16	3	45	2	3	91

* Total acreage minus Mandatory Roads minus 10% for usable open space
** For purposes of analysis only

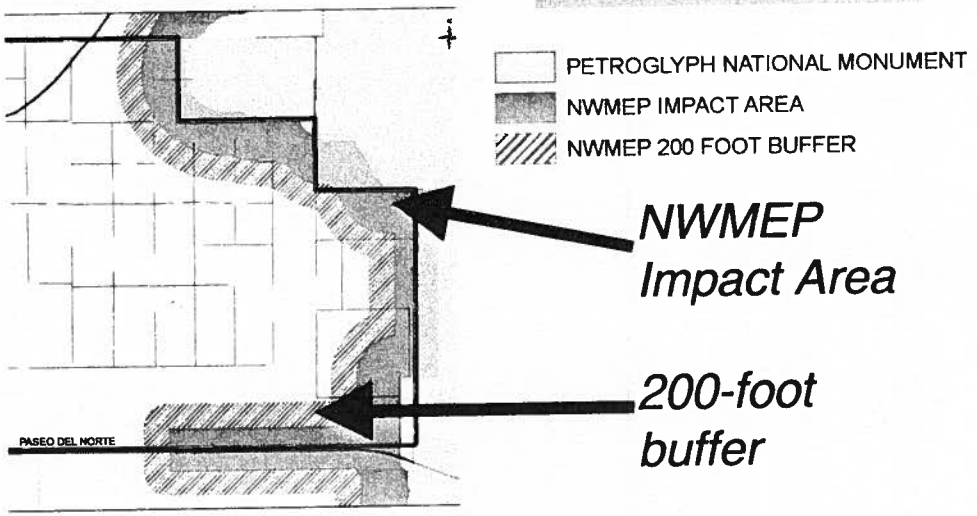
TABLE 10.2 – DETACHED OPEN SPACE: NON-RESIDENTIAL USES

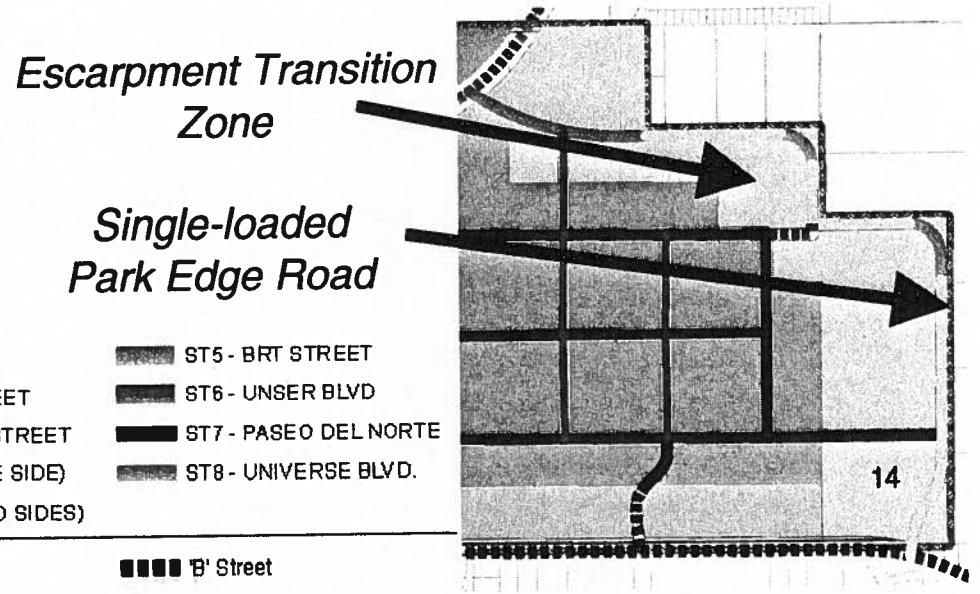
	VHTC	VHRC	VHVC	VHMX	VHNT	VHET	Total
Available Acreage*	61.2	89.1	10.8	162	28.8	54.9	406.8
Detached OS Requirement (square feet/30,000 SF building area)	2,400	2,400	2,400	2,400	NA	NA	400
Maximum Stories with Height Bonus	5	4	4	3	NA	NA	—
Intended Total Detached Open Space Acreage**	17	20	3	27	0	0	66

* Total acreage minus Mandatory Roads minus 10% for usable open space
** For purposes of analysis only

VHSDP Strategy 2: Open Space
Petroglyph National Monument Protections

- Rank III Northwest Mesa Escarpment Plan height limit of **15 feet in Impact Area**
- **18-feet allowed within 200 feet of Impact Area**, with up to 50% of building footprint allowed to go to 26 feet
- **Single-loaded, mandatory Park Edge Road**
- **Escarpment Transition Zone** to limit intensity and density of uses

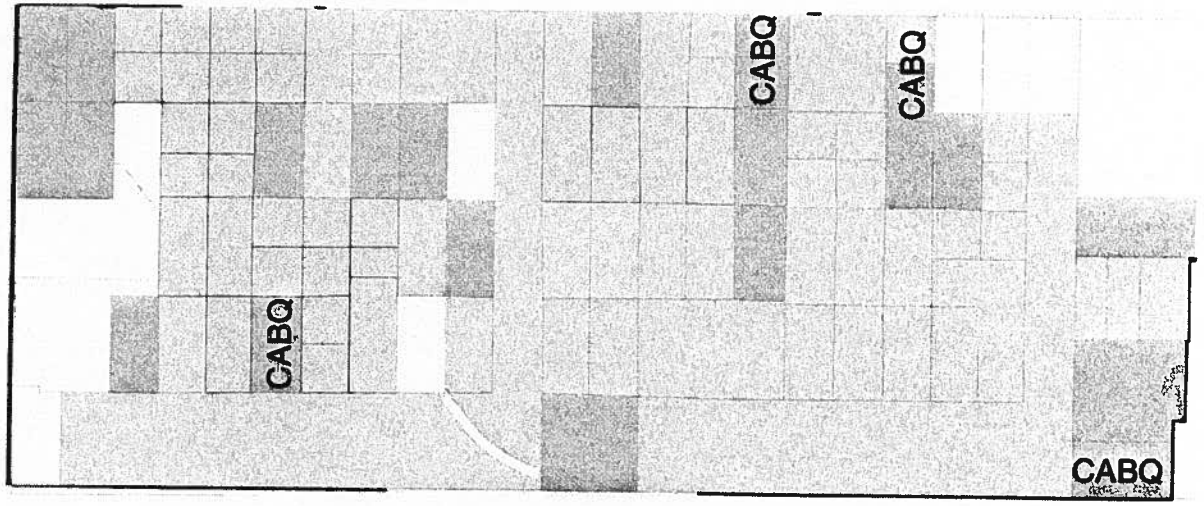


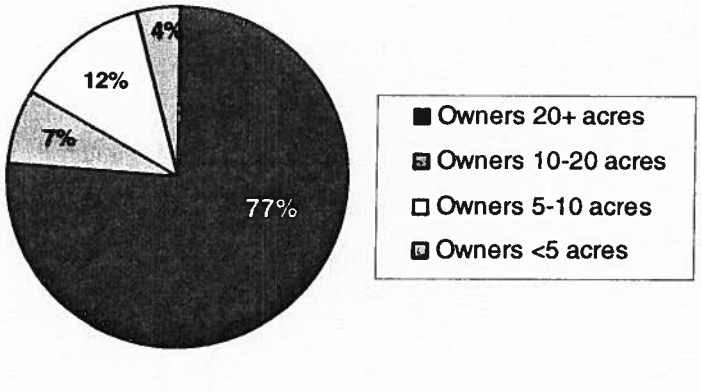


537

Challenge 3: Coordinating Across Properties
Undeveloped Area with Checkerboard Ownership

- 570 acres
- ~ 5-acre lots
- 34 owners
- 99 properties
- 5 owners = 413 acres





259 Acres
69 Acres
45 Acres
20 Acres
20 Acres
5-12 Acres
<5 Acres

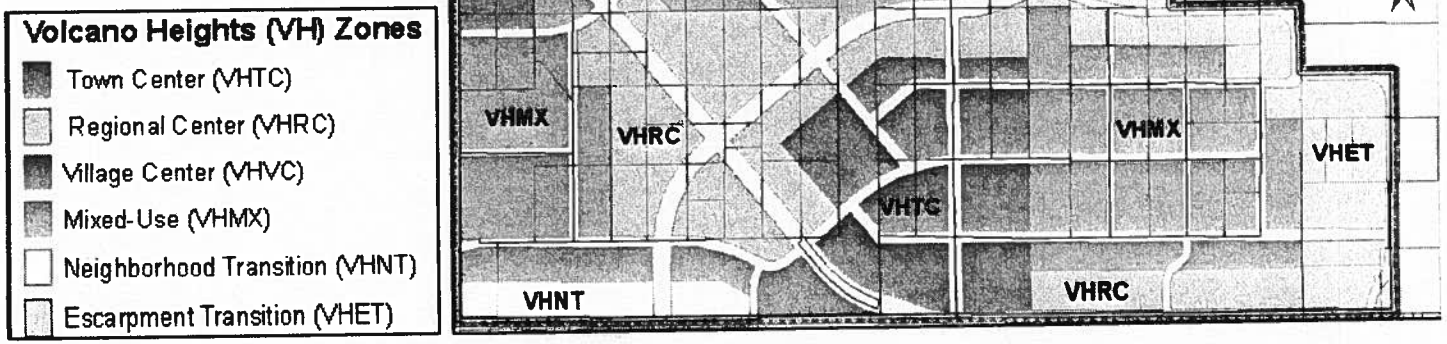
VHSDP Strategy 3: Coordinating Properties
Flexible, Predictable Development Pattern

Flexibility

- Mixed use zones
- No regulations on architectural style
- Menu of options
- Additional building materials
- Minor & Major Deviations
- Exceptions
- Optional bonus height system

Predictability

- Mandatory Street network
- Site development standards
- Building design standards
- Streamlined development review

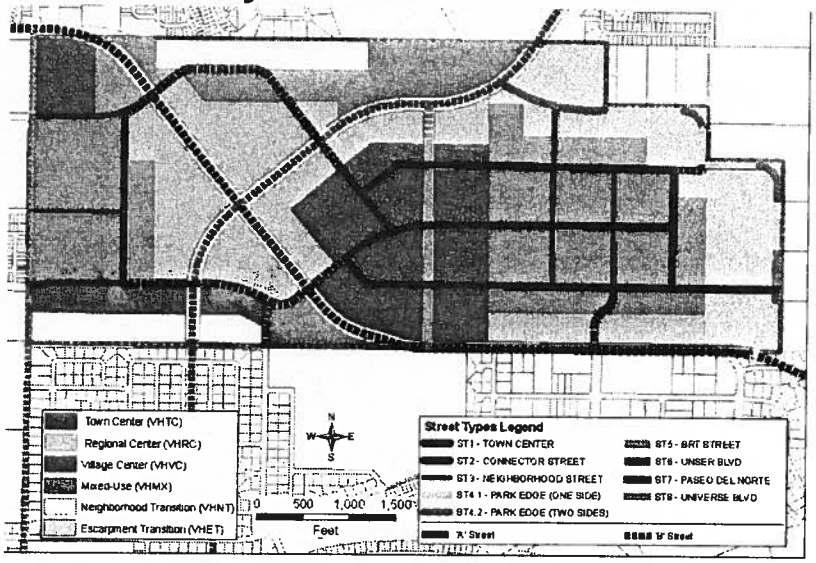


VHSDP Strategy 3: Coordinating Properties

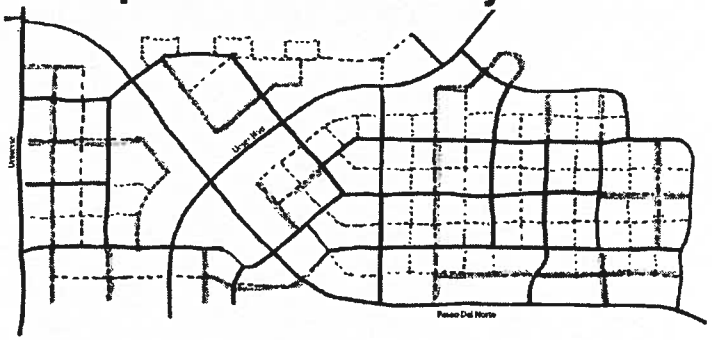
Mandatory & Non-Mandatory Streets

- **Mandatory streets**
  - Minimal number of streets to serve all properties
  - Required cross sections
- **Non-mandatory streets**
  - Local streets to serve development
  - Cross section options
- **Frontage standards**
  - Coordinate land use and transportation

Mandatory Streets

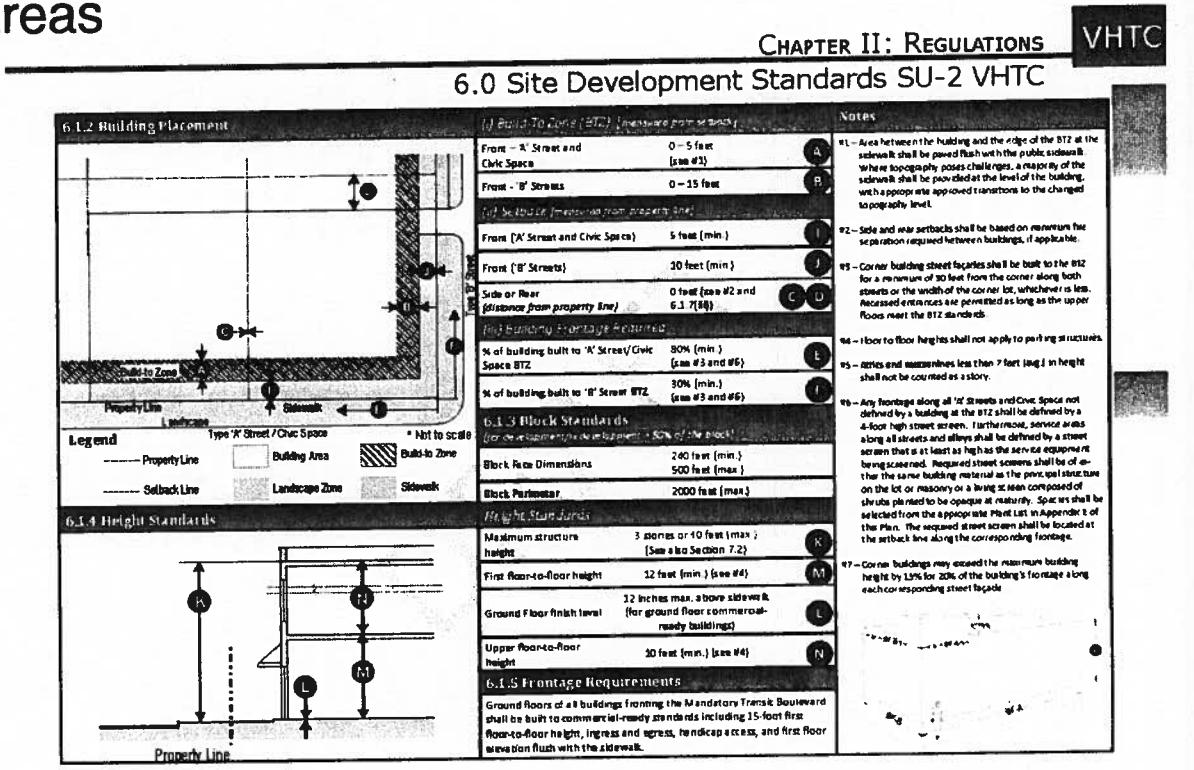


Sample Non-mandatory Streets



VHSDP Strategy 3: Coordinating Properties
Site Development Standards

- Building placement
- Height standards
- Frontage requirements
- Parking and service areas
- Façade elements



October 4, 2012

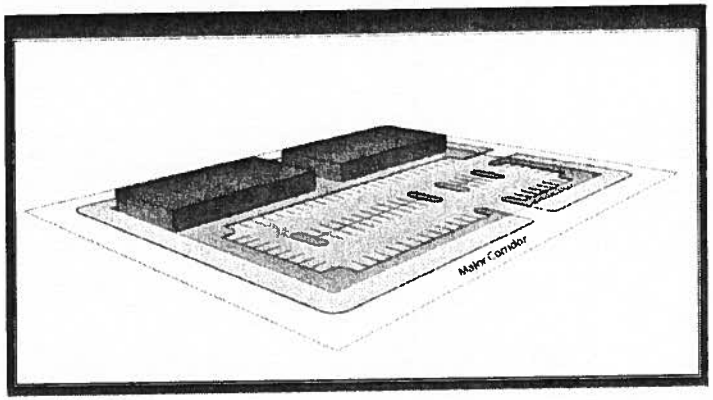
VHSDP Strategy 3: Coordinating Properties Building Design Standards

- Massing and façade composition
- Building materials
  - Tailored to zone
  - *Center zones*: masonry, brick, or stucco for a significant percent of the main façade
  - *Other zones*: Choice of materials
  - Other materials as approved by Planning Director
- Windows
  - Low-reflective value
- Architectural Details
  - Tailored to zone
  - *Non-transition zones*: One or more of 12 features

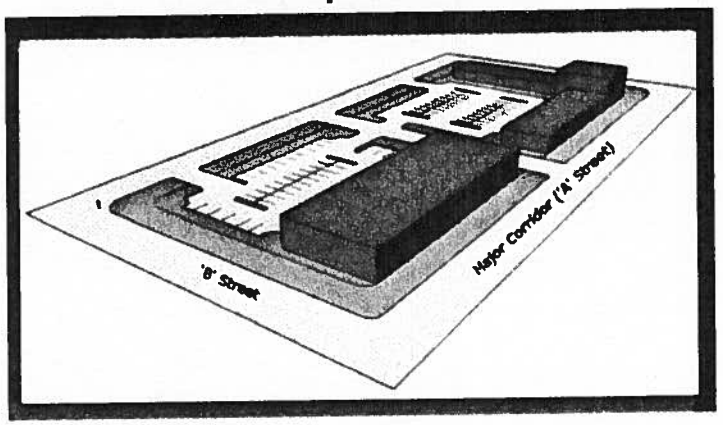
VHSDP Strategy 3: Coordinating Properties
Predictable, Flexible Development Pattern

1. **No required phasing** of development in zones or along corridors.
2. **Site development standards** to encourage density over time.
3. **Commercial-ready ground floors** required along Transit Blvd. in Town Center zone.
4. **Minimum ground floor heights** in other zones that could accommodate retail uses in the future.

