

**LAND USE, PLANNING, AND ZONING COMMITTEE
OF THE
CITY COUNCIL**

January 12, 2011

COMMITTEE AMENDMENT NO. 1 TO R-10-177

AMENDMENT SPONSORED BY COUNCILLOR Jones

Exhibit A attached to R-10-177 is amended as follows:

1. On page 1 of the WSSP Amendment, insert at the very top of the page: "The amendment to the West Side Strategic Plan that follows shall be inserted after page 154 of the West Side Strategic Plan, at what is currently the end of Section 3 Specific Westside Communities, to continue after Policy 3.94." Renumber existing policies in the WSSP accordingly.
2. Make Policy 3.96 "Volcano Heights Major Activity Center" on page 2 of the WSSP Amendment the first policy (Policy 3.95) in this WSSP Amendment, which will then make Policy 3.95 "New zoning..." the second policy (Policy 3.96).
3. On page 2 of the WSSP Amendment, Policy 3.97, Public Infrastructure Districts, amend the beginning of the first sentence as follows: "Public Improvement Districts (Sections 5-11-1 et seq. NMSA 1978)..." [426]
4. On page 2 of the WSSP Amendment, Policy 3.97, Special Assessment Districts, in the first sentence, add "(Chapter 3, Article 33 NMSA 1978)" after "State Statute".
5. On page 2 of the WSSP Amendment, in the section "PID/SAD Implementation" at the end of the sentence, delete "established in the plans by State statute" and insert in lieu thereof "established in the Volcano Mesa plans as required by state statute and other provisions of state statute as appropriate."
6. On page 2 of the WSSP Amendment, in the section "Special Assessment Districts" in the second to last sentence delete "Heights" and insert in lieu thereof "Cliffs".
7. On page 4 of the WSSP Amendment, delete the last sentence in the first paragraph in section 2. View Studies and insert in lieu thereof: "In recognition of the importance of views from afar, a Visual Sensitivity analysis, which depicts the Volcano Mesa area as viewed from distant points and that should serve as the basis for reflectivity and color standards in future Rank 3 sector development plans, is included as Exhibit 6 and described below."
8. On page 9 of the WSSP Amendment, move the sections called "Planned Roadway Improvements" and "Regional Impacts" to be directly before Policy 3.109 so that these sections are read as an introduction to / explanation of Policy 3.109. In the paragraph following Policy 3.109, amend the sentence that begins "While both roads are currently

designated..." as follows: "While both roads are currently designated Limited Access Arterials, whose main function is to move traffic quickly and efficiently, these arterials must now provide access to and from adjacent neighborhoods as well as the Volcano Heights sub-area in order to support the level of employment, commercial, and residential uses envisioned for the Volcano Heights Major Activity Center."

9. On page 9 of the WSSP Amendment, in the section "Policy 3.109 The access points to Paseo del Norte and Unser, shown in Exhibit 9, Road Network Map should be adopted" delete the second-to-last sentence, which reads "As well as easing traffic at key intersections such as Universe and Paseo del Norte which are already starting to fail by providing alternate routes onto Unser and Paseo del Norte".
10. On page 10 of the WSSP Amendment, delete the last sentence in recommendation "c" under Policy 3.110.
11. On page 11 of the WSSP Amendment, add an exhibit within Policy 3.111 that shows the proposed changes to the adopted Long-Range Bikeway System map. Renumber exhibits accordingly.
12. On page 11 of the WSSP Amendment, amend Policy 3.111.d as follows: "A bike lane has been constructed on the ROW of Unser through the Escarpment. In addition to continuing on-street bike lanes on Unser to connect to existing bike lanes on Unser north of Paradise Blvd., a separate bike trail should be constructed for use by recreational cyclists as well as pedestrians."
13. On page 15 of the WSSP Amendment, insert a new exhibit that shows the relationship of the Volcano Mesa Area to the volcanoes and larger West Mesa Community. Renumber subsequent exhibits accordingly.
14. On page 19 of the WSSP Amendment, revise Exhibit 6, Roadway Network Map to show the full limits of the frontage road system proposed along Paseo del Norte.
15. Reproduce the graphics (Exhibits 2, 3, 4, and 5) accompanying the amendment to the WSSP produced at a better resolution to make them legible, and replace the existing exhibits.
16. Remove the phrase "Town Center" removed from Exhibits 6 and 7.
17. In Policy 3.95, delete "5 million square feet of non-residential building containing 18,000 jobs" from the second sentence and insert in lieu thereof "significant non-residential building."

