

PUBLIC COMMENTS

Comments relevant to IDO topics, which were submitted during the
Comp Plan process.

September 14, 2016

Dan Lewis, Council President
City Council Office, One Civic Plaza NW,
9th Floor, Suite 9087
Albuquerque NM 87102

Via Email – mrenz-whitmore@cabq.gov, rbrito@cabq.gov, abctoz@cabq.gov

Dear Council President Dan Lewis,

The Martineztown Work Group (MWG) protests the “recommended approval” by the Environmental Planning Commission of the **Updated/Revised** Albuquerque/Bernalillo County Comprehensive Plan. On August 15, 2016, MWG leaders and a representative of the Santa Barbara/Martineztown Neighborhood Association were informed by City Planning Staff Russel Brito and Mikaela Renz-Whitmore that the City Planning Department and EPC could not make any of MWG recommendations and that we would have to take our issue to City Council.

According to the Martineztown/Santa Barbara Sector Plan, the City Planning Staff failed to have any on-going neighborhood involvement in the City Planning Process for the Comp Plan which includes elimination of the Martineztown/Santa Barbara Sector Plan.

MWG and many other neighborhood leaders expressed concern that the Comp Plan needed more time to have extensive review of the major revisions, since this action will have long term impacts on the community. The City Planning staff ignored the request.

The plan is a top down approach and there was no transparency throughout the entire process. This planning process raises critical concerns regarding meaningful public outreach and participation. In addition, issues of accountability and transparency emerged during the planning process. The City Planning Staff failed to explain any major changes to community-based sector development plans. There was never any discussion with the neighborhood of the impacts the plan would have in the elimination of the identity, legal name and boundaries of the historical Martineztown/Santa Barbara neighborhood. There was no explanation of what the new zoning districts included from the old zoning district and how that would impact the neighborhood. The City Staff never explained as to how these new zone districts will preserve and protect the neighborhood culture, character and traditions. Sector Plans represent a community-based approach to planning whereby residents are directly involved in land use decisions, the fundamental root of property rights as guaranteed in the United States Constitution. The sector plan is a comprehensive plan that includes history, issues and recommendations regarding infrastructure and social service and staff never explained what consequences would follow after this elimination.

The City Planning Staff never discussed the funding mechanisms and the changes that need to be done on the Metropolitan Redevelopment designation in order to benefit the neighborhood to help provide more affordable single family dwellings in the neighborhood and other services that benefit residents.

The sector plan objective to stabilize land use patterns and resolve land use and zoning conflicts has been ignored in the Plan. The City Planning staff stated that the residents that want R-1 zoning would have to go to City Council and request changes to the Comp Plan and individually file a zone map amendment for R-1 zoning. Why would staff recommend an expensive and timely process, since the updated Martineztown/Santa Barbara Sector Plan was sent to be heard by the City Council and the City Council refused to have it Introduced?

The City had an opportunity to eliminate conditions in the neighborhood, which includes zoning that allows incompatible uses that are detrimental to the public health, safety and welfare of the Martineztown/Santa Barbara residents during the update of the sector plan and at the EPC for the Comp Plan. Furthermore, the City continues to ignore the current sector plan and fails to follow the current policy to increase enforcement of the current City Ordinances on these allowed detrimental uses.

The revised Comp Plan is not a community planning document with a community vision instead it is a developers manual to streamline the process. The Community Area Assessment needs to be first in the planning process. According to the City Planning Staff, the assessment will be done after the Comp Plan is approved. If there are any recommendations to make changes to the Comp Plan after the assessments, these changes will be considered when the plan is reviewed in five years. This is quite some time for neighborhoods to wait to have necessary changes in a timely manner.

The Comp plan proposes that Martineztown/Santa Barbara Neighborhood will continue to be zoned commercial, heavy commercial and medium to high-rise apartments. Some historical single family dwellings are even proposed to be zoned non- residential. The revision of the Comp Plan does not value or respect the historical Martineztown/Santa Barbara residential neighborhood. The neighborhood property owners and residents have expressed at meetings, petitions, and emails that they want a family-child friendly neighborhood and their single family dwellings zoned R-1 only to again be ignored.

MWG requested that the City update the Martineztown/Santa Barbara Neighborhood Sector Plan to reflect the residential single family historical homes and require that the legal boundaries and name of the neighborhood remain.

MWG have expressed for many years that the residents' civil rights have been violated and the neighborhood continues to be gentrified. Currently, there have been changes in the real estate markets in which the neighborhood rents and home prices have increased. In order to further gentrify the neighborhood, the City is proposing to increase in the development of live-work "lofts", retail, and restaurants which is called for in the proposed zoning categories. The character of the neighborhood is proposed to change in the new Comp Plan which further gentrifies the neighborhood. The recommendation in the new plan will impact negatively on the low-income minority people in the neighborhood.

The MWG implores that the City Council deny the EPC recommended approval of the Albuquerque/Bernalillo County Comprehensive Plan based on the above statements of the Updated/ Revised City of Albuquerque/Bernalillo County Comprehensive Plan. MWG recommends that the City Planning Staff work with the community and use community participatory methods to have a new plan that truly involves the neighborhood leaders and community.