Suburban Development Model

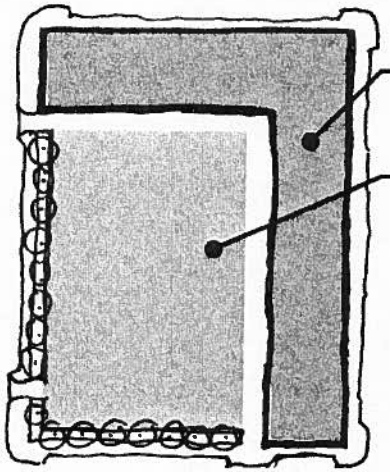


VH Development Model



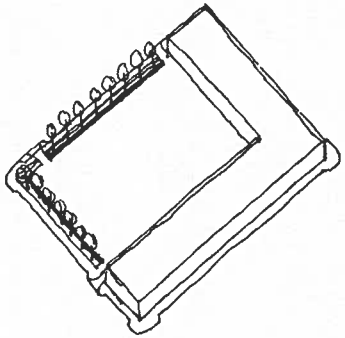
SC3

VHSDP Strategy 3: Coordinating Properties
Predictable Density over Time

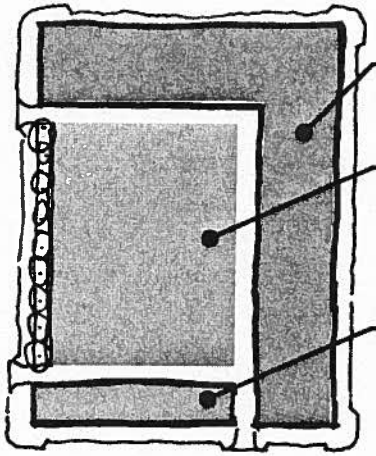


Retail along "A" Street
(50K SF)

Surface parking
screened along
"B" Strret (200 spaces)



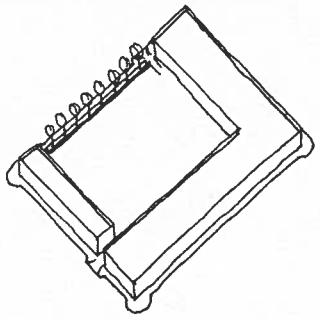
Stage 1



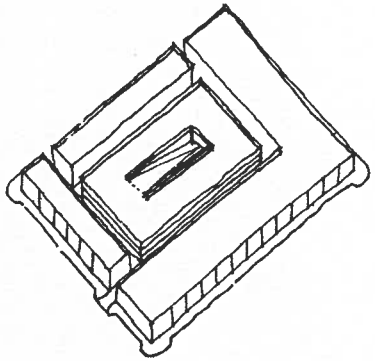
Retail along "A" Street
(50K SF)

Surface parking
screened along
"B" Strret (170 Spaces)

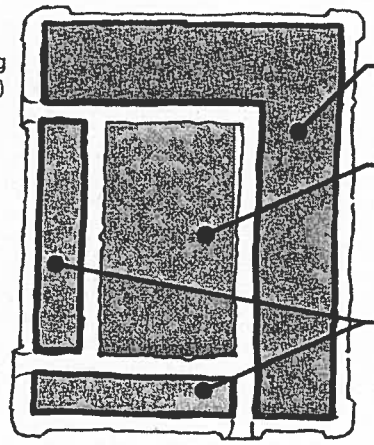
Townhouses with
tuck-under parking
(6 TH Units; 24K SF)



Stage 2



Final



Retail along "A" Street
(50K SF)

3 level garage parking
added to support retail
parking demand
(250 spaces)

Townhouses with
tuck-under parking
(7 TH Units; 27.6K SF)

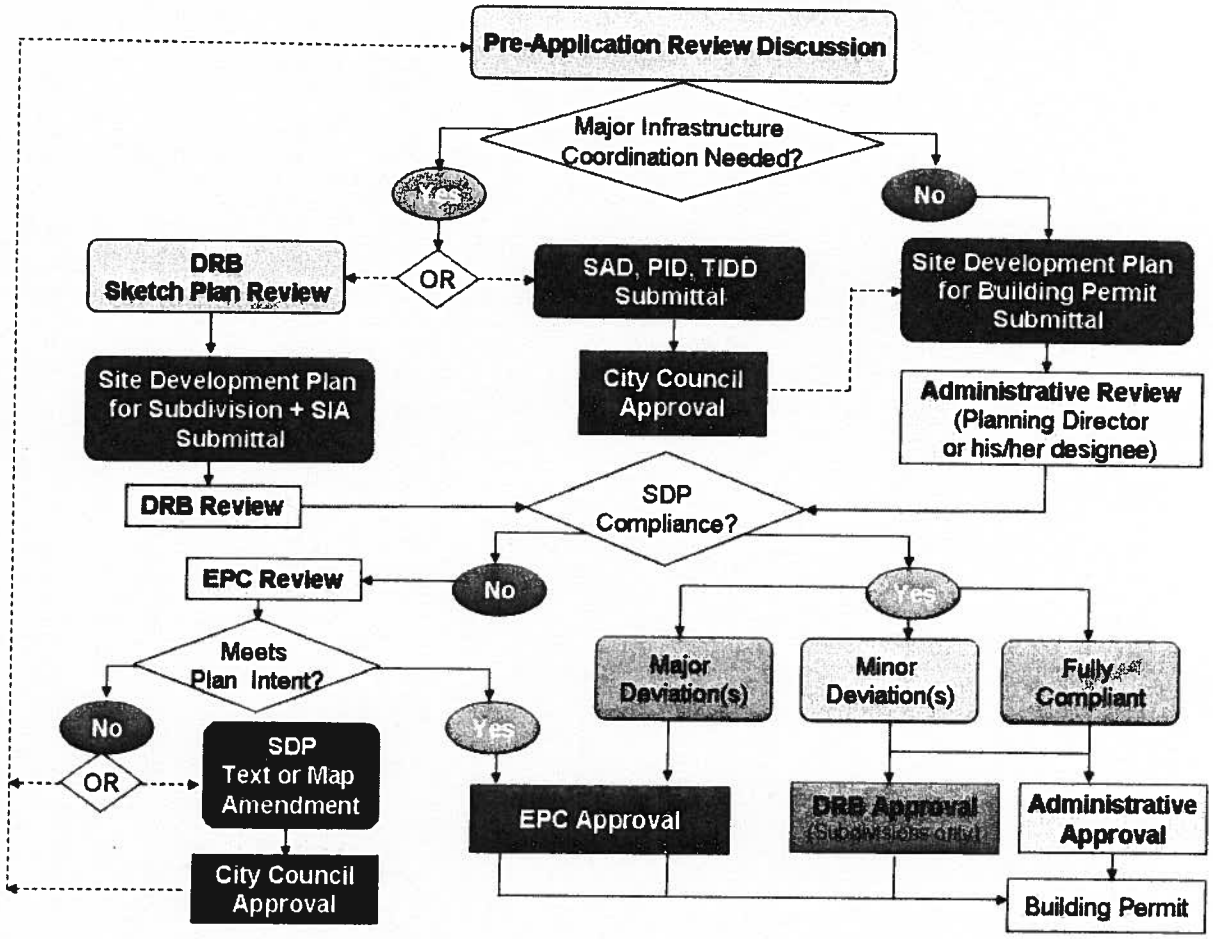
VHSDP Strategy 3: Coordinating Properties
Deviations and Exceptions

- **Minor Deviations** *(Administrative & DRB Approval)*
  - Table 3.2 (pgs. 28-30)
- **Major Deviations** *(EPC Approval)*
  - Table 3.3 (pg. 31)
- **Exception** *(EPC approval)*
  - Exceptional civic, architectural, or environmental design
  - Preservation of view, rock outcropping or other natural feature
  - Improved coordination/enhancement of adjacent property
  - Accommodation of major employer
- **Text amendment** *(City Council Approval)*

505

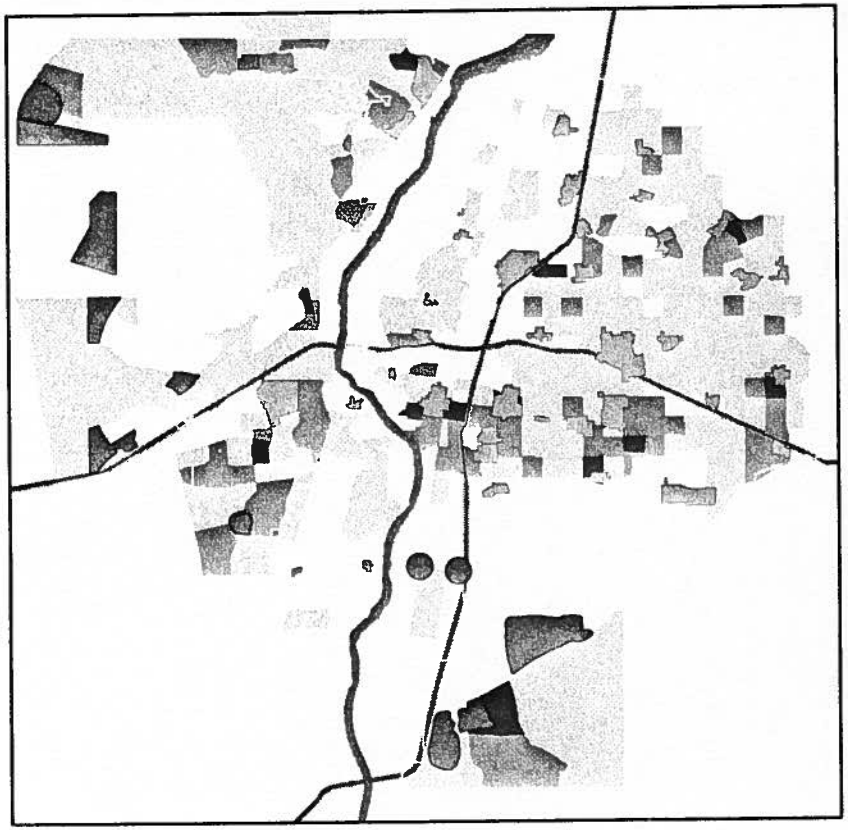
VHSDP Strategy 3: Coordinating Properties
Predictable Development Review Process

- Streamlined process
- Emphasis on infrastructure coordination
- Strategies to emphasize cross-property coordination
- Strategies to protect neighborhoods & sensitive lands