Explanation: This amendment would adopt conditions #1, 2, 5-9, 11-13, and 15-21 from the November 8, 2010, EPC Notification of Decision. The changes contained in this amendment can all be characterized as being for cleanup, clarification, and organizational purposes. They do not substantively change the intent of the policies contained in the Amendment.

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COMMITTEE AMENDMENT NO. 2 TO R-10-177

AMENDMENT SPONSORED BY COUNCILLOR Jones

1. On page 1, line 3, add "B." between "Section" and "3" so that the title of the Resolution reads as follows: **Amending the West Side Strategic Plan by Adding a New Section for the "Volcano Mesa Area" to Section B.3, "Specific Westside Communities."**

Exhibit A attached to R-10-177 is amended as follows:

2. On page 3, in the section called "Pathways" delete the last sentence, which begins "Many of the paths..."
3. On page 4, in policy 3.98, delete the fifth bullet, which begins "Encouraging adequate jobs-housing balance..."
4. On page 5, line 1, Policy 3.99 insert "the" between "within" and "Volcano" so that the sentence reads as follows: "Important views from locations within the Volcano Mesa area to the Rio Grande basin..."
5. On page 7, in the title of Policy 3.105 delete "including" and insert in lieu thereof "include" so that the policy reads as follows: "Development of interpretive features should include the following..."
6. On page 8, in line 1 of Policy 3.108, add "a" between "by" and "qualified" so that the sentence reads as follows: "An archeological survey by a qualified archeologist should be provided as follows..."
7. On page 9, at the end of the third to last sentence of Policy 3.109 delete "center" and insert in lieu thereof "sub-area" so that the sentence reads and follows: "In addition, the proposed access points facilitate access to transit and the proposed Transit Center located in the Volcano Heights sub-area."
8. On page 11, Policy 3.112, in the first sentence, delete "a" before "paths along the Monument..."

Explanation: These amendments are needed for general cleanup and clarification purposes. They were not included in proposed CA(1) since they were not part of the proposed conditions from the EPC but are being recommended by staff.

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COMMITTEE AMENDMENT NO. 3 TO R-10-177

AMENDMENT SPONSORED BY COUNCILLOR Jones

Exhibit A attached to R-10-177 is amended by adding the following explanation to Policy 3.96 “Volcano Heights Major Activity Center” on page 2:

“The Albuquerque Bernalillo County Comprehensive Plan designates two areas on the West Side of Albuquerque as Major Activity Centers (MAC): the Cottonwood Center and the Atrisco Business Park. Due to the way in which these two areas have developed – with low-density, auto-oriented, and single-use patterns – they are not contributing to meeting the employment and other daily needs of residents of the West Side as a Major Activity Centers should. Four areas are designated as Proposed Major Activity Centers; however, these are all west of Paseo Del Volcan.

“By comparison, the east side of Albuquerque contains ten designated Major Activity Centers. According to the Mid Region Council of Governments (MRCOG), in 2008, there were 152,300 jobs provided on the east side of Albuquerque in the top seven activity centers on the east side, including Downtown, Uptown, UNM/CNM/Hospitals, Jefferson/I-25, Midtown, Sunport, and Kirtland Air Force Base. This is in stark contrast to the 14,400 jobs available in 2008 on the west side in the Intel/Cottonwood and Atrisco Business Park centers. (See Exhibit 4, Employment Activity Centers)