Sincerely,

Loretta Naranjo Lopez, President
Martineztown Work Group

xc: Santa Barbara/Martineztown Neighborhood Association
Historic Neighborhood Alliance
Senator Jerry Ortiz y Pino
Representative Javier Martinez
Commissioner Debbie O'Malley

From: [Catherine Mexal](#)
To: [Planning Comp Plan-UDO](#)
Subject: Official LUPZ Comments on the ABC Comp Plan- 1 of 2
Date: Monday, September 19, 2016 12:19:51 PM
Attachments: [petition5.pdf](#)
[petition4.pdf](#)
[petition3.pdf](#)
[petition2.pdf](#)
[petition1.pdf](#)

Chair Diane Gibson; LUPZ Commissioners; City Councilors:

Attached please find petitions signed by residents of Wells Park to indicate their opposition to Wells Park's residential section being re-zoned to anything other than Single-Family Residential, as we are now. We are protesting our re-zoning to R-T which would allow high-density townhouses (26-ft tall buildings on 2,200 sq. ft., 22 ft-wide lots) throughout our neighborhood of bungalows. This would also open the door for bail bond offices and 18-person group-type residential facilities in our residential area. All these issues would be solved by re-zoning the residential portion of Wells Park **R-1**.

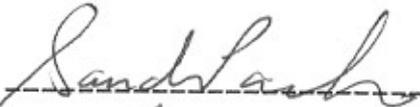
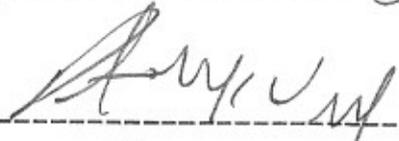
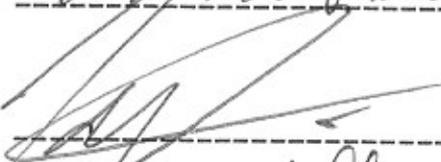
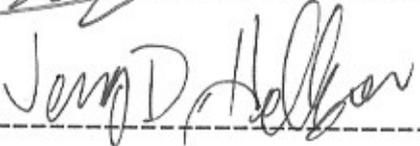
Please note that many residents stated that for years they have fought some of the proposed permissive uses from encroaching into the residential area of Wells Park and **none** of the above issues are permitted in the Sawmill-Wells Park Sector Development Plan, even though all sector plans were to be "integrated" into the Comp Plan/IDO.

Originals of these scanned images (PDFs) can be delivered to you. To avoid email size limitations, the petitions will be broken into 2 packets.

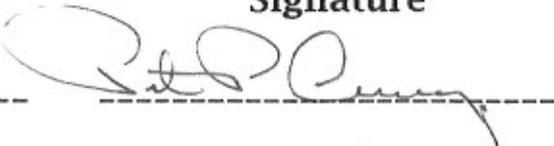
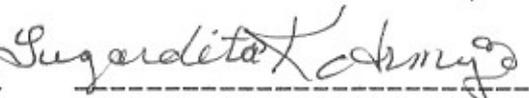
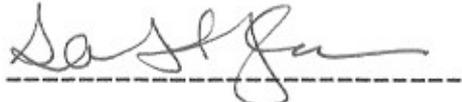
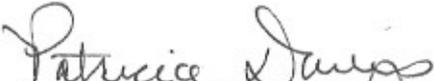
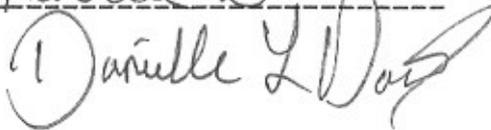
Thank you for re-considering our rezoning.

Sheila Murphy
Bianca Encinias
Sam Saiz
Catherine Mexal

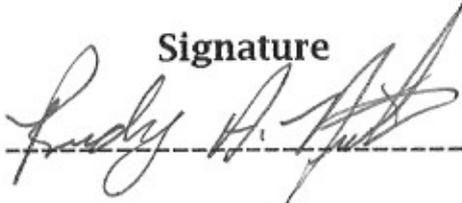
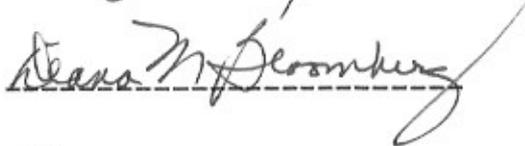
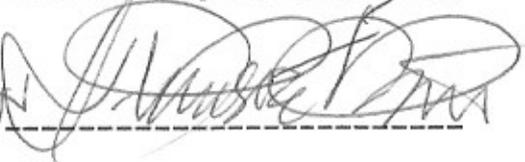
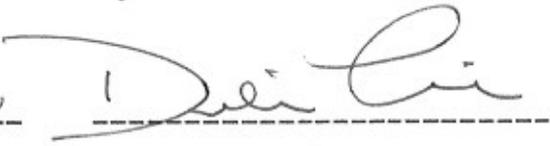
We, the undersigned residents of Wells Park, oppose ABC-Z's proposed rezoning of the residential area of Wells Park from Single-Family Residential to R-T (Residential-Townhouse) which would permit 2-story townhouses in 22-ft wide lots, group homes of 18 persons and bail-bond offices.