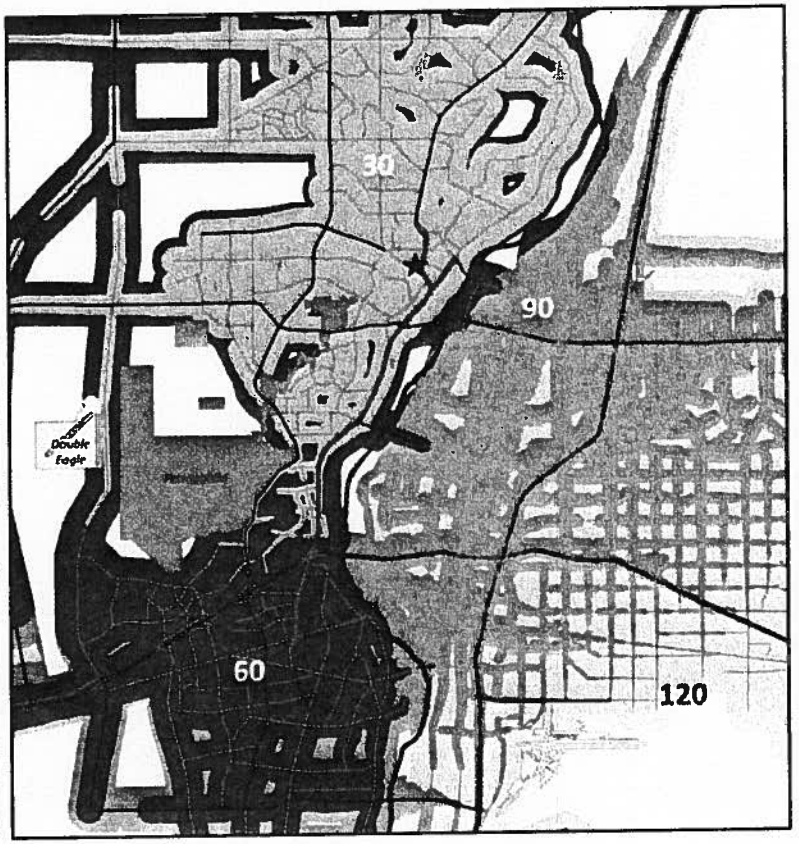


Challenge 4: Land Use & Transportation
Commuting Pattern – 2035

West Side: 50% of Residents, 20% of Jobs



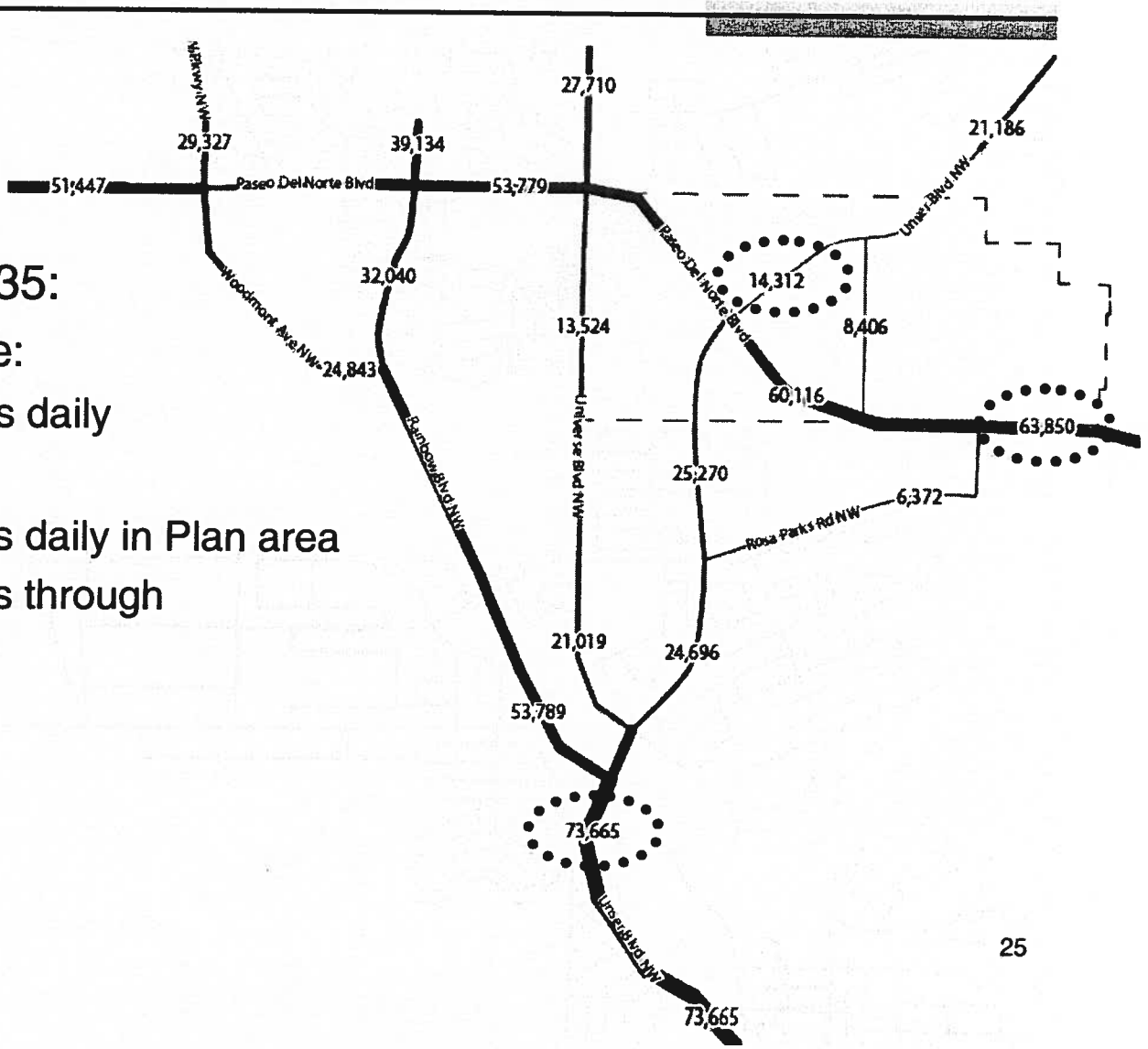
Commute Times



507

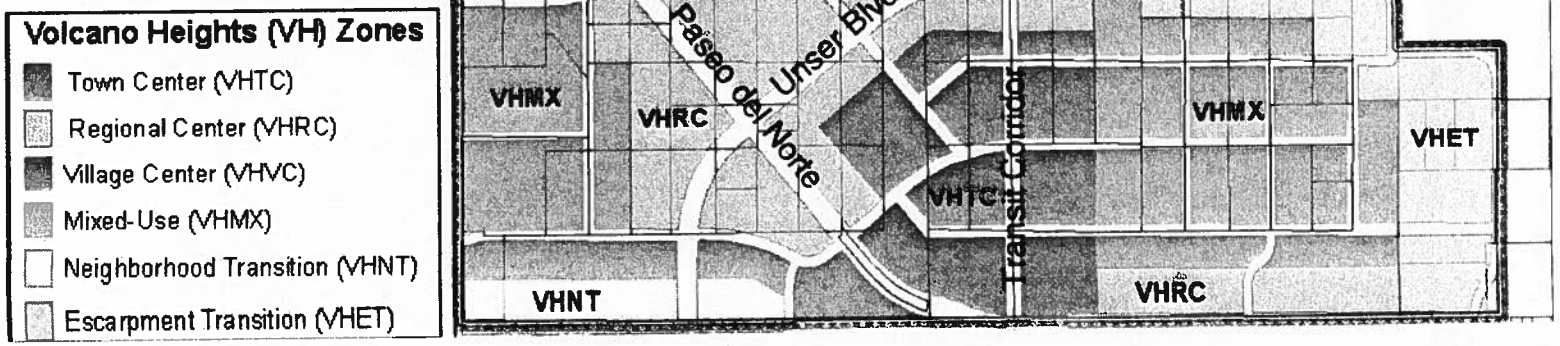
Challenge 4: Land Use & Transportation
Congested Regional Traffic Forecast

- MRCOG MTP 2035:
  - Paseo del Norte:
    - 60,000+ trips daily
  - Unser Blvd:
    - <15,000 trips daily in Plan area
    - 70,000+ trips through Escarpment



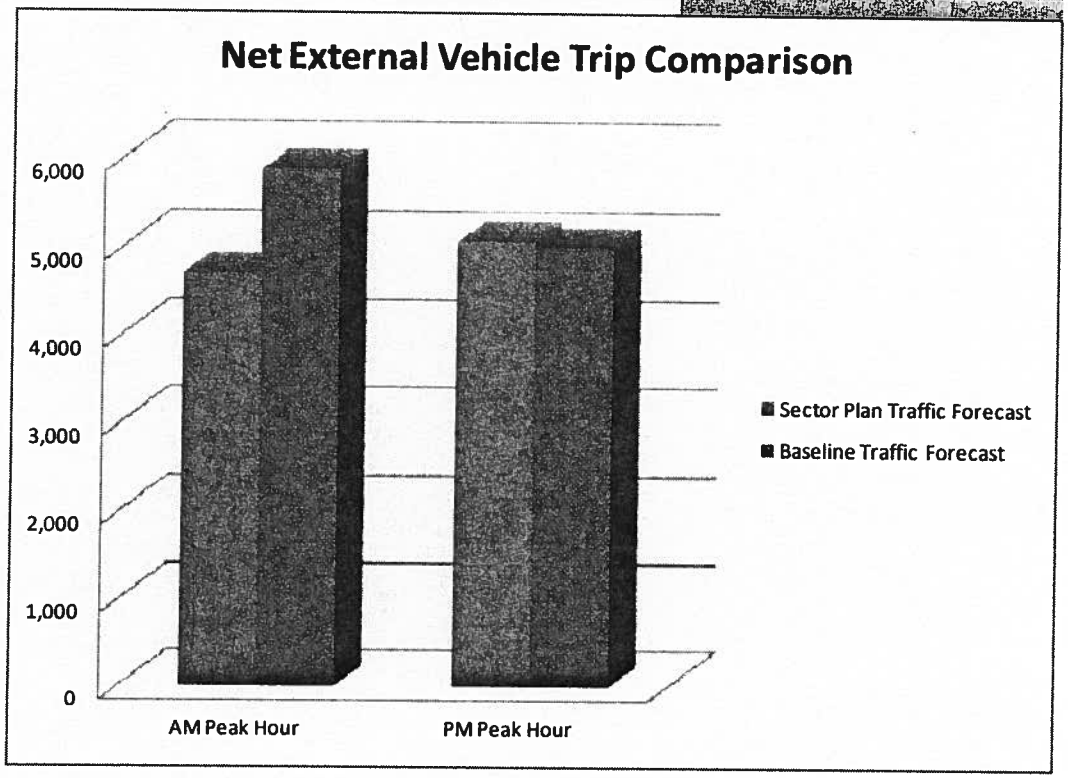
VHSDP Strategy 4: Land Use & Transportation Coordinated Development & Streets

1. **Walkable, urban, dense** development to support multiple modes of transportation, including walking, cycling, and transit.
2. **Transit Corridor** as backbone of new Town Center.
3. **Mandatory street network** to provide backbone grid to support development along corridors.
4. **Non-mandatory street options** to provide service to local development and disperse traffic.
5. **Required cross sections** to help coordinate development across property lines and over time.
6. **Frontage standards** tailored to street character to provide predictable built environment along corridors.



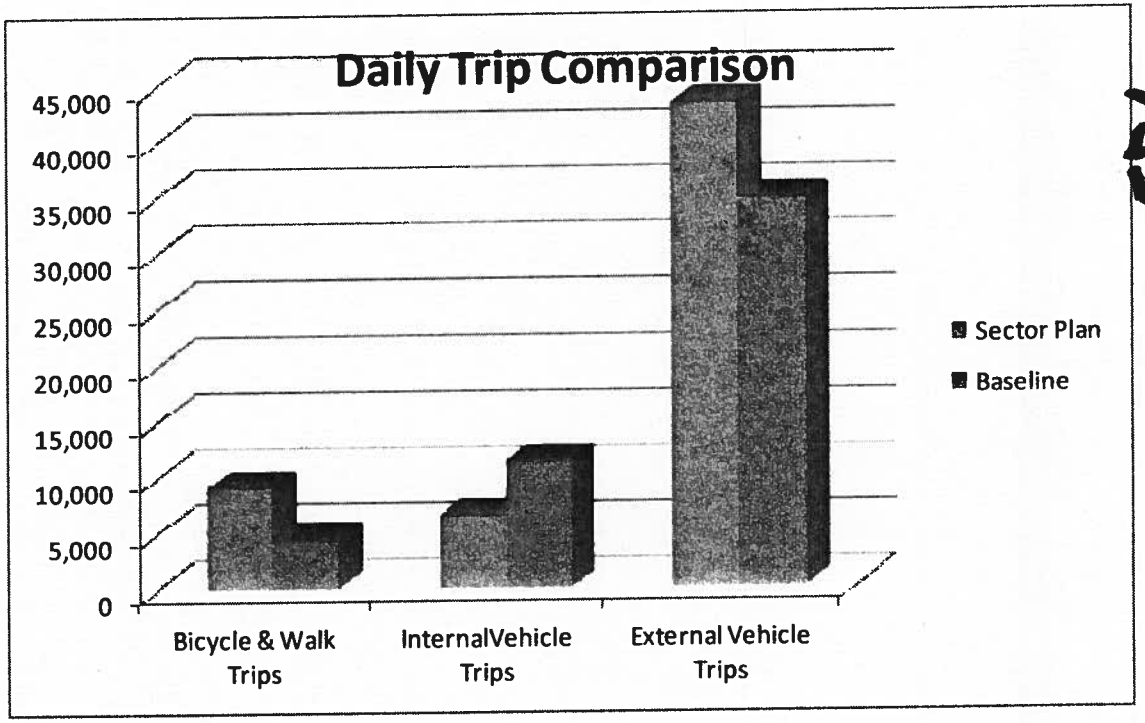
VHSDP Strategy 4: Land Use & Transportation Traffic Study: Regional Impact

- Peak Hour traffic:
  - Reduced AM trips
  - No increase in PM trips
- More access = less congestion
- Better traffic flow along Paseo del Norte and Unser Boulevard
- Acceptable Level of Service (LOS)

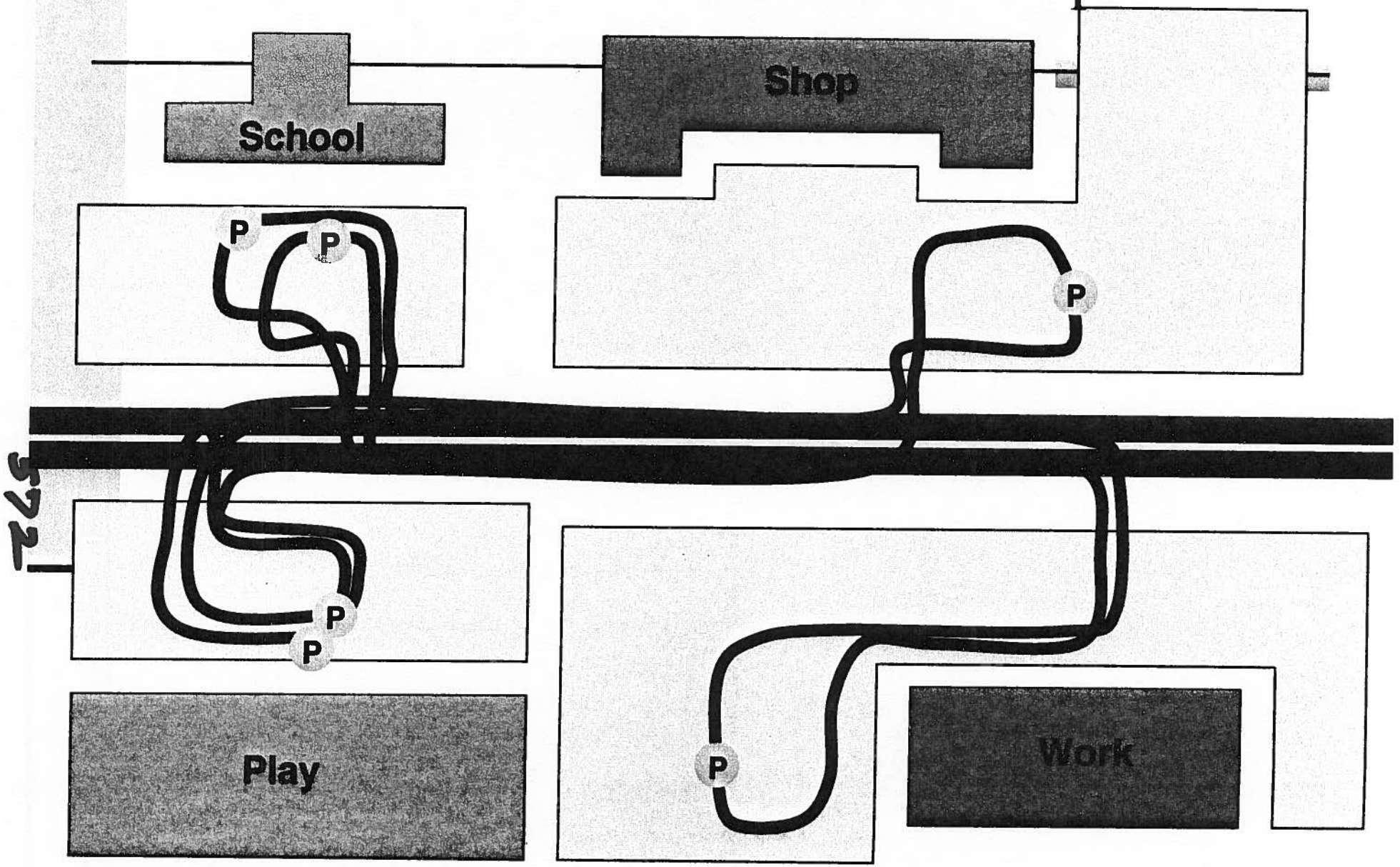


VHSDP Strategy 4: Land Use & Transportation
Traffic Study: Local and Regional Impact

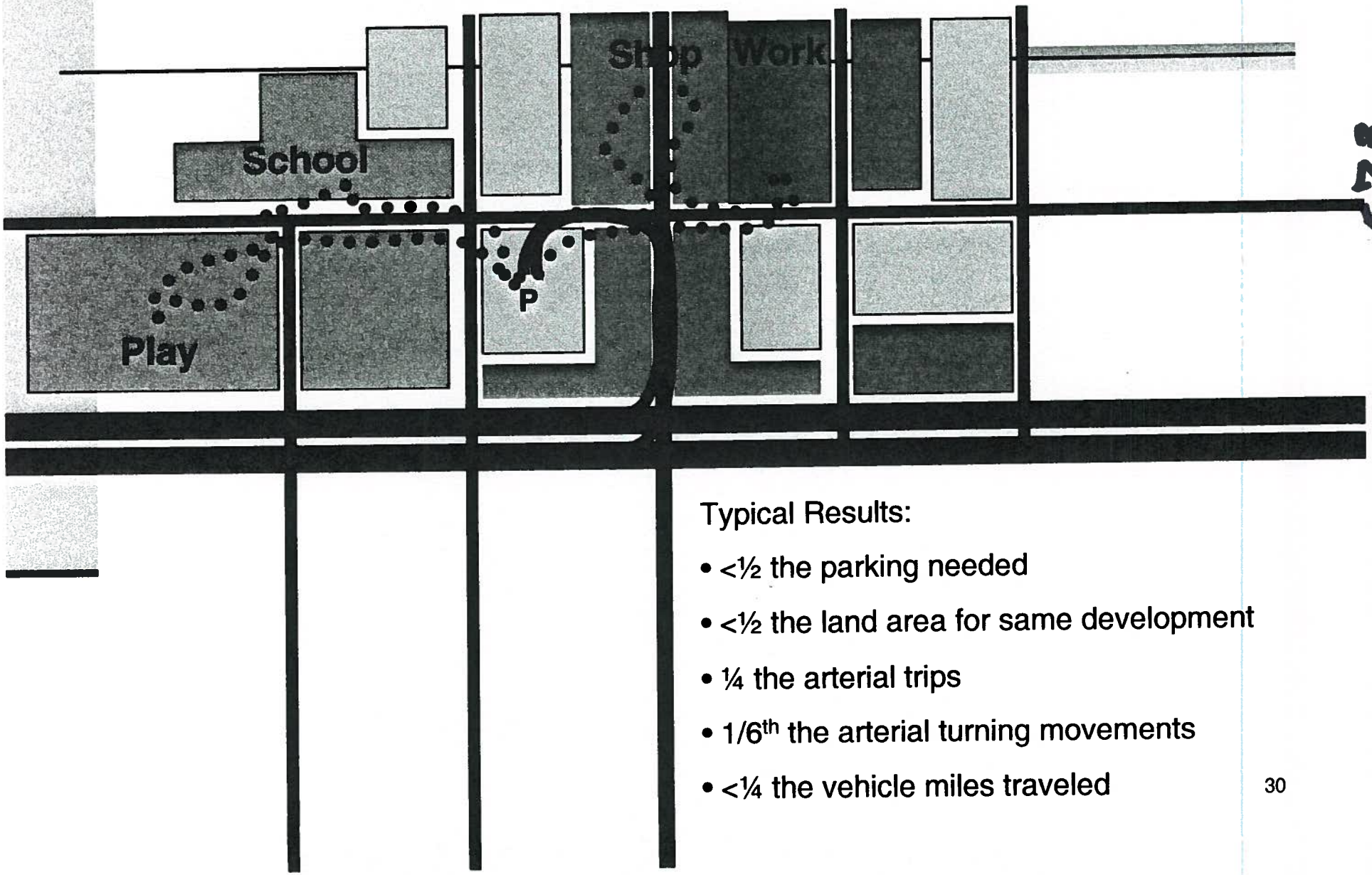
- More daily vehicle trips
  - More daily trips
  - Shorter trips with mix of uses
- More bicycle & walking trips
  - Smaller blocks
  - Shorter trips with mix of uses