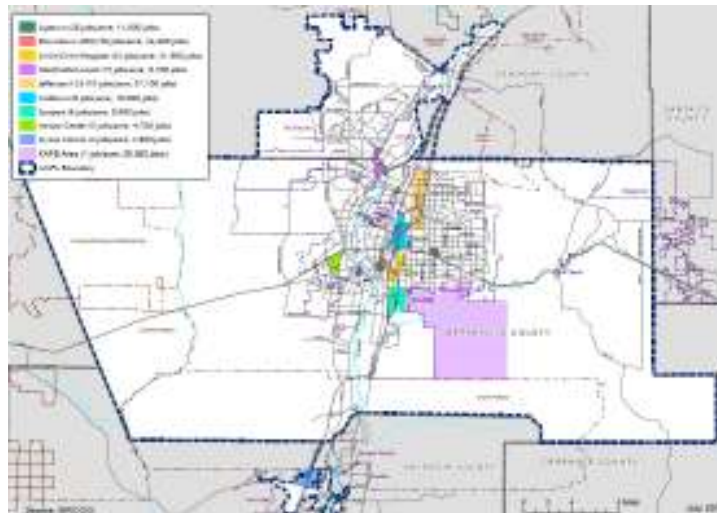


Exhibit 4, Employment Activity Centers (Source: MRCOG)

“This suggests that the majority of people who live on the west side find their employment on the east side of the river, and, as an auto-oriented city, this has led to significant traffic problems today, which are predicted to continue and worsen. According to MRCOG, based on present-day land-use and zoning policies, the current trend of employment growth concentrated on the east side of the Rio Grande River will continue and will far outpace employment growth on Albuquerque’s West Side. The only way to reverse this trend is to provide significant and attractive opportunities for employers to locate on the West Side.

“Opportunities for designation of a Major Activity Center on the West Side are limited due to a lack of large, undeveloped tracts of land (300 acres or more, per the Comp. Plan) that are located at the intersection of two major roadways (also per the Comp. Plan). The Volcano Heights area provides a critical opportunity for the West Side to locate a mix of employment, commercial, service and residential uses to meet the needs of the wider area and decrease cross-river traffic. A MAC is described by the Comprehensive Plan as being 3 stories or higher, with a minimum Floor Area Ratio of 1.0. Therefore, to be considered a MAC, density and intensity of development is required. The opportunity presented by the Volcano Heights area should not be lost by allowing for development that follows the typical suburban pattern of single-story, single-use development, such as large retail facilities, that provide large areas of surface parking and cannot take advantage of or support quality transit service.”

Explanation: This amendment corresponds to EPC condition of approval #3 and would add a detailed explanation of and justification for the proposed policy that would designate a “Major Activity Center” (MAC) in the Volcano Mesa area.

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COMMITTEE AMENDMENT NO. 4 TO R-10-177

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Exhibit A attached to R-10-177 is amended as follows:

On page 2, insert the following new Policy 3.97 and renumber subsequent policies accordingly:

“Policy 3.97 Volcano Cliffs Neighborhood Activity Center. The Volcano Cliffs Village Center should be designated as a Neighborhood Activity Center. The Volcano Cliffs Village Center provides an opportunity to provide daily services, convenience goods and personal services to the residential area that surrounds it. It is centrally located to the Volcano Cliffs area, is located at the junction of a minor arterial (Universe) and a collector (Rosa Parks) and is therefore well placed to serve the community. The proximity of the area to the Volcano Vista High School and the Tony Hillerman Middle School also make this a logical location.”

Explanation: This amendment corresponds to EPC condition of approval #4 and would add a policy that would designate and describe a “Neighborhood Activity Center” in the Volcano Cliffs sub-area of the Volcano Mesa area.

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COMMITTEE AMENDMENT NO. 5 TO R-10-177

AMENDMENT SPONSORED BY COUNCILLOR Jones

Exhibit A attached to R-10-177 is amended as follows:

On page 8, add the following new subsection "c" to Policy 3.108:

"c. All archeological surveys should follow a general archaeological research design that treats the Volcano Mesa Community as a whole and not as disparate sites within the area. The Volcano Mesa Community should then be treated as an integral part of the larger west mesa, including the Petroglyph National Monument, its volcanoes and escarpment faces. The area is an archaeological landscape, and data should be collected before it is lost to development. Special attention should be given to watersheds, watercourses, and adjacent lands that form cultural and spiritual linkages for past and present Native belief systems."

Explanation: This amendment corresponds to EPC condition of approval #10 and would add a new subsection to Policy 3.108 that relates to the development and following of an "archeological research design" for the Volcano Mesa area.