Name	Signature	Street Address & Zip
Jerry M. Alcone		1423 La Tomasa Dr, NW ⁸⁷¹⁰²
Fred Sais		1508 Las Tomases NW 87102
Sandra Pacheco		618 Bellamah Ave NW 87102
Kerinn McVey		621 Bellamah Ave NW
Rhonda Franco		611 Bellamah Ave NW 87102
Jacinto Placencio		1253 8th St NW #16 NW
JERRY HELLYER		1309 1/2 8th St. N.W.

We, the undersigned residents of Wells Park, oppose ABC-Z's proposed rezoning of the entire residential area of Wells Park from Single-Family Residential to R-T (Residential-Townhouse) which would permit 2-story (26 ft. high) townhouses in 22-ft wide lots, group homes of 18 persons, and bail-bond offices.

Name	Signature	Street Address & Zip
Perez P Armiño		515 Constitution Ave NW 87102
Lucas R Armiño		515 Constitution Ave NW 87102
Sarah St. John		1239 11th St NW 87104
Marger Ortega		1607 Los Tomases Dr. NW 87102
Myron Easton	MYRON EASTON	1749 7 th St NW, APO 87102
Sandra Easton	SANDRA EASTON	1429 7th St. N.W., APO 87102
Patricia Davis		1419 7th St NW APO 87102
Danielle Davis		1419 7th St NW APO 87102

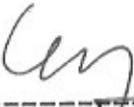
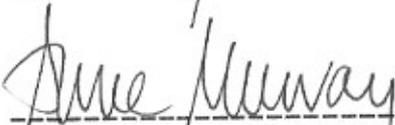
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Name	Signature	Street Address & Zip
Rudy A. Nieto		606 Bellamah Ave. NW 87102
DIANA M. BLOOMBERG		1423 LOS TOMASES BLVD. NW. 87102
Leona V. Gutierrez		1424 Los Tomases NW 87102
JANE HELLESDE AKENON		1502 LOS TOMASES DR NW 87102
MIKE Lopez		1111 6th St NW 87102
MIKE Prando		611 Bellamah NW 87102
Delia Garcia		1407 Los Tomases NW 87102

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Name	Signature	Street Address & Zip
<u>Susan Sullivan</u>	<u>[Signature]</u>	<u>721 Bellamah Av NW 87102</u>
<u>Eloy A. MAZANEGAS</u>	<u>Eloy A. Manzaneras</u>	<u>618 BELLAMAH N.W. 87102</u>
<u>Deana Tenorio</u>	<u>[Signature]</u>	<u>619 Bellamah NW 87102</u>
<u>Kristle Harbage</u>	<u>Kristle Harbage</u>	<u>609 Bellamah NW 87102</u>
<u>Raymond Valles</u>	<u>[Signature]</u>	<u>609 Bellamah Ave NW 87102</u>
<u>Daniel Kingery Sr</u>	<u>[Signature]</u>	<u>1607 6th St NW 87102</u>
<u>MICHAEL L. COUNTS</u>	<u>[Signature]</u>	<u>524 BELLAMAH NW 87102</u>

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Name	Signature	Street Address & Zip
DOREEN MCKNIGHT		1426 7th St NW 87102
LONNIE MCKNIGHT		1426 7th St. NW 87102
ANNE MURRAY		1423 7th St NW 87102
CATHERINE MEXAL		1404 WASHINGTON ST, NW 87102
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Name	Signature	Street Address & Zip
<u>Sheila Murphy</u>	<u>Sheila Murphy</u>	<u>1315 Los Tomases NW 87102</u>
<u>Catherine P Minor</u>	<u>Catherine P Minor</u>	<u>1312 Los Tomases NW 87102</u>
<u>Paula K Chalou</u>	<u>Paula K Chalou</u>	<u>1308 Los Tomases 87102</u>
<u>DARLEEN CHALOU</u>	<u>Darleen Chalou</u>	<u>11</u>
<u>Carol Brosseau</u>	<u>Carol Brosseau</u>	<u>1215 Los Tomases NW 87102</u>
<u>MARCELLA B. CASIAS</u>	<u>Marcella B Casias</u>	<u>1207 Los Tomases Dr NW 87102</u>
<u>DAVID CASIA</u>	<u>David Casia</u>	<u>1207 Los Tomases NW 87102</u>

(6)

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Name	Signature	Street Address & Zip
Tomadela Montoya	Tomadela Montoya	1201 Los Tomases Dr NW
Jackie Dasser	Jackie Dasser	1131 Los Tomases Dr NW
Frank Kaiser		1125 Los Tomases Dr NW
Monique Smith	Monique Smith	1121 Los Tomases Dr NW
Lorraine Trujillo	Lorraine Trujillo	1121 1/2 Los Tomases NW
Carlos Trujillo	Carlos Trujillo	1121 1/2 Los Tomases
LORNA Smith	L Smith	1111 Los Tomases NW