VHSDP Strategy 4: Land Use & Transportation
NOT: Conventional Suburban Development



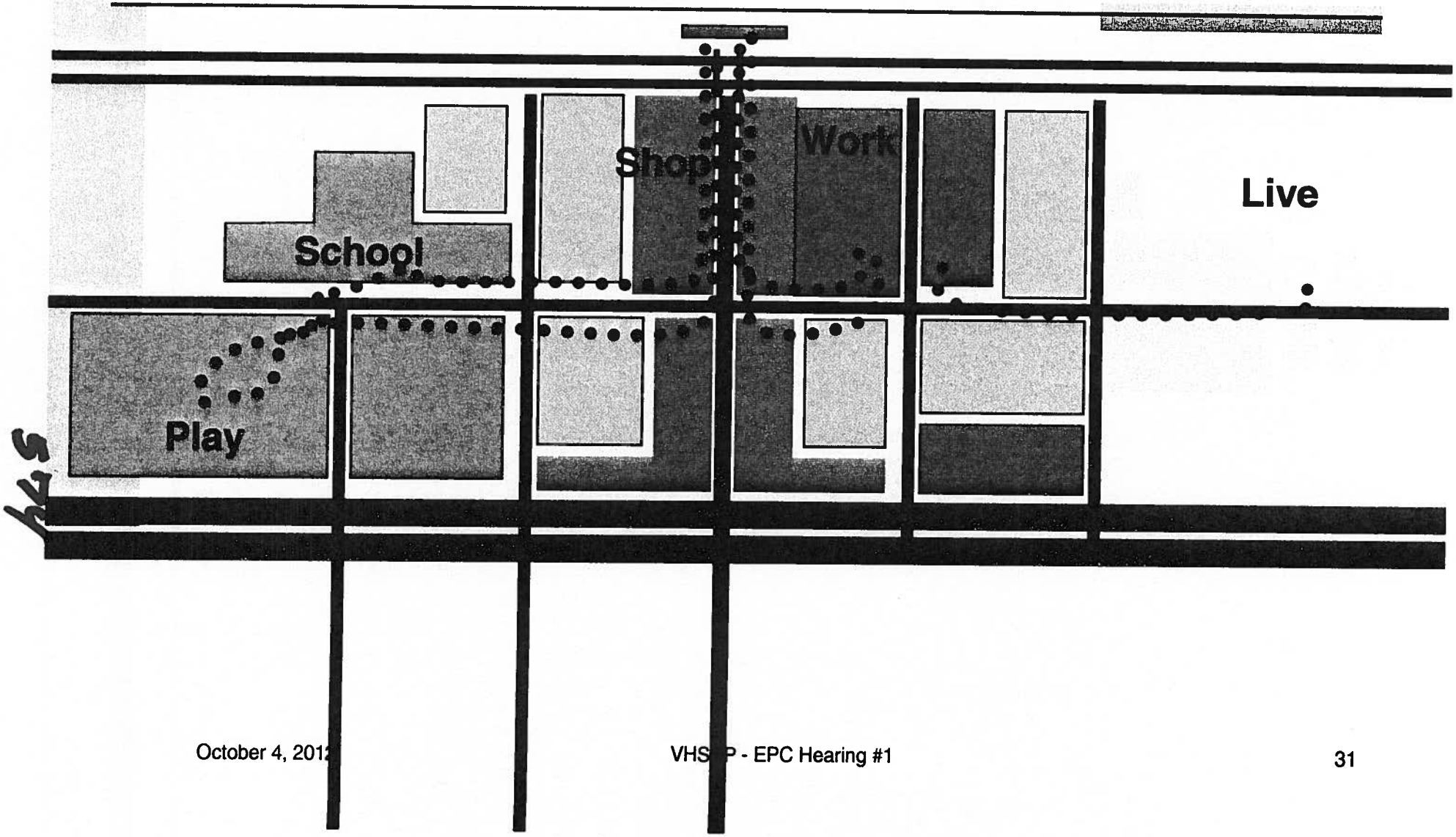
VHSDP Strategy 4: Land Use & Transportation
INSTEAD: Mixed Use ("Park Once") District



Typical Results:

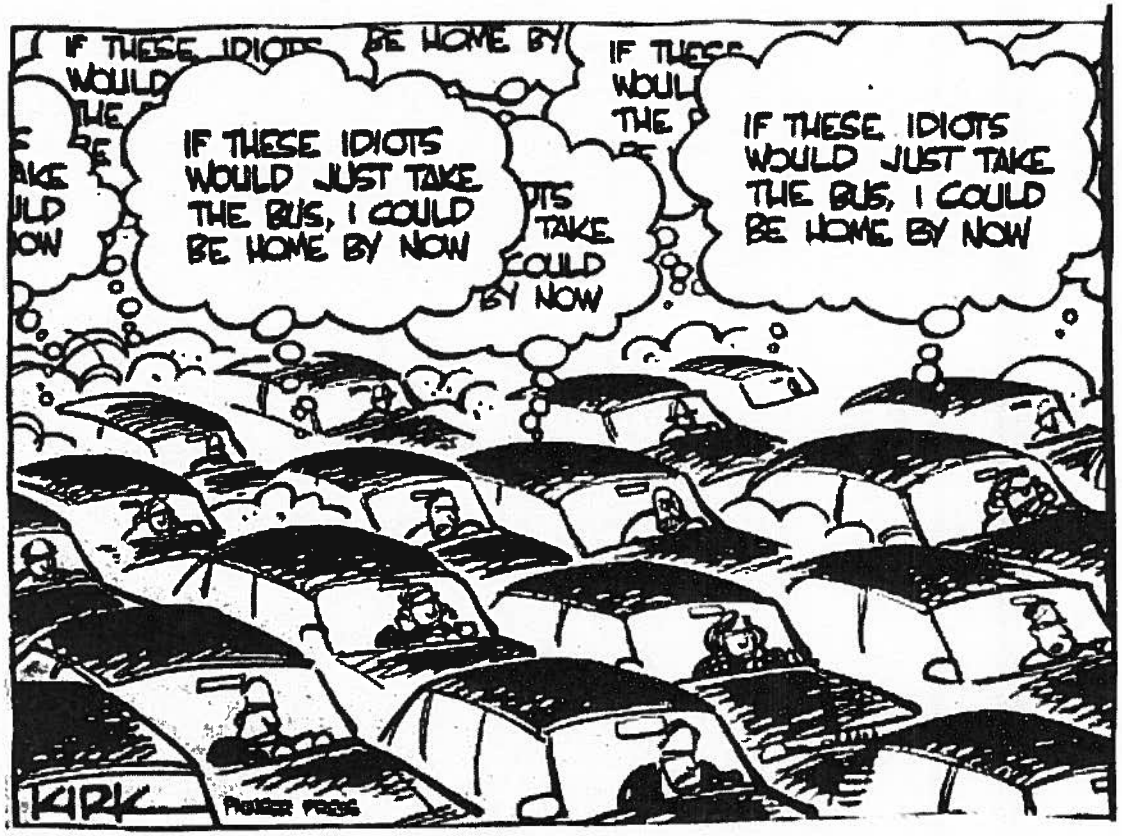
- <½ the parking needed
- <½ the land area for same development
- ¼ the arterial trips
- 1/6th the arterial turning movements
- <¼ the vehicle miles traveled

VHSDP Strategy 4: Land Use & Transportation
TOWN CENTER: Transit-oriented Development



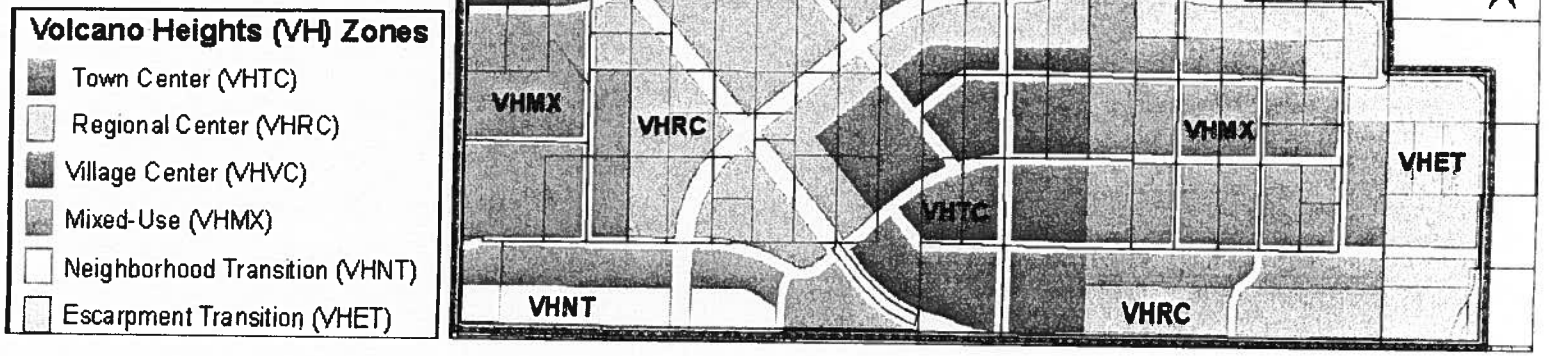
VHSDP Strategy 4: Land Use & Transportation
Multi-modal Transportation & Land Use

- Doesn't require **transit**, but at least it's an option!
- Doesn't require more people to **walk**, but at least encourages it!
- Doesn't ensure more **bicycling**, but at least plans for it!



Challenge 5: Putting It All Together
Vision

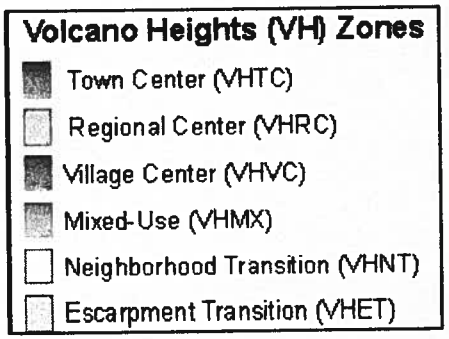
1. **Major Activity Center** focused on employment and regional and local goods and services in walkable distance.
2. **Protections for natural environment** including rock outcroppings, Petroglyph National Monument, views, and other sensitive lands.
3. **Street network grid** to coordinate development, ensure access, & ease congestion.
4. **Pedestrian & bike-friendly, transit-ready streets & development pattern** to support viable alternative transportation choices over time.

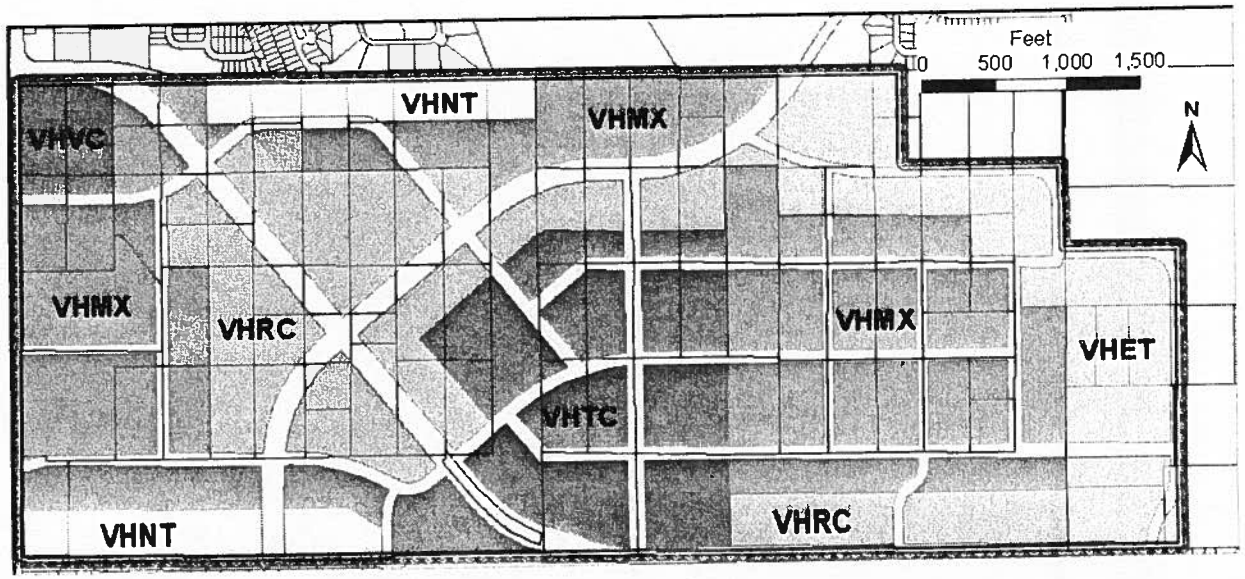


Challenge 5: Putting It All Together

Innovations

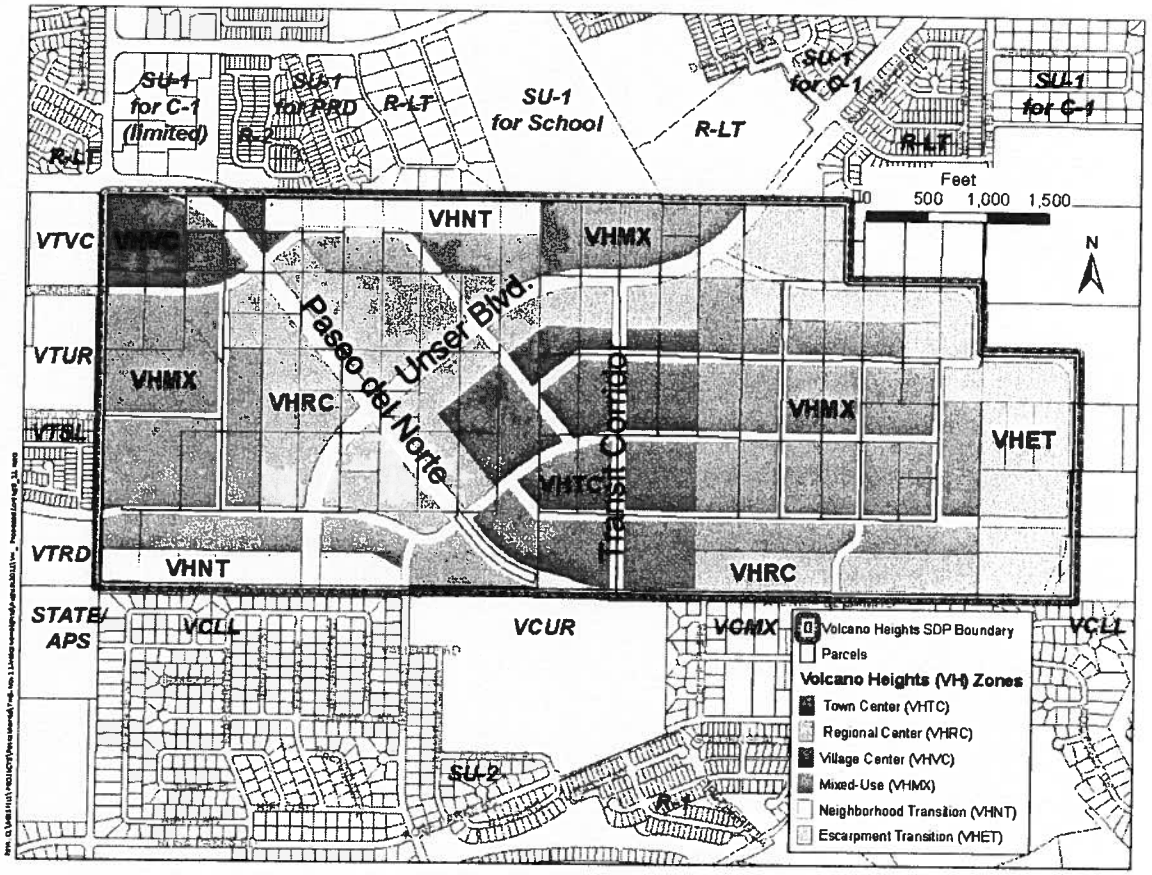
1. **Coordinated land-use and transportation.**
2. **Collaborative transit and street planning.**
3. **Balance between regulations and incentives** to protect built and natural environments.
3. **Detailed tables** to provide predictability to developers and residents of what is allowed and encouraged.
4. **Graphics and photos** to illustrate regulations and policies.