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COMMITTEE AMENDMENT NO. 6 TO R-10-177

AMENDMENT SPONSORED BY COUNCILLOR Jones

Exhibit A attached to R-10-177 is amended as follows:

9. On page 1, at the end of the very first paragraph after the sentence that begins “The Volcano Mesa area is made up of three separate planning areas...” insert “(See Exhibit 2, Volcano Mesa Community Sub-Areas)” and renumber subsequent exhibits accordingly.
10. On page 2, in the section called “PID/SAD Implementation,” delete “the Volcano Cliffs SDP, the Volcano Heights SDP and the Volcano Heights SDP” and insert in lieu thereof “applicable Rank 3 sector development plans”.
11. On page 2, in the section called “Public-Private Partnership,” delete “SDP” after “Volcano Heights” and insert in lieu thereof “sub-area”.
12. On page 4, in Policy 3.98, delete “III” after “Rank” and insert in lieu thereof “3”.
13. On page 4, in the second bullet in section “B) View Shed Analysis,” delete “The sector development plans in” at the beginning of the third sentence and insert in lieu thereof “Future Rank 3 sector development plans for”.
14. On page 5, in the first bullet under Policy 3.99, delete “sector development plans” and insert in lieu thereof “future Rank 3 sector development plans for the area”.
15. On page 5, in the third bullet under Policy 3.99, delete “Rank III” and insert in lieu thereof “future Rank 3”.
16. On page 9, in the first paragraph under Policy 3.109, in the sentence that begins “In addition, the proposed access points...”, delete “center” after “Volcano Heights” and insert in lieu thereof “sub-area”. Also, at the very end of the paragraph, delete “SDP” and insert in lieu thereof “sub-area”.
17. On page 13, in the fourth bullet that begins “Criteria for designation...” delete the second sentence that begins “The VCSDP recommends...” in its entirety.

Explanation: These amendments are intended to remove all references to specific “Sector Development Plans” for the Volcano Mesa area since it is somewhat presumptuous, at this point, to assume that there will, in fact, be SDPs as identified and referred to in this amendment. Instead of referring to SDPs, the WSSP Amendment will now refer to “sub-areas” (Volcano Cliffs, Volcano Heights, and Volcano Trails) that correspond to the names of *proposed* SDPs.

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COMMITTEE AMENDMENT NO. 7 TO R-10-177

AMENDMENT SPONSORED BY COUNCILLOR Jones

Exhibit A attached to R-10-177 is amended as follows:

18. On page 3, in the section called "Shrines, Caves, Lava Tubes, Recesses in the Escarpment Face, and Elsewhere," add the following sentence at the end of the section after the citation: "Arrangements of stones, boulders with pecked and ground facets, stone piles, prominent boulders, recesses in the Escarpment, or rock spires are similarly meaningful."
19. On page 4, amend the bullets below Policy 3.98 as follows:
 - ~~Protecting~~ the narrow edge band of the Escarpment ~~in order to~~ 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;
 - ~~Maintaining~~ where possible the travel paths along the arroyo courses from the Pueblo sites on the Rio Grande valley floor, through the Escarpment, the Monument's North and Middle Geologic Windows, and to the Volcanic cones;
 - ~~Protecting~~ view sheds from the North Geologic Window and the cones of the northern most Volcanoes to the Sandia Mountains and the Rio Grande;
 - ~~Including~~ Include a plant list for the open space and conservation areas drawn from native species in the area;
 - ~~Establishing~~ an urban form criteria which limits heights and prescribes harmonious colors to preserve views and promotes an urban environment that fosters the active life of the community.
20. On page 4, in the first paragraph under "2. View studies" add the following sentence before the last sentence, which begins "In recognition of...": "For Native Americans, spiritual contemplation often embraced views to the Volcanoes, the Sandia Mountains, and the Rio Grande, views that are appreciated by all cultures."
21. On page 5, add the following sentence to the end of Policy 3.100: "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."

22. On page 6, in the section heading “4. Treatment of natural features” add “and cultural” after “natural”.
23. On page 11, in Policy 3.112, add the following sentence after the first sentence: “Trail locations and designs should be designed to help avoid human activity on ecologically and archeologically-sensitive lands.”

Explanation: These amendments reflect changes that have been recommended in comments that were submitted just prior to the January 12, 2011, LUPZ meeting by members of the public and that staff agrees will improve the overall readability and understandability of the intent of the amendment.