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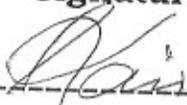
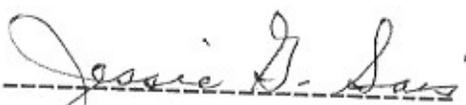
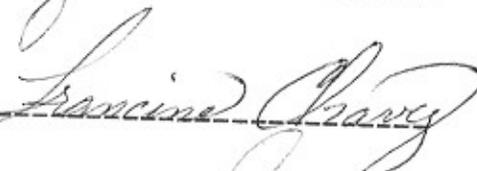
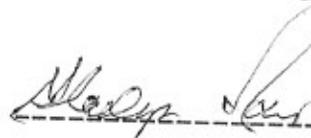
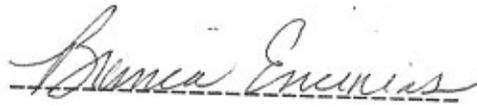
Name	Signature	Street Address & Zip
<u>James Abraham</u>	<u>James Abraham</u>	<u>1109 Los Tomases NW 87102</u>
<u>C. Allison Abraham</u>	<u>C. Allison Abraham</u>	<u>1109 Los Tomases Dr, NW 87102</u>
<u>Carol Gutierrez</u>	<u>Carol Gutierrez</u>	<u>1110 Los Tomases 87102</u>
<u>George Wilson</u>	<u>George Wilson</u>	<u>1124 Los Tomases NW 87102</u>
<u>Jessica Pegues</u>	<u>Jessica Pegues</u>	<u>1126 Los Tomases NW 87102</u>
<u>FRANZELA MARTI</u>	<u>Franzela Marti</u>	<u>1221 Los Tomases NW 87102</u>
<u>SHARON McBRIDE</u>	<u>Sharon McBride</u>	<u>1217 Los Tomases Dr NW 87102</u>
<u>WARREN WELD</u>	<u>Warren Weld</u>	<u>1217 Los Tomases Dr NW 87102</u>

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Name	Signature	Street Address & Zip
<u>Lorraine Sena</u>	<u>Lorraine Sena</u>	<u>1307-5th NW 87102</u>
<u>Ernest Sena</u>	<u>Ernest Sena</u>	<u>1307-5th NW 87102</u>
<u>Joseph H. Moya</u>	<u>Joseph H. Moya</u>	<u>619 Summers N.W. 87102</u>
<u>MARZIA Griego Moya</u>	<u>MARZIA Griego Moya</u>	<u>619 Summers N.W. 87102</u>
<u>Kathy Galvan</u>	<u>Kathy Galvan</u>	<u>1323 Los Tomases NW 87102</u>
<u>Tommy Galvan</u>	<u>Tommy Galvan</u>	<u>1323 Tomases N.W. 87102</u>
<u>Stevia Lued</u>	<u>Stevia Lued</u>	<u>1319 1/2 Los Tomases NW 87102</u>

(9)

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Name	Signature	Street Address & Zip
SAM D. SAIS		1213 11th St NW 87104
ROBERT K BROWN		1213 11th St NW 87104
Lorraine Swanick		1218 11th St NW 87104
Jessie G. Sais		1508 Los Tomases NW, 87102
FRANCINE CHAVEZ		1120 12th St NW, 87104
GLADYS SAIS		1213 11th St NW 87104
Bianca Encinas		1229 11th St NW ABQ, NM 87104

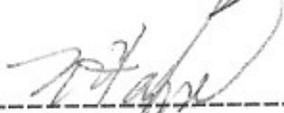
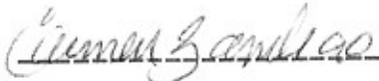
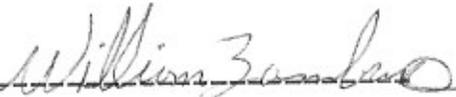
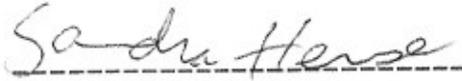
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Name	Signature	Street Address & Zip
<u>Carlinett. Persson-Reeves</u>	<u>Caroline N. Persson-Reeves</u>	<u>613 Lynch Ct NW 87104</u>
<u>Mantha Heard</u>	<u>Mantha Heard</u>	<u>1107-11th St NW 87104</u>
<u>Susie Rodriguez</u>	<u>Susie Rodriguez</u>	<u>1213 - 6th St NW 87102</u>
<u>Rebecca C. Anaya</u>	<u>Rebecca Anaya</u>	<u>1213 6th St NW 87102</u>
<u>Robert Nelson</u>	<u>Robert Nelson</u>	<u>1106 12th Street, NW 87104</u>
<u>Edwina B. Kiro</u>	<u>Edwin B. Kiro</u>	<u>1004 LYNCH PLACE NW 87104</u>
<u> </u>	<u> </u>	<u> </u>

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Name	Signature	Street Address & Zip
Ciaran Ryan-Anderson		623 Bellamah Ave NW 87102
ROY Hardage		609 Bellamah NW
Carmen Zambrano		1313 5th St NW
WILLIAM Zambrano		1313 5th NW
Sandra Hense		1413 5th St 87102
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(12)

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Name	Signature	Street Address & Zip
Billy Burdard	Billy Burdard	1301 Los Tomases NLD 87102
STUART BROWN	Stuart Brown	1200 Los Tomases NW 87102
Paul Leube	Paul Leube	617 Ressement Ave NW 87102
Anna Spekkle	Anna Spekkle	1509 Los Tomases NW 87102
THERESA HERMAN	Theresa Herman	1579 Los Tomases NW 87102
Eva Gate	Eva Gate	1515 Los Tomases NLD 87102
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From: [Blake Thompson](#)
To: [Planning Comp Plan-UDO](#)
Cc: [Renz-Whitmore, Mikaela J.](#); dave@nets.com; [Gould, Maggie S.](#); [Miller, Rachel R.](#)
Subject: RE: ABC-Zone Plan
Date: Monday, September 26, 2016 6:15:40 AM

Hello, and thank you for your response,

You ask below if I would like you to forward my concerns to the council committee, and yes, thank you, I would.