Challenge 5: Putting It All Together
Strategies

- **Transition zones** to protect existing neighborhoods & Petroglyph National Monument
- **Mixed-use zones with design standards** to balance flexibility of land use with predictability of built form
- **Mandatory street network** to coordinate development.
- **Optional height bonus system** to balance density with benefits to natural and built environments.



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Volcano Heights SDP:
What the Plan Can and Can't Do

- Can:
  - Change zoning
  - Add a range of land uses
  - Coordinate land use and transportation at a high-level of planning
  - Highlight implementation challenges
  - Recommend future implementation steps

- Can't
  - Substitute for engineering-level planning efforts
  - Master-plan infrastructure
  - Force collaboration among property owners
  - Commit the City to infrastructure investments

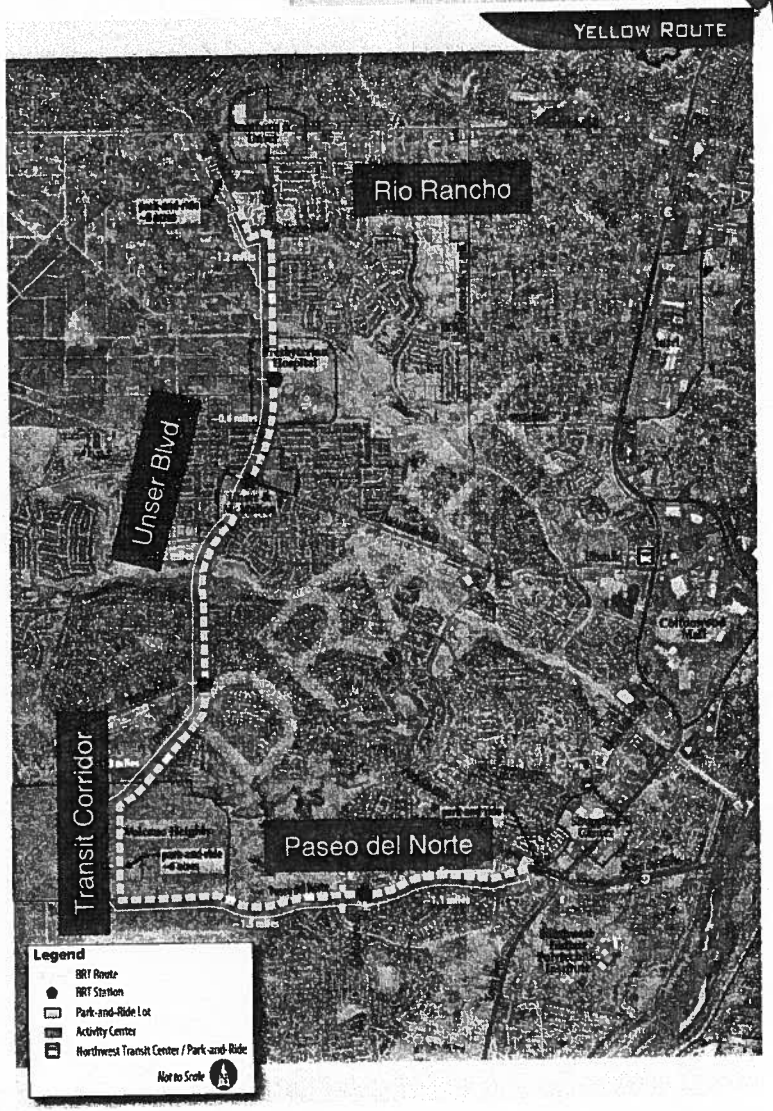
Strategic Engagement:
Stakeholder Coordination

- **Public Involvement**
  - Meetings, focus groups, and workshops
- **Code Enforcement**
  - Land Use table & implementation
- **City Parks & Recreation and Open Space Division**
  - Bonus height system, rock outcropping preservation, & single-loaded road
- **City Department of Municipal Development (DMD), MRCOG, & ABQ Ride**
  - Street network, cross sections, transit-planning, & park-and-ride facilities



Strategic Engagement:
Parallel Planning Efforts

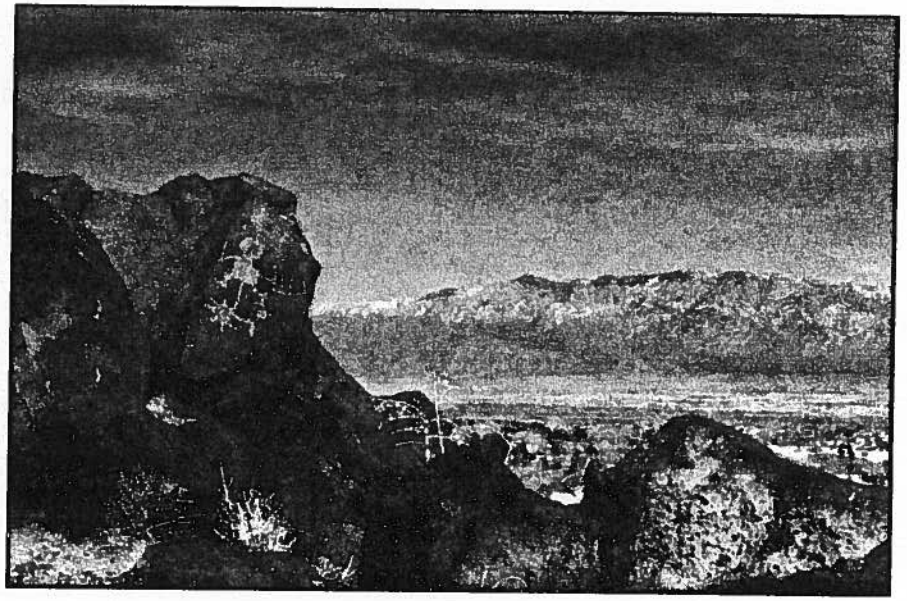
- **Mid Region Council of Governments (MRCOG)**
  - High-capacity Transit Study for Paseo del Norte - Rio Rancho to Journal Center/I-25
- **City Department of Municipal Development (DMD), MRCOG, & ABQ Ride**
  - Access-modification process for intersections along Paseo del Norte & Unser Boulevard



Volcano Heights Sector Development Plan
Contacts

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Petra Morris
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505-768-3897

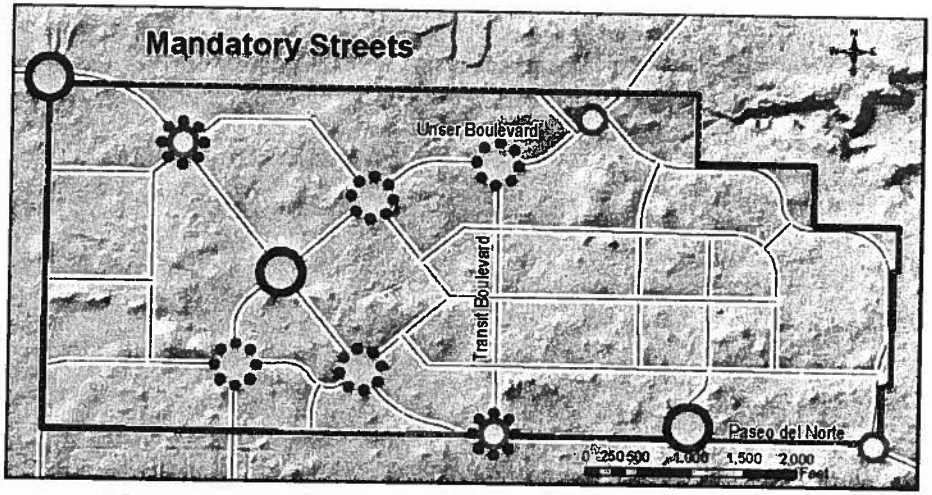


582

EXTRA SLIDES

2012 SDP Strategy 2:
Recommended Additional Intersections

- New intersections on limited-access Paseo & Unser to create:
  - "Loop road" around busy intersection
  - Transit corridor to accommodate Bus Rapid Transit (BRT)
  - Mandatory street grid to disperse regional traffic and serve local development
- Coordination with Metropolitan Planning Organization (MPO) to grant additional access



Full intersection in FAABS

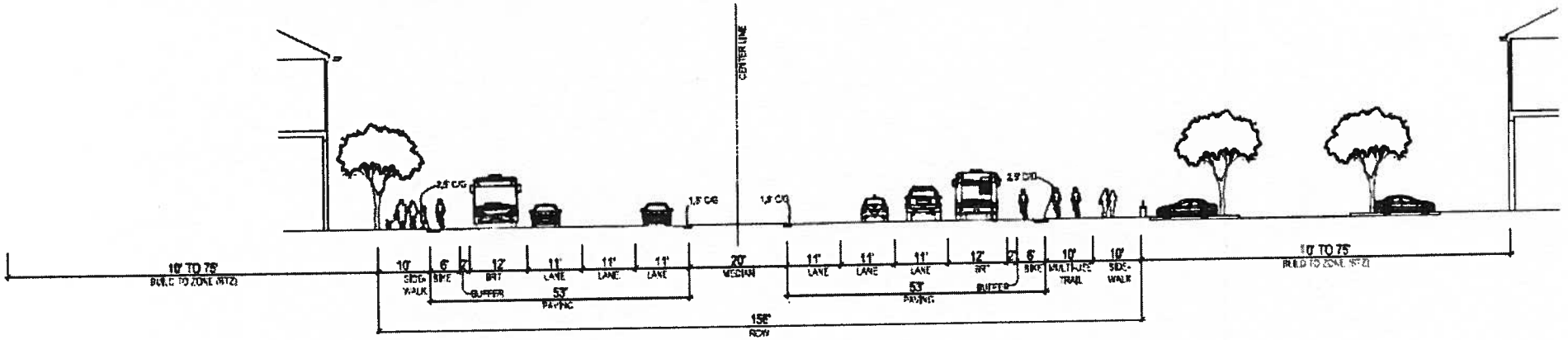
Full intersection recommended by VHSDP

Right-in / Right-out in FAABS

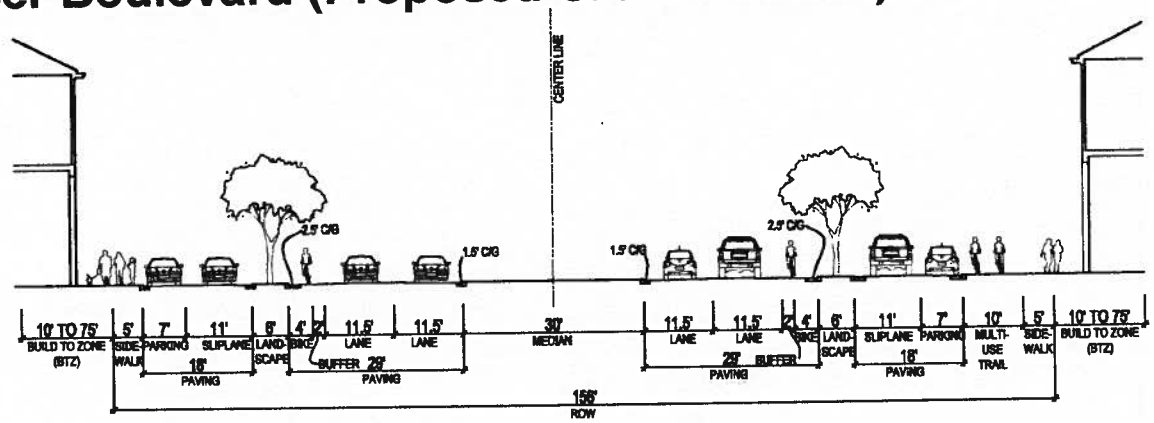
2012 SDP Strategy 2:
Required Cross Sections Built by Developer

585

Paseo del Norte (Proposed Cross Section)



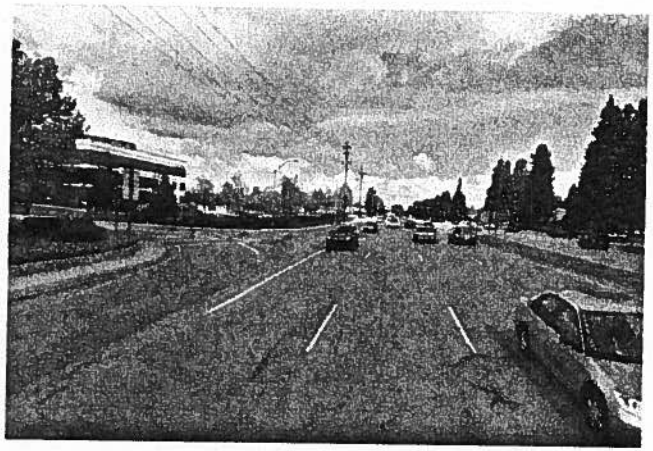
Unser Boulevard (Proposed Cross Section)



2012 SDP Strategy 2:

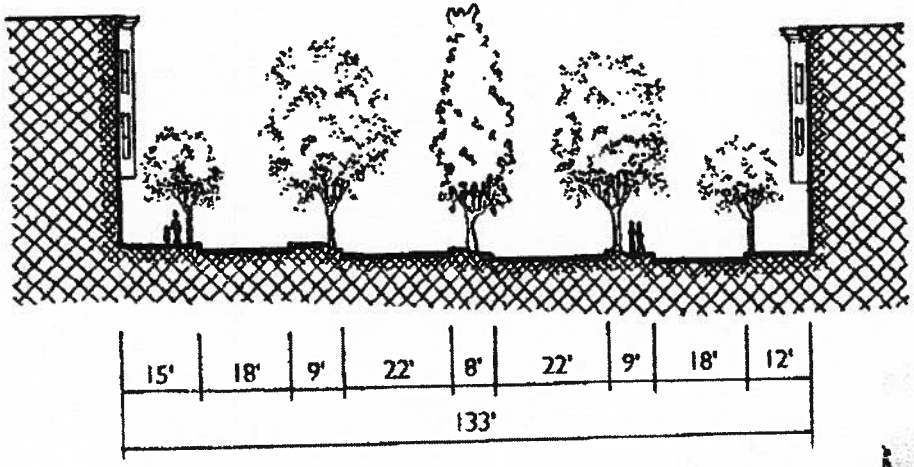
Paseo del Norte Comparison: Lawrence Expressway



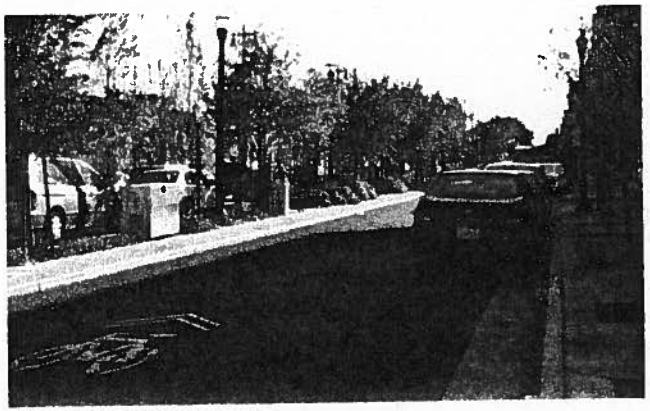


- Sunnyvale, CA
- 60,000+ daily cars
  - Similar to Paseo del Norte 2035 traffic forecast & travel speeds
  - Mix of grade-separated and at-grade intersections
- Signal spacing every ¼ to 1/8 mile on some segments
- Acceptable level of service (LOS) with 6 lanes (+2 HOV lanes)

2012 SDP Strategy 2:
Unser Blvd. Comparison: Octavia Blvd.



- San Francisco, CA
- 45,000 daily cars
  - Unser ~ 14,000 daily cars
- Right-of-way similar to proposed Unser Blvd.
  - Narrower median
  - Side road & parking



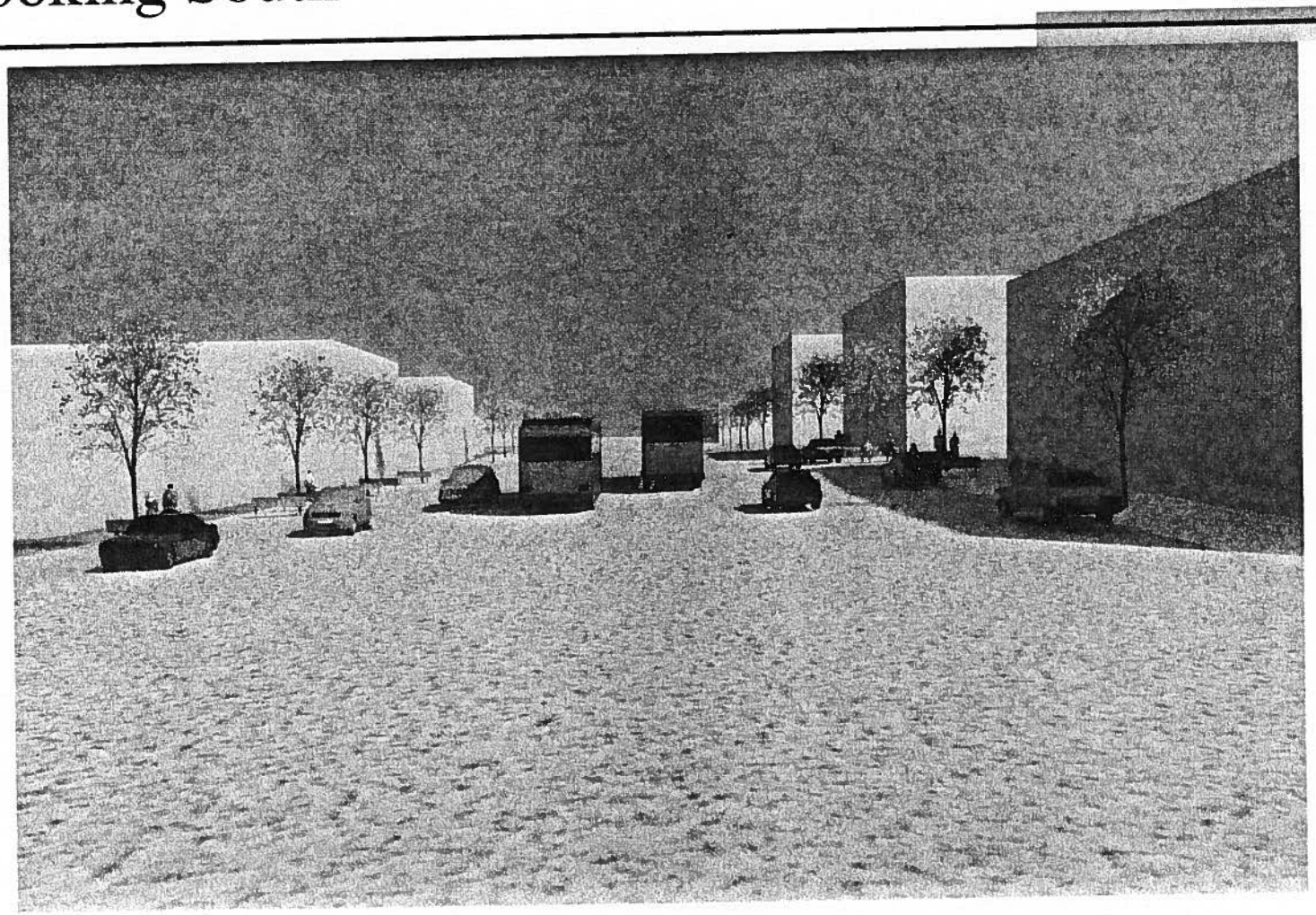


2012 Sector Development Plan:
What's different this time?

Planning Effort	Development Vision	Issues
2006	■ Smallest Town Center: 18,000 jobs / 5 million SF office & retail / 12,000 du / 30,000+ residents ■ Office-uses in campus-like settings	■ Too much office/retail ■ Required phasing ■ Lack of detailed transportation coordination
2010	■ Largest Town Center: 20,000 jobs / 5 million SF office & retail / 2,000 du / 5,400 residents ■ Office vs. multifamily residential zones	■ Too much office/retail ■ Required parking structures & 2-story minimums ■ Lack of transitions for existing neighborhoods
2012	■ Medium-sized Town Center ■ In Plan area: 5,500 jobs / <2 million SF office & retail in Plan area / 4,500+ du / 12,500+ residents ■ Mixed-use zones, special zone surrounding Paseo/Unser, transition zones	■ Comprehensive ■ Complex ■ Detailed ■ Innovative

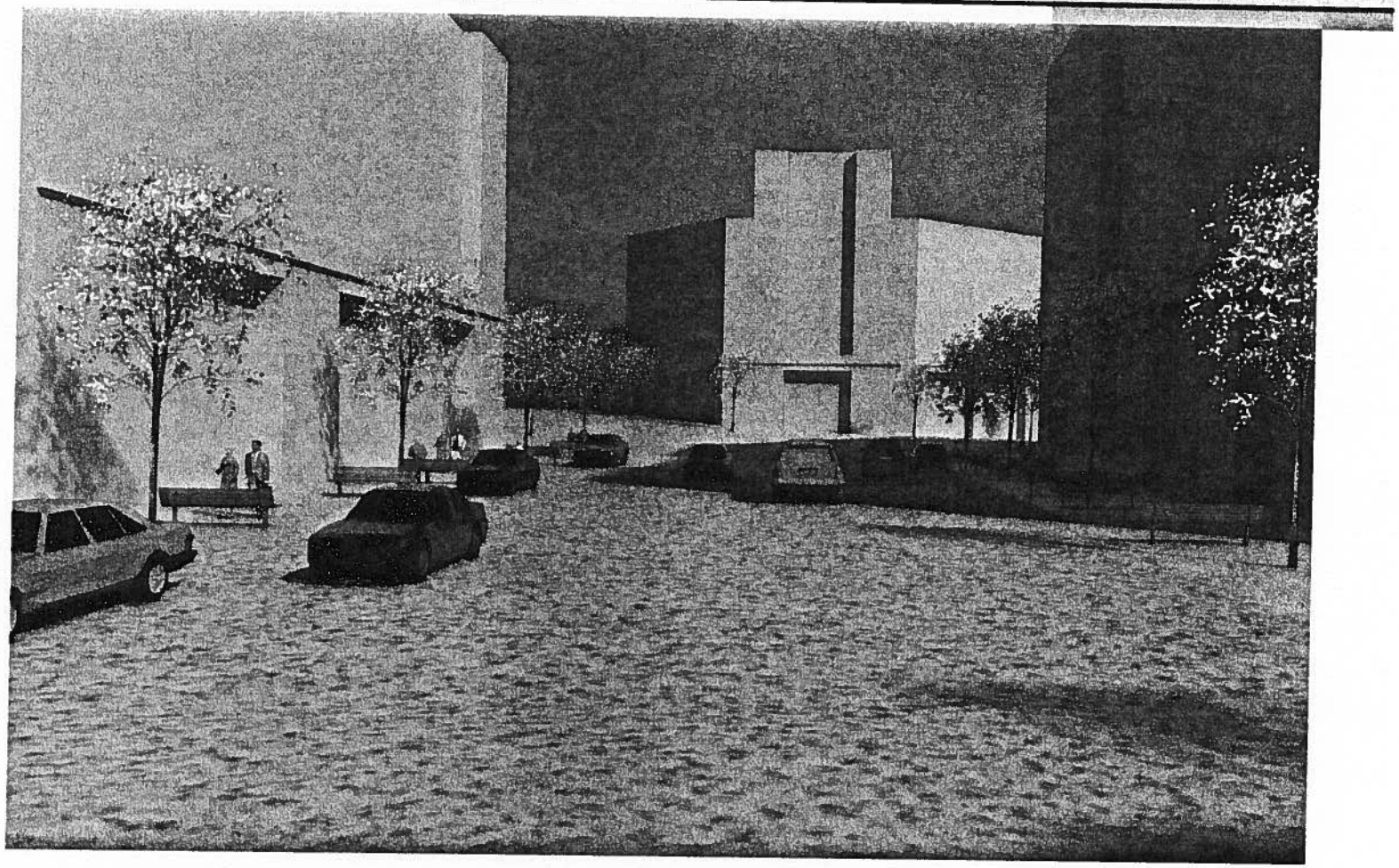
Transit Corridor

Looking South

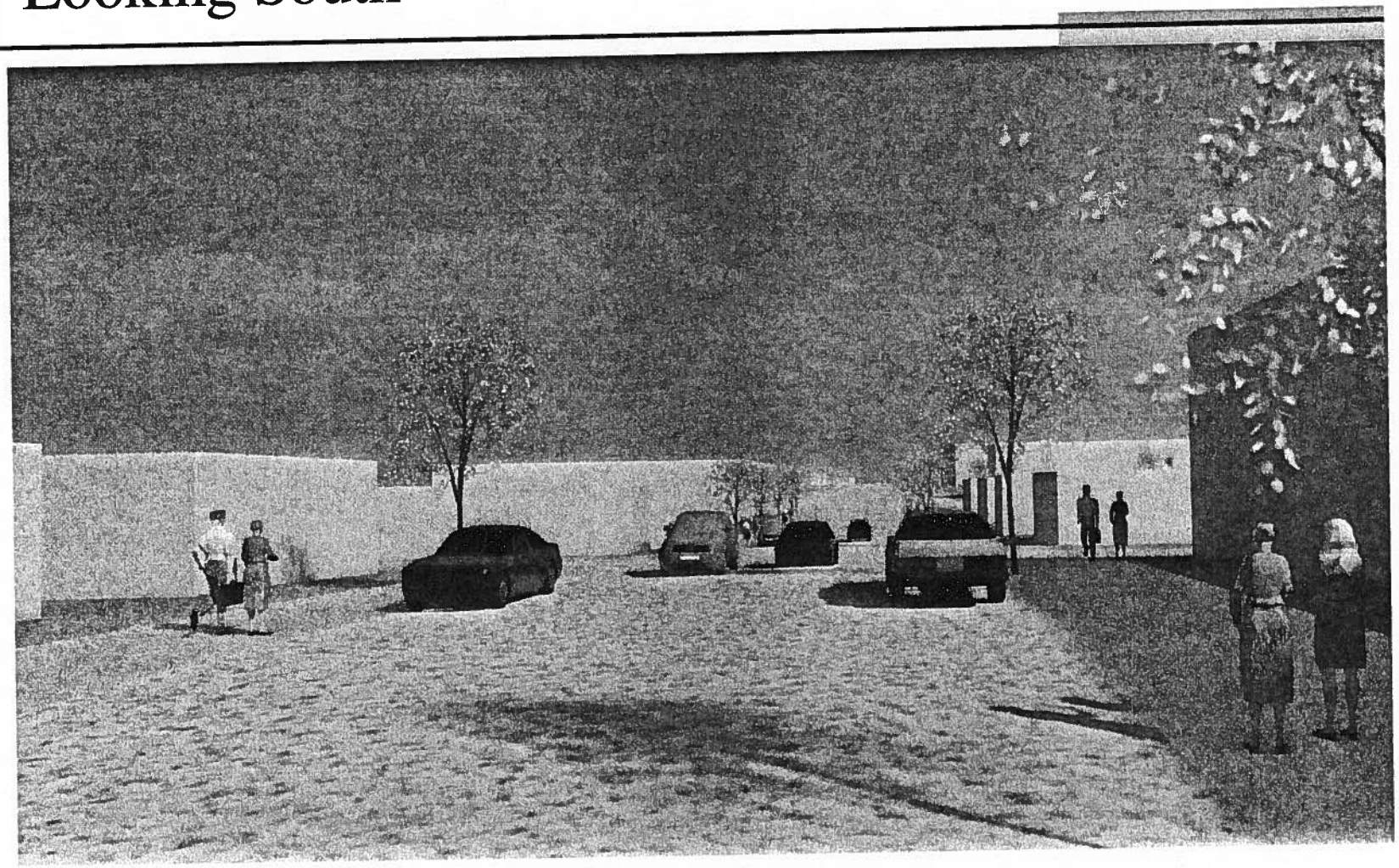


587

Town Center
Looking West



Escarpment Edge
Looking South



Volcano Heights Sector Development Plan

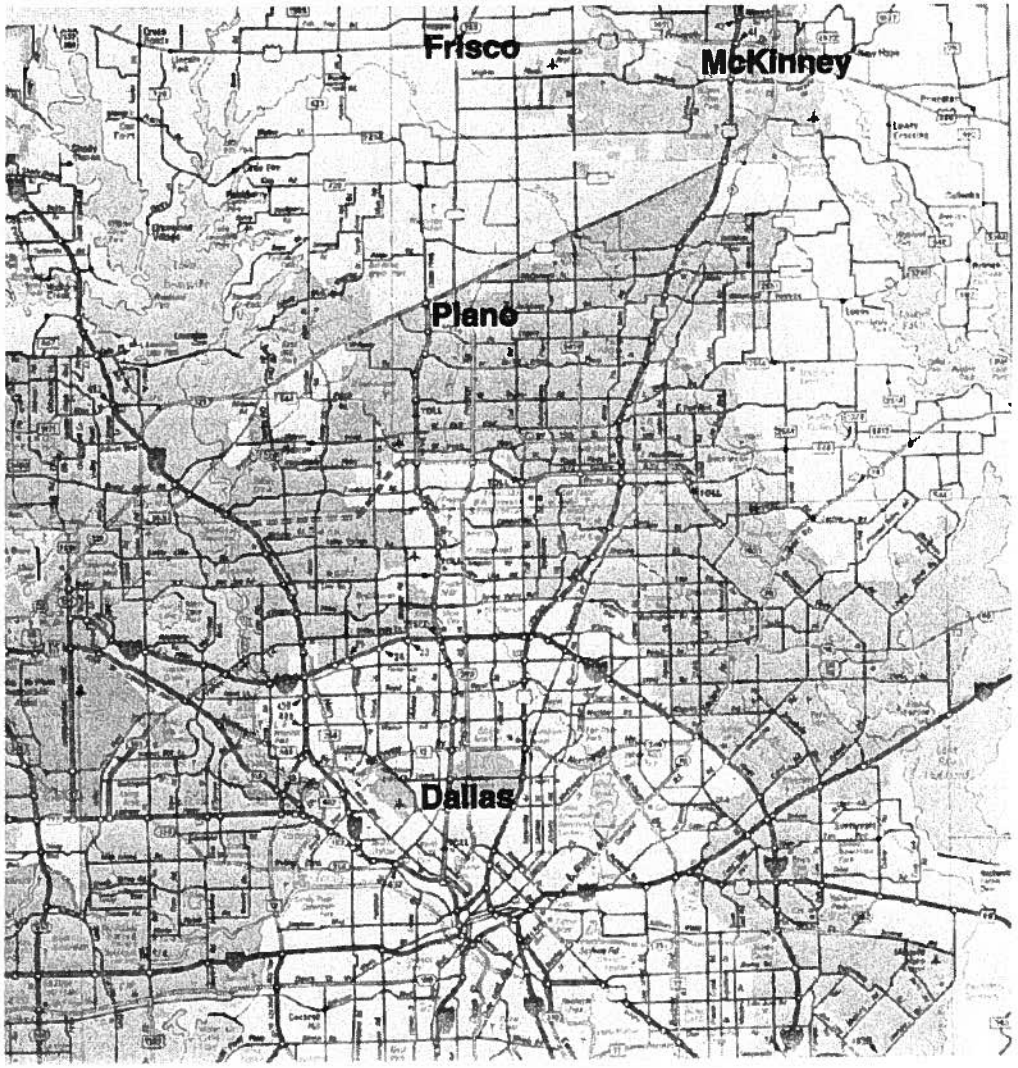
Case Studies

Gateway Planning Group

October 4, 2012

Case Study #1:
McKinney, Texas

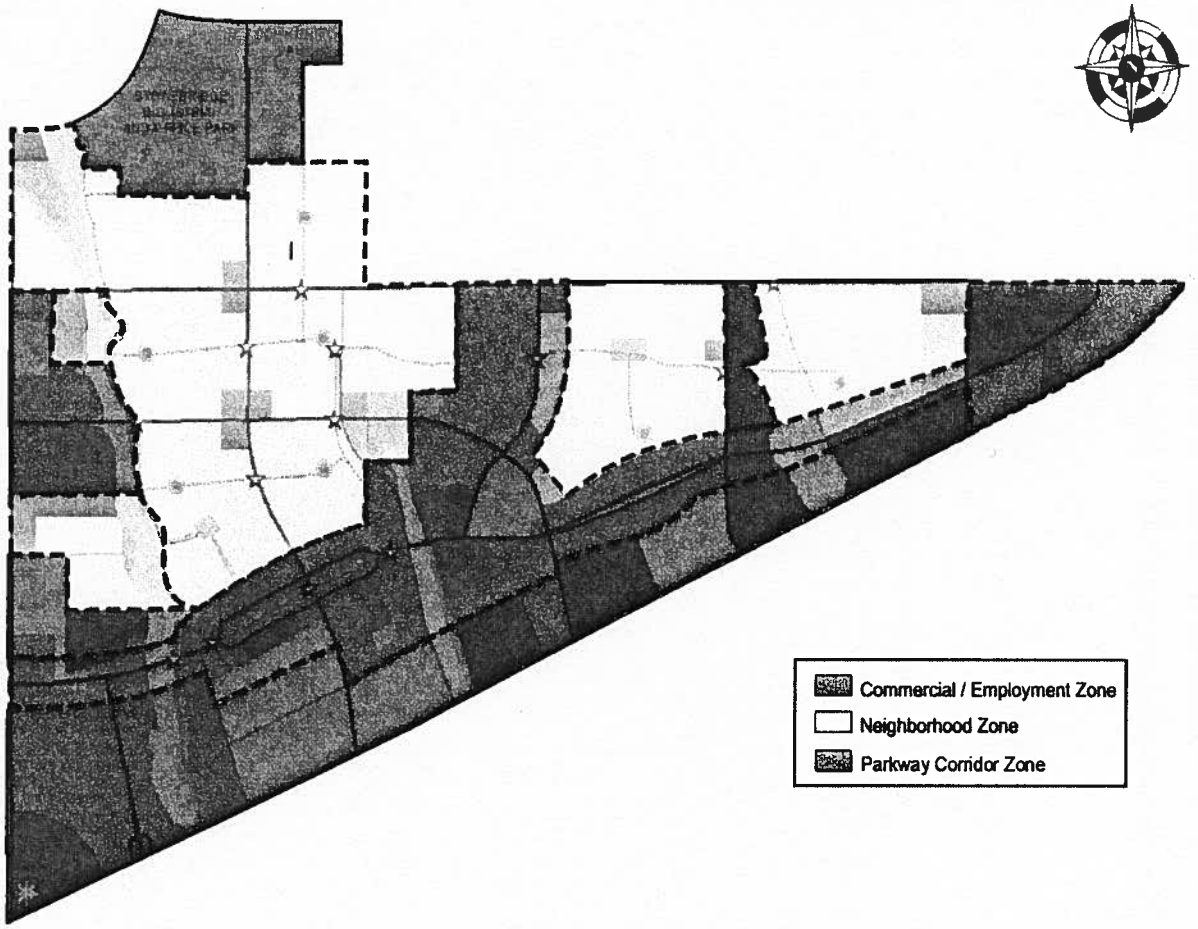
The 4,500-acre "Regional Employment Center" sat fallow until jumpstarted through a form-based strategy.