I remain concerned about your remarks about setbacks. You say that Volcano Cliffs is not singled out for change. Do you mean change from the existing setbacks, or change from the current draft of the new plan?

The current setbacks were required by the city to pass the Volcano Cliffs Sector Development Plan in 2011. About 20% of the Petroglyph Estates neighborhood has been built, and numerous other property owners are designing homes right now, under those setbacks. Allowing other owners to build later with lesser setbacks will be unfair and quite likely to cause conflict.

In addition, many realtors, builders, and sellers have been touting those standards. Will we be subject to law suits from those who relied upon those building standards in their decision to purchase and build at Volcano Cliffs?

Thank you again for your attention to this matter,

Blake Thompson
(505) 328-3117

From: abcto@cabq.gov
To: bthomps@hotmail.com
CC: mrenz-whitmore@cabq.gov; dave@nets.com; MGould@cabq.gov; rrmiller@cabq.gov
Subject: RE: ABC-Zone Plan
Date: Mon, 19 Sep 2016 14:32:28 +0000

[Mr. Thompson](#),

Thank you for taking the time to send in written comments to the ABC-Z project team about what

you value in your neighborhood and your concerns with proposed changes.

Your concerns are related to the regulatory portion of the ABC-Z project – the Integrated Development Ordinance (IDO) – rather than the Comp Plan update. The Environmental Planning Commission has now completed their review of the Comp Plan, but we can forward your comments to the Council Committee that will be reviewing the Comp Plan next (before it goes to the full Council). Please let us know if that’s what you want.

As for the IDO, we believe that the proposed changes include several provisions that may address your concerns.

Section 14-16-4: Development Standards includes a section B. Contextual R-1 Residential Development in Areas of Consistency (see page 141 in this draft). This provision is intended to ensure that future development is held to the same standards as existing development on the same block. Based on several comments and staff review, we will be expanding this section to include building heights.

There are two overlays in the IDO that are pulled from provisions in the Northwest Mesa Escarpment Plan and the Volcano Cliffs Sector Development Plan.

Northwest Mesa View Protection Overlay zone (VPO): limits building heights and adds architectural design standards to ensure compatibility with the Petroglyph National Monument

Northwest Mesa Escarpment Character Protection Overlay zone (CPO): includes several development standards that help to ensure compatibility with the Petroglyph National Monument.

Overlay Zones: Establishes that overlay zones trump any conflicting provisions of a base zone district, such as R-1.

There are several other places in the document where provisions for Volcano Cliffs are carried over in the IDO.

p. 127 Accessory Dwelling Units: permitted in Volcano Cliffs

p. 138-141 Dimensional standards in residential districts: as you mentioned, the table in this section includes minimum lot size, width, usable open space, and setbacks.

p. 214-215 Fence and Wall Standards

FYI, the project team is considering refinements to building height standards in the Northwest Mesa VPO to track more closely with the standards in the different Volcano sector plans and meet the intent of the NW Mesa Escarpment Plan.

As I hope you can see, we are trying to maintain the unique protections important to different areas as adopted in the sector plans.

As for setbacks, the IDO establishes a range of R-1 subzones with different dimensional standards, including setbacks and lots sizes, etc. to attempt to acknowledge the diversity of single-family lot

dimensions throughout Albuquerque, while balancing the need to have an enforceable number of subzones. Today's sector plan system includes hundreds of zones with unique site dimensions, which have proven very challenging, if not impossible, to enforce consistently over time. Volcano Cliffs is not singled out for change. This is a citywide approach to balance protections for unique and vibrant areas with an administrable zoning code. We believe the contextual standard provision noted above protects existing property owners, and we believe the changes for new development are reasonably close to existing dimensions.

The City's aim with the IDO is to match existing property entitlements as closely as practical while making the regulatory system as a whole easier to understand, apply and enforce. We know there is room for improving the August 2016 draft!

If you're interested in setting up a meeting with the ABC-Z Team to discuss your issues and our approach in person, please email us at abctoz@cabq.gov. We offer Monday and Friday afternoons for appointments, but we will try to accommodate people's schedules if those aren't convenient days and times.

Thank you again for taking the time to send us your comments and participate in this process.

Terra L. Reed, *Associate Planner*

Urban Design & Development/Long Range
City of Albuquerque Planning Department
505-924-3475
treed@cabq.gov



From: Blake Thompson [mailto:bthomps@hotmail.com]

Sent: Tuesday, August 30, 2016 4:39 AM

To: Renz-Whitmore, Mikaela J.; Planning Comp Plan-UDO; dave@nets.com; Gould, Maggie S.; Miller, Rachel R.

Subject: ABC-Zone Plan

Hello,

I am writing to express my concerns about the proposed changes to the zoning in the Petroglyph Estates neighborhood and the Volcano Cliffs Sector Development Plan (VCSDP). I am a property owner in this area and a realtor marketing property in the area.

I must admit I have had trouble, reading through the proposal materials, finding the precise changes relating to this area. However, I understand that the proposed changes will at the least change the setbacks in the area from those under the VCSDP, and perhaps other

standards.