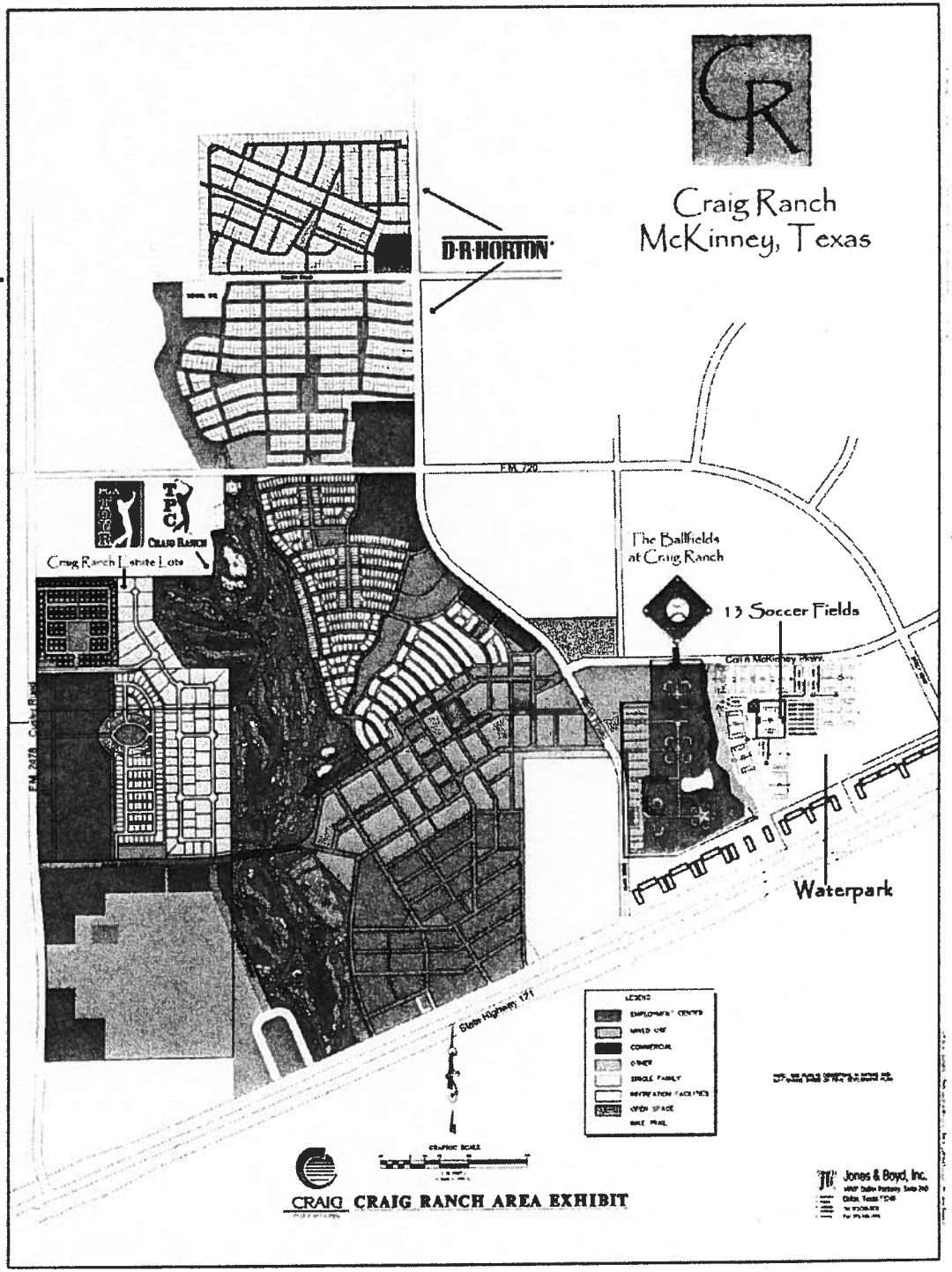
October 4, 2012

Case Study #1:
McKinney, Texas

A master plan and a form-based code with land-use flexibility were developed through a process engaging the affected landowners.



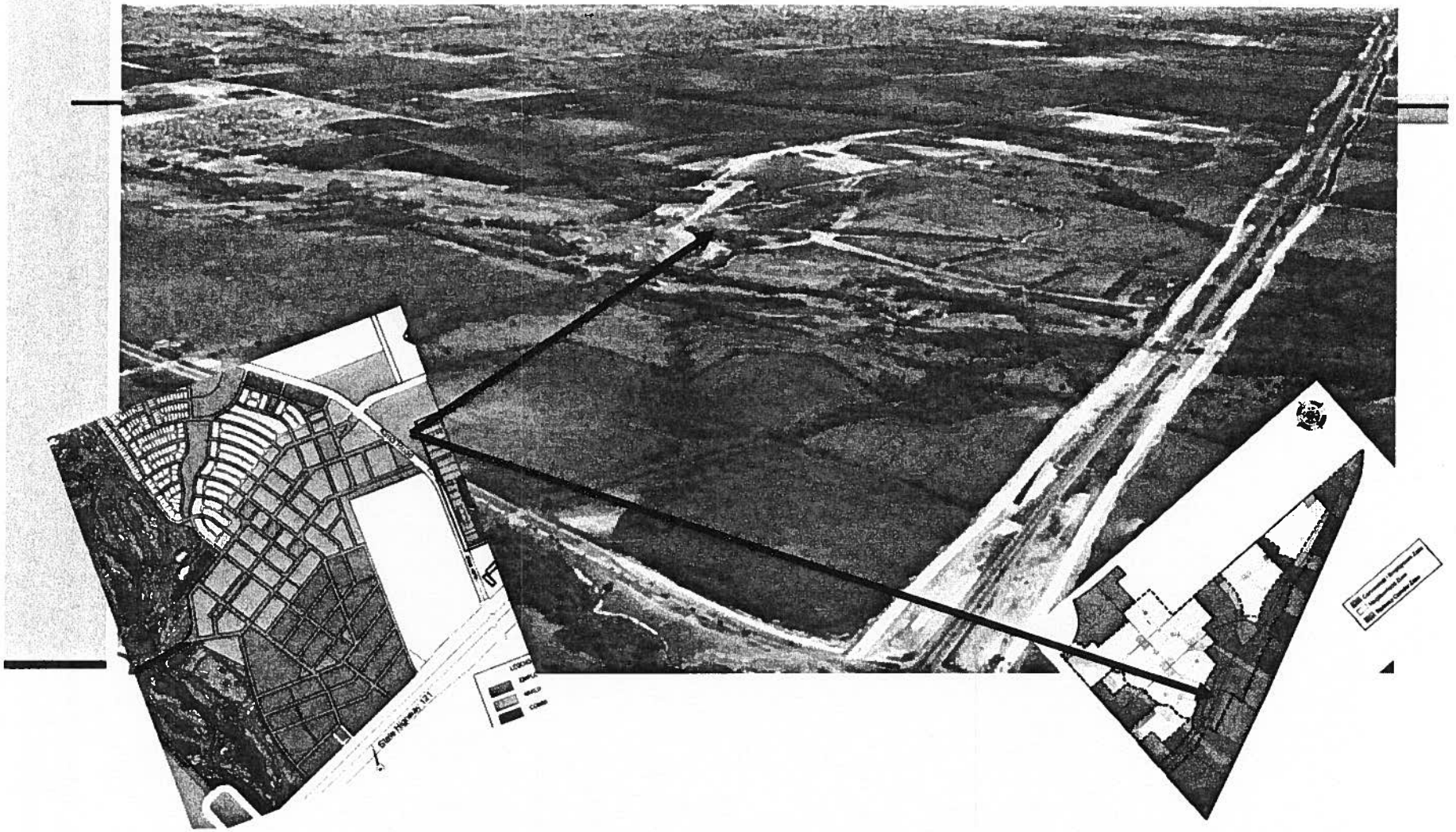
Case Study #1:
McKinney, Texas



October 4, 2012

Case Study #1: McKinney, Texas

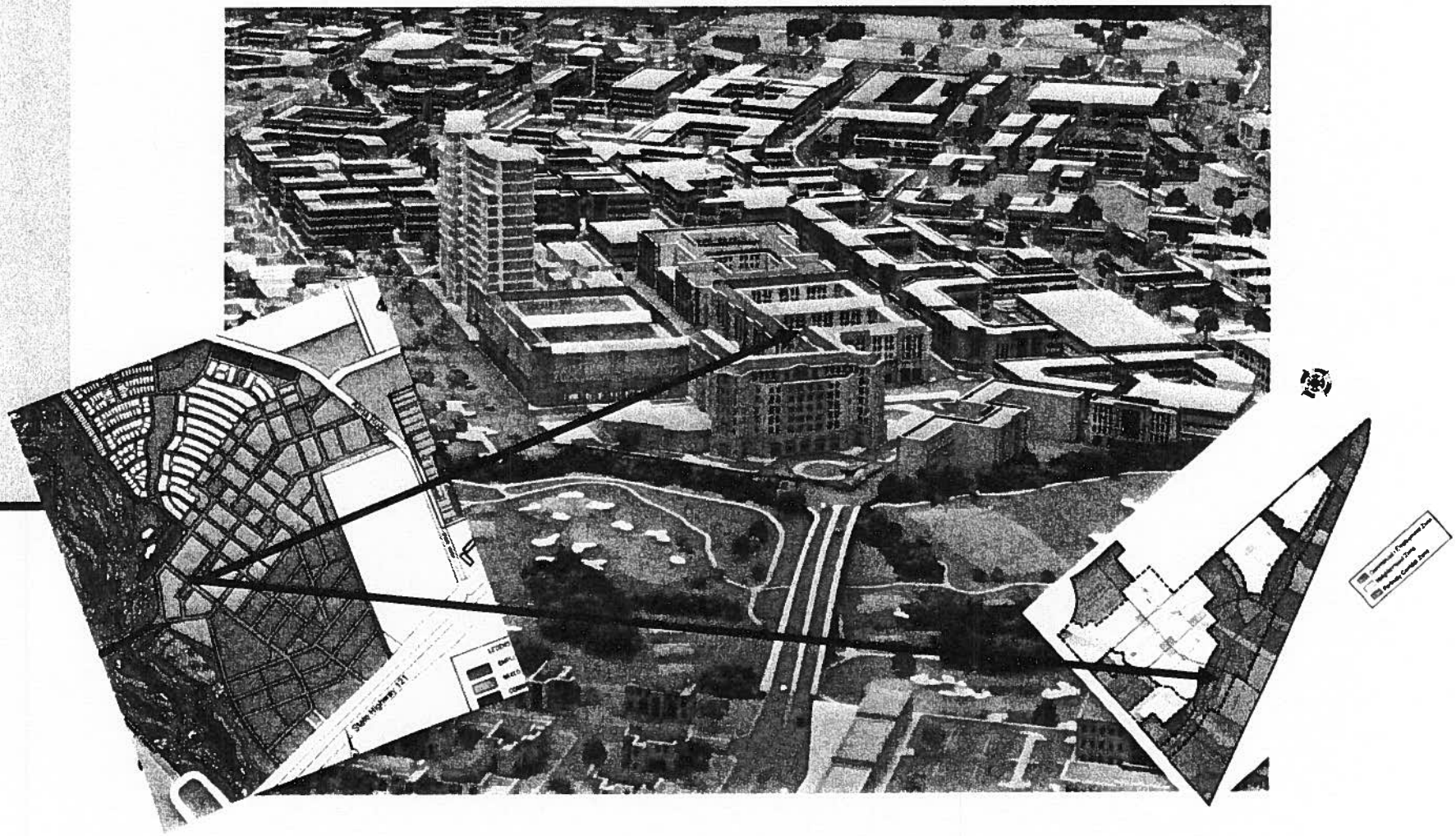
© Craig International



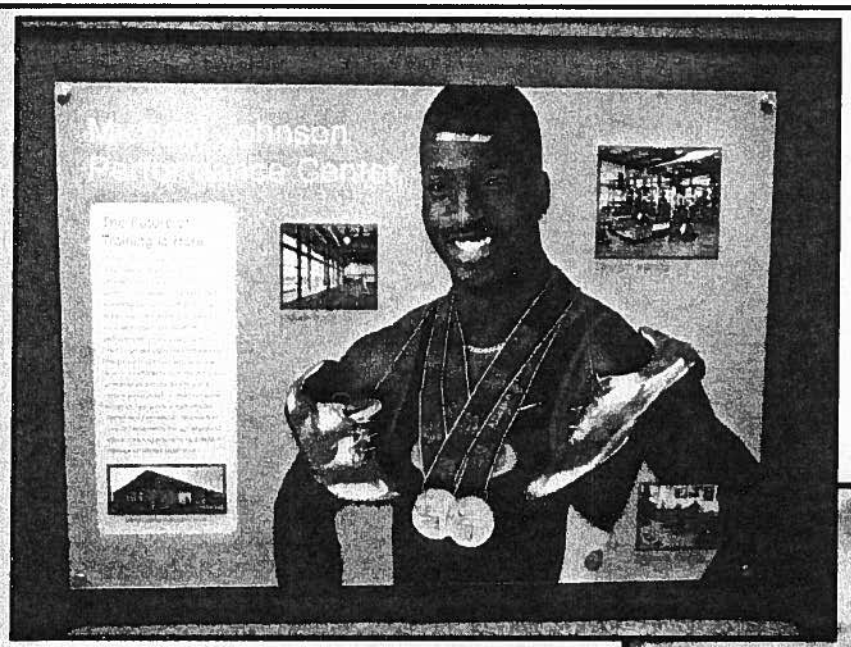
The MPO's participation in the cost of the new street-network created an opportunity for neighborhood—not strip—development.