When the VCSDP was formed, debated and passed, the city imposed many unique setback and height restrictions. Based on these standards, about 20% of the Petroglyph Estates lots have had houses built on them. Changing the setback standards at this time will allow the vast majority of owners to build with different specifications than those who have already built. This will be deeply unfair to those who have built lots or are currently designing homes.

In addition, I and numerous other realtors and individual sellers have been marketing and selling lots based on the current standards. Will we be vulnerable to law suits from those who have relied on those standards?

People who have already built or purchased in reliance of the existing standards could now find their neighbors are able to build with substantially reduced setback restrictions, and perhaps other less stringent standards. I am concerned this will lead to law suits between property owners, as well as against the city and perhaps even realtors such as myself.

We were told early in this process that separate standards would still apply to different neighborhoods under the new plan, and that the old building standards would still apply. Now it appears that will not be the case. I fear the city is making itself vulnerable to legal action, as well as myself and other realtors. I am also concerned this could lead to legal action among neighbors in the area.

The plan changes should preserve the setback, height, and other building standards that were so carefully crafted just five years ago for this area.

Thank you,

Blake Thompson
Tommy Thompson Realty
(505) 328-3117

A Critique of the ABC-Z Comprehensive Plan and Integrated Ordinance Critique

Background

In 2014, Albuquerque City Council passed a resolution to update and rewrite the city's zoning code. A consultant firm, Clarion Associates of Denver was hired to write the Comprehensive Plan and the Integrated Development Ordinance (IDO) in coordination with the Albuquerque Planning Department.

The two documents with their associated roadmap comprise over a thousand pages of text that need to be scrutinized by the people who will be affected. The time to do this is very short. The Master Plan has already been approved by the Environmental Planning Commission (EPC) and sent to the City Council. The IDO was introduced in August and is moving quickly toward acceptance by the EPC.

Transportation Densification

On the surface the initiative is meant to simplify an evolved zoning system, to make development easier and therefore spur economic activity in the city. As with the failed revision of the Coors Corridor Plan the proposed Comprehensive Plan marries transportation with land use. This is a good idea since they are cohabitating anyway; however, herein lies the first of two very large problems with the plan. Coors Boulevard has been selected to become a Premium Transit Corridor. This unilateral decision is situated at the basis for all that follows. What does it mean?

According to the plan, Coors is to be the west side link of a Premium Transit system that includes (clockwise) Paseo del Norte, Jefferson and I-25, and Central. Due to this designation, Coors must change from the overworked state highway that it is, to a densely populated artery with federally funded mass transit. Biggest among the problems with this designation is geography. With the Rio Grande directly to the east, the transit system cannot collect and disperse its clientele as there are few bridges and no continuous roads parallel to Coors. It is simply the wrong road to pick for this critical artery.

Perhaps the drive to make Coors a Premium Transit Corridor is because it has many of the elements needed to get federal funding, similar to the ART initiative. What Coors does not have is great enough population density to win federal funding. So the plan calls for densifying Coors through zoning measures. To get the levels of population density needed near the transit stations, large apartment complexes are needed; buildings much larger than anything presently along Coors. It is worth asking the hypothetical: What happens to Coors if it builds many large apartment complexes but it's not enough to get the federal money? Schools are already overcrowded on the west side. Presently "failed" intersections will have even more traffic and congestion. It is already well known that violent crime increases disproportionately with greater population density. This seems to be a recipe for a "failed" corridor.

Quality of life on the west side is made out of access to the Bosque, views of the mountains and city, slightly cleaner air, and a sense of community with its own traditions. None of these qualities is likely to survive making Coors a Premium Transit Corridor. The consultant for Clarion told us to understand that transportation initiatives always win in city planning, so get used to it.

Power Shift

Now for the other major problem: A not so subtle shift of power has been included in the IDO. This is the part where the great ideas in the plan become law. The Environmental Planning Commission is chartered to listen to the public. While this volunteer/appointed commission is generally populated by members of the development

community, it has a tradition of acting fairly. Its job is to weigh the merits of a given development plan and make sure that the public has its say. Sometimes the public has a better grasp of a given ordinance than does the planning department or the EPC, so the process serves as a checks-and-balance cornerstone. The new IDO is attempting to change all that. To trigger scrutiny by the public through the EPC depends on how big or intrusive a development is to be. The new plan intends to increase the *threshold* in square footage of what the EPC will review. That means that fewer projects will trigger neighborhood notification. It gives a dubious definition to *streamlining* the site plan approval process.

Loopholes

Finally, the IDO is filled with vague language which will work against the public in a court of law. The IDO says that a development cannot have “significant (adverse) impact” on a neighborhood. This is a phrasing that appears throughout the document. So it then falls on the neighborhood to hire a lawyer to prove that an impact is significant.

Loopholes are a common way to neutralize a regulation. The following example is from Chapter 14-16-5. The chart on page 275 will allow a deviation of 10% in building heights and 15% in setback distance. Do you know what this can do to view preservation? From the same page there are reasons to ask for a deviation. Here is one:

The applicant’s site is subject to site constraints not generally shared by surrounding properties, and not created by the actions of the property owner, that would prevent the development of a permitted land use in a type of structure generally found on sites of a similar size in the surrounding area;

There are view sensitive places on Coors that fit this loophole where the 10% and 15% deviation provisions would result in destroying view preservation.

Conclusion

While it is a good idea to modify our zoning laws to make a better city, this initiative will not do that. It will make some properties easier to sell at a higher profit and it will speed the process thus making projects less costly; it might bring in federal funds, but it does nothing except take power from the people. As we can see from our blighted strips, keeping the neighborhoods and the citizenry involved is a needed good idea.

This plan needs to be changed from its core assumptions to the fine detail. It is not ready for City Council approval.

Pat Gallagher
President
La Luz Landowners Association

October 24, 2016

NORTH VALLEY COALITION, INC.

Individuals, Neighborhood Associations, Businesses & Community Groups Working Together
POB 70232, ABQ, NM 87197 • nvcabq@gmail.com • bit.ly/nvcabqweb • 918-0978

November 4, 2016

Ms. Diane Gibson
Chairperson
Land Use Planning and Zoning Committee
One Civic Plaza NW
9th Floor, Suite 9087
Albuquerque NM 87102

Re: Proposed Update to the Comprehensive Plan

Dear Ms. Gibson;

North Valley Coalition (NVC) Executive Committee members, along with board and individual members of the NVC, have attended presentations by the ABC-Z/IDO Team, and reviewed the proposed consolidated Comprehensive Plan and Integrated Development Ordinance. In addition, three members of the ABC-Z/IDO team gave a presentation and answered questions from the audience at NVC's October 13, 2016 board meeting. Based upon these reviews and meetings, the Executive Committee has strong reservations about both the revised Comprehensive Plan (ABC-Z) and the revised zoning ordinance (IDO), as they relate to the North Valley. We recommend that the Land Use, Planning and Zoning committee remand the ABC-Z update to the Development Team to respond to the following concerns:

1. Failure to respond to resident wishes regarding housing options
2. Insufficient goals and policies to protect the North Valley's natural environmental heritage
3. Failure to respond to the unique character of individual areas of the North Valley
4. Creation of new permissive uses (zone changes) bypassing 270-1980
5. Excessive and unbalanced influence from the development community
6. Lack of adequate representation and participation from residents
7. Unwarranted replacement of Rank 1, 2, and 3 plans and zone codes
8. Overstated need for new comprehensive plan and zone codes; the process should not be rushed.

With respect to each of the items above we have the following comments:

Failure to respond to resident wishes regarding housing options

Figure 2-7 on page 2-8 indicates that local residents want to live in rural, suburban, semi-urban, or urban areas. The ABC-Z/IDO team has taken those four categories of living areas and condensed them to two that have little to no relationship to these four areas, i.e., “Areas of Consistency” and “Areas of Change.” We fail to see how the success or failure of the revised “Comprehensive Plan” can be measured when the measurement will be in change or consistency versus the four living areas desired by residents.

Table 2-3 on page 2-11 seems to compound the lack of response to resident wishes by ignoring the 2040 **trend analysis** (presumably based upon a scientific forecasting method) and replacing it with a “preferred scenario.” The “preferred scenario” makes some significant presumptions about the ability of local jurisdictions to affect where residents will live, e.g., there is shown a 99% growth in “Households near centers” versus the growth trend of 51%.

We believe the update to the Comprehensive Plan and the corresponding development of the Integrated Development Ordinance is based upon erroneous and impossible-to-achieve assumptions at odds with the wishes of Albuquerque's residents.

Insufficient goals and policies to protect the North Valley's natural environmental heritage

The chapters on Parks and Open Space and Heritage Conservation contain little to no references to the preservation of plants and wildlife. Although there is mention of preservation of the acequias on page 10-5, there is no mention of preservation of old growth elms and centuries old cottonwood trees which are clearly part of the heritage of Albuquerque. There is also no mention of the preservation of wildlife corridors or wildlife habitat in either of these chapters. These corridors exist in the North Valley because of the low density housing and irrigation ditches adjacent to residential property. In addition the residents of the North Valley co-exist with and accept the wildlife that was there before houses and farms were built.

Failure to respond to the unique character of individual areas of the North Valley

The ABC-Z Plan proposes to have 12 Community Protection Areas. One of those areas is the entire North Valley. Within the North Valley there are many unique areas with names reflecting the heritage of each area: Los Duranes, Los Griegos, Rio Grande Boulevard, Alvarado Gardens, Sawmill, Wells Park, and Martineztown to name just a few. Some of these have rank two area plans reflecting the wishes of the residents for their specific area of the North Valley. Combining these unique areas into one huge area that will be reviewed for possible changes to the comprehensive plan once in five years leaves these areas vulnerable to development very inconsistent with the wishes of residents. Instead of developing the ABC-Z Plan in a vacuum,

representatives from the neighborhood associations within the various areas covered by area plans should have been consulted **individually** and asked what they wished to preserve. As it stands now the ABC-Z team has developed the plan with little to no input from residents. This is reflected in new permissive uses in historical areas inconsistent with the wishes of the residents of those areas.

Creation of new permissive uses (zone changes) bypassing 270-1980

In pages 89 through 104 of the IDO there are at least two new permissive uses in the RA, R-1, and R-T zones: Co-housing developments, and Cottage developments. The density of each of these two permissive uses is significantly higher than the existing guidelines for development in the respective zones. In addition, the guidelines for these new permissive uses are vague and imprecise, e.g., what are the required separations between buildings?

During the October 13, 2016 presentation by ABC-Z team members to NVC, the team was asked if the Albuquerque ordinances applied to the City Government and the answer was yes. There are sites in the North Valley where requests for zone changes to permit increased densities have been fought successfully. Adding new permissive uses (zone changes), without notifying affected residents, disenfranchises neighbors and neighborhood associations. The inserted new uses appear to be catering to members of the development community.

Excessive and unbalanced influence from the development community

NVC members saw this preferential and biased preference for the development community at two events: the EPC hearings and a “by invitation only” workshop.

At the EPC hearings there were only 39 people who spoke against or for the ABC-Z plan. At least three of those represented large land holders or Contractor or Developer organizations. One person who represented the University of New Mexico and Albuquerque Academy was able to ask for and receive significant changes to the ABC-Z Comprehensive Plan update. Minor recommendations for changes from residents have not received similar responses. It appears that the voices of residents and neighborhood associations have been only minimally heard.

At the City’s September 13, 2016 workshop held at the MRCOG offices, tables were set up with five groups represented: developers, financiers, architects, planners, and a neighborhood representative. The composition was clearly pro development. The goal was to compare a proposed development under the existing ordinances and plans to the same development under the proposed ABC-Z/IDO changes. The conclusion was that development was easier and allowed a developer to make more money on the project. This occurred because parking requirements will be reduced, height limits increased, densities increased, and setbacks reduced.

Lack of adequate representation, information to, and participation from residents

The ABC-Z team states that they have conducted numerous presentations and workshops, and have been available for individual meetings to receive resident input. Nevertheless, genuine resident participation appears to have been very limited. In one instance a NVC member attended a presentation where residents were outnumbered 3 to 1 by city staff, consultants, and facilitators. At these presentations the **city-wide** ABC-Z plan was presented virtually complete which discouraged citizen participation.

The Planning Dept. has done some outreach, but in a manner which makes participation difficult. There is a real lack of sympathy with working people and full schedules, not to mention the difficulty for laypersons in understanding zoning concepts. Instead of workshops and presentations covering the entire city, the Planning Department should give question and answer sessions to **residents living within a specific rank 2 or rank 3 plan area**. This question and answer session should explain in detail what will and what will not be brought forward from the rank 2 and rank 3 plans to the new consolidated comprehensive plan. This is what the NVC requested in advance of its October meeting. What we got was generalities and no specifics, and no easy path to finding information ourselves. It appears that not all of the North Valley Area Plan's goals and policies have been incorporated into the proposed Comp Plan, but there's no explanation for this.

With respect to the IDO, the team itself acknowledged that (1) permissive uses have been expanded in various zones, including the R-1 single family zone, and (2) there is no straightforward way for residents and property owners to determine whether and how their given zoning is affected by this expansion of permissive uses, i.e., there is no indication, either by highlighting, red-lining, chart or commentary, of new material. Following the meeting, the team committed to indicating new material in some way. This should be done and the information provided directly to all homeowners throughout the City—not just neighborhood associations—well before any EPC or Council hearing on IDO.

Replacement of Rank 1, 2, and 3 plans and zone codes is unwarranted

The various area and sector plans in the North Valley are essentially covenant documents governing development within the various neighborhoods of the North Valley. They are much like the covenants of any development or homeowner's association. Would the city eliminate these private covenants? Incorporating only portions of these covenants into a city-wide plan takes away the protections that North Valley residents have worked diligently to develop. In some cases the area and sector plans have been utilized for decades to preserve the character of areas of the North Valley.

One of the reasons given by ABC-Z team members for the need to eliminate and consolidate the various rank 2 and rank 3 plans was that some sectors of the city do not have plans. Many of these are major developments such as Snow Heights or the Dale Bellamah developments in the Northeast heights. These developments were planned developments from the beginning with covenants that protected the residents. The North Valley (as well as the South Valley) did not have plans, thus the need to develop area and sector plans to protect and preserve the character of these areas.

Immediate need for new comprehensive plan and zone codes is overstated and the process should not be rushed

A drive around Albuquerque will show that many of the items included in the ABC-Z Comprehensive Plan are already being implemented: Central Avenue and Fourth Street are already becoming high density corridors; see, for example, the four story apartment complex on the southeast corner of Central and Carlisle and the two new high rise apartments on Fourth street north of San Lorenzo.

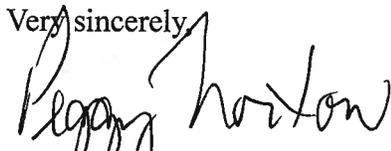
In addition some of the assumptions in the ABC-Z plan are very speculative, e.g., where residents want to live. Figure 2-7 on page 2-8 indicates that 65% of these residents want to live in Rural, Suburban, or Semi-urban locations. The same table indicates that the current **trend** is for 84% of the residents to live in these same three locations.

It seems prudent to preserve the single-family areas of Albuquerque, especially those in the North and South Valley that have a rural feel. The best way to do this would be to keep the North Valley Area Plan and the various sector plans applicable to the North Valley.

Conclusion and recommendation

Unless and until the preceding concerns are addressed in revisions to the ABC-Z plan, the LUPZ should recommend a “do not pass” to the full City Council. The revisions to the Comprehensive