Case Study #1:
McKinney, Texas

© Craig International



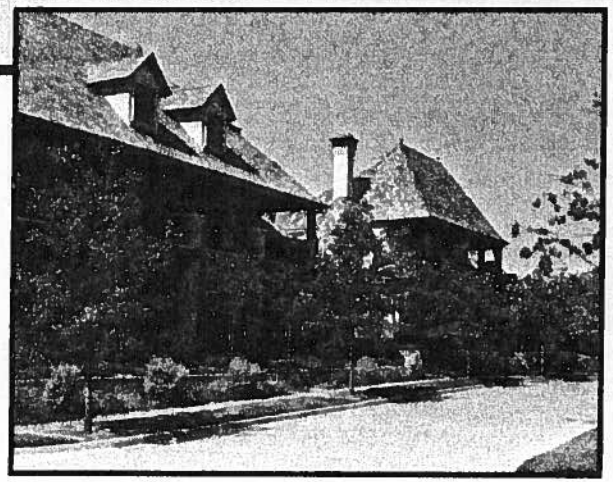
Case Study #1:
McKinney, Texas

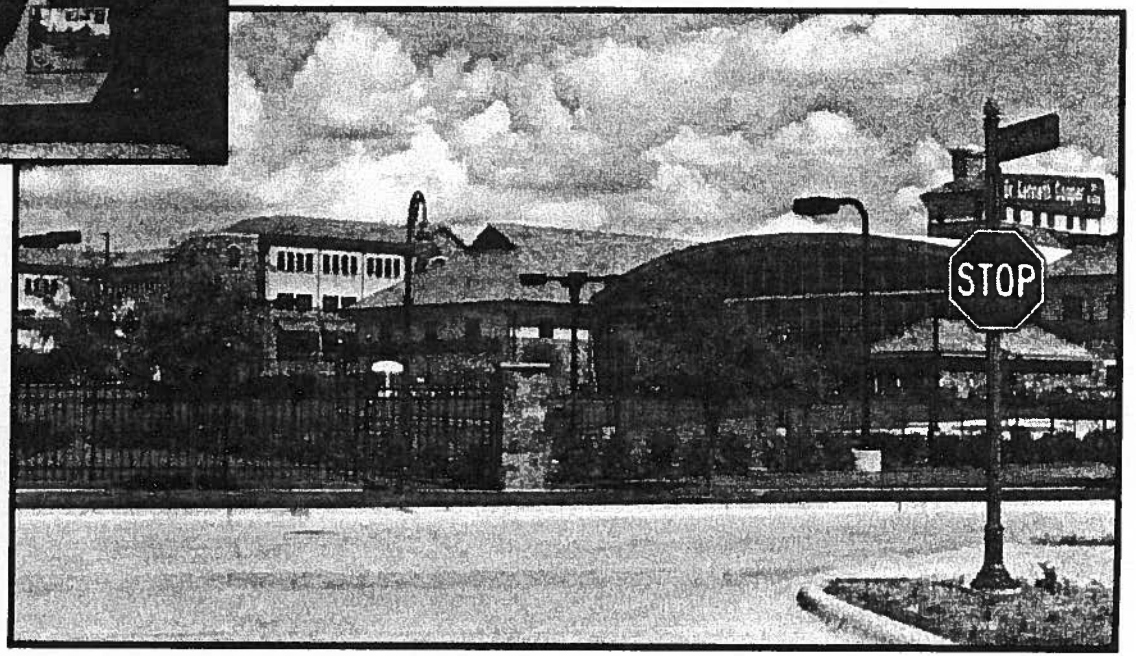


Today-

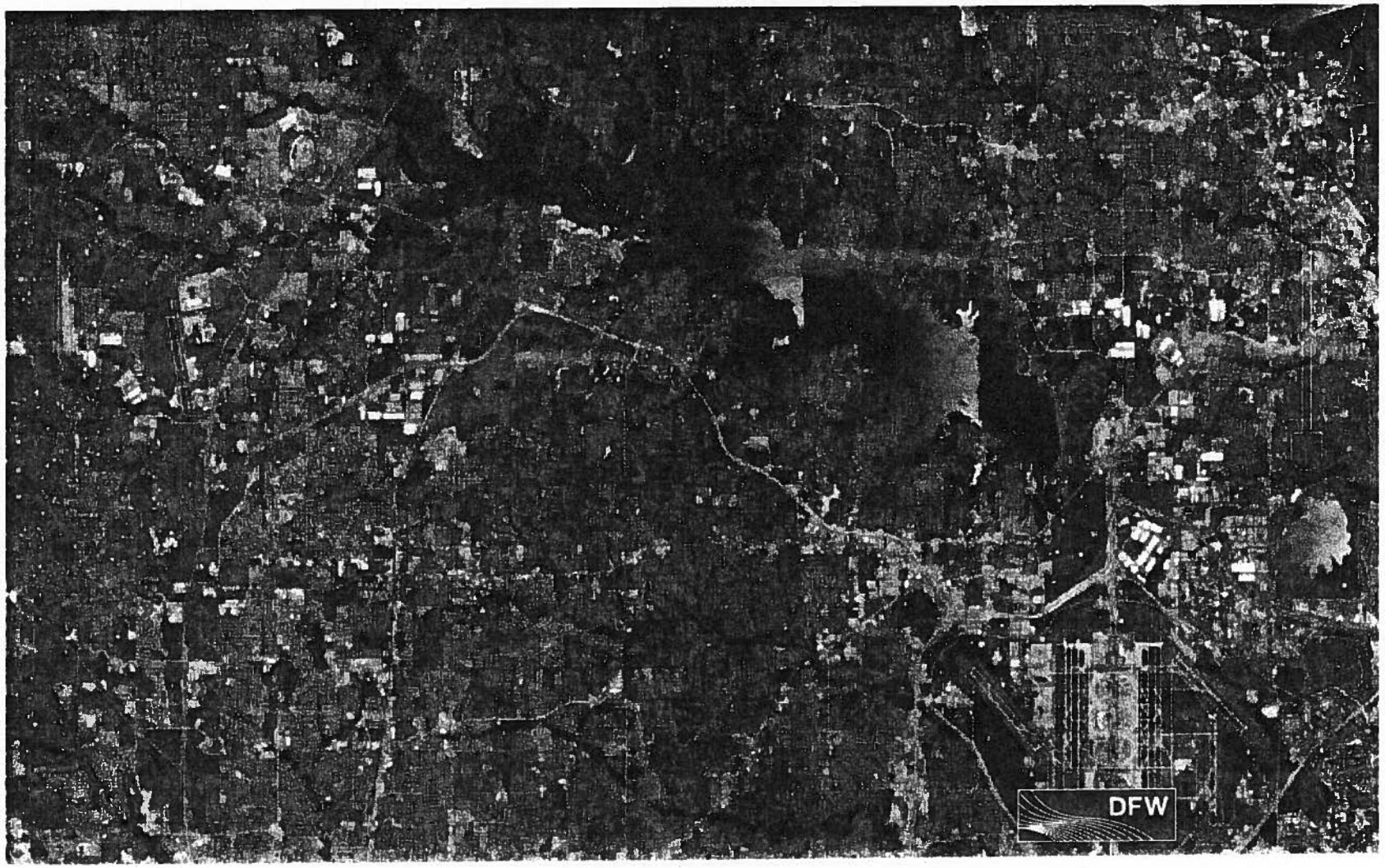
$500 million in tax-base

- Health & Medical
- Training & Youth Sports
- Corporate Headquarters
- Urban flats to large lot homes



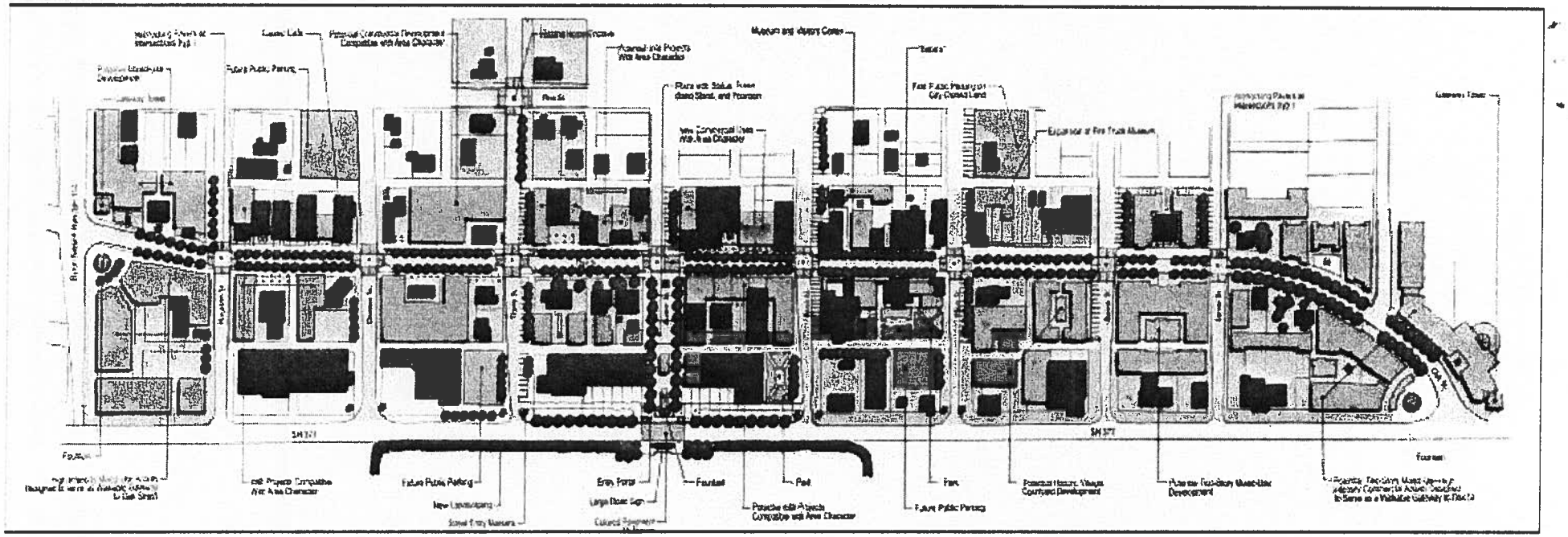


Case Study #2: Oak Street
Downtown Roanoke, Texas



Case Study #2: Oak Street
Downtown Roanoke, Texas

Master plan and form-based code based on market study and analysis of authentic drivers



Case Study #2: Oak Street
Downtown Roanoke, Texas

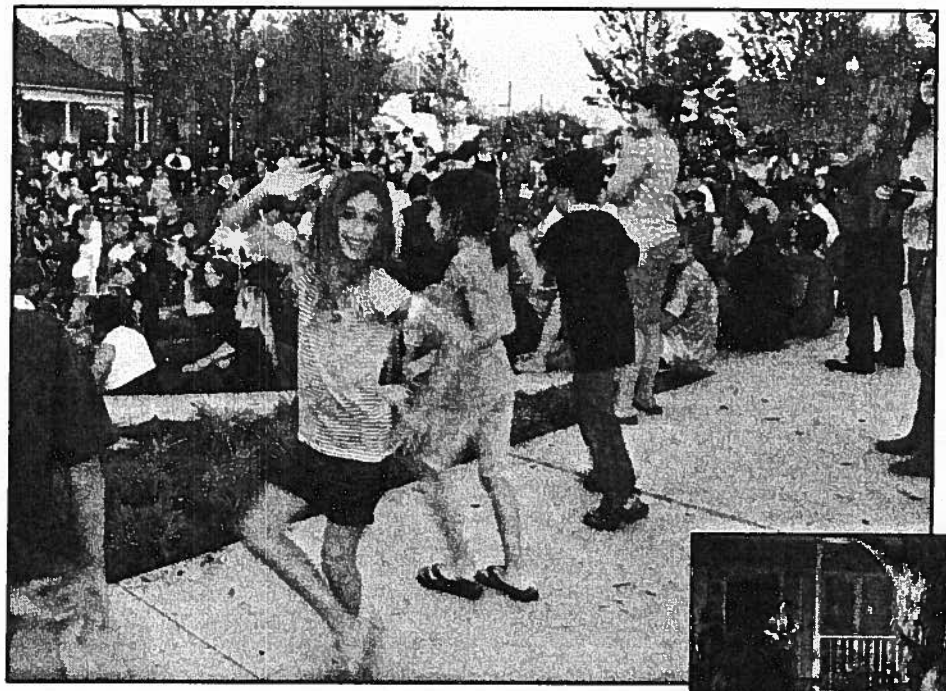


2006



2012

Case Study #2: Oak Street
Downtown Roanoke, Texas





Today, downtown flourishes



602

Case Study #2: Oak Street
Downtown Roanoke, Texas

Oak Street Property Values - Parish Lane to Byron Nelson Blvd. Year 2006 - 2011
Roanoke, Texas

ID#	Property Address	Property ID[1]	Land Area (SF)[1]	2006 Land Value[1]	2006 $ per SF	2011 Land Value[1]	2011 $ per SF	% Increase
53A	Oak Street	471242	3,049	-	-	-	-	-
53B	Oak Street	471240	3,049	-	-	-	-	-
54	N Oak Street	-	-	-	-	-	-	-
55	307 S Oak Street	68599	12,197	$ 42,960	$ 3.52	$ 170,758	14.00	297%
56	SH 114	69839	8,000	$ 32,000	$ 4.00	$ 80,000	10.00	150%
57A	112 Oak Street	71773	7,000	$ 28,000	$ 4.00	$ 70,000	10.00	150%
57B	Oak Street	158526	3500	12250	3.5	35000	10	186%
57C	Oak Street	71770	3500	14000	4	35000	10	150%

Notes:

1. Property information was taken from Denton County Central Appraisal District (DCAD) available at www.dentoncad.com. Property values are based on land values only: land improvements were not considered.

Halff Associates, Inc.
I:\1008-11\7770 (Roanoke)\Oak St Property Values_2006-2011(11-22-2011).xlsx 3 of 3 11/22/2011

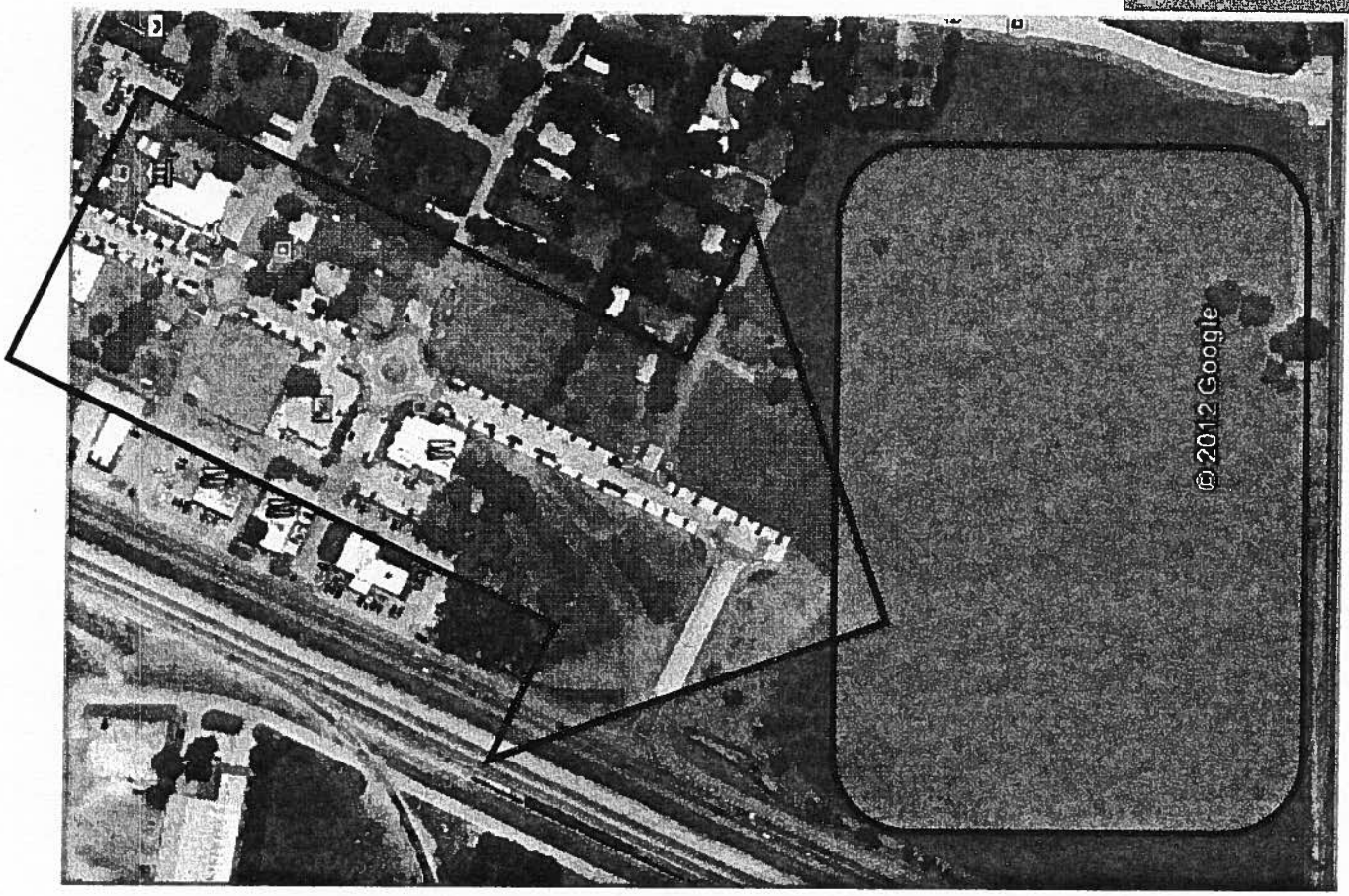
Average Taxable Value

2006 $4.06 per SF

2011 $12.25 per SF



Case Study Comparison
Summary



Placemaking positions large parcels for new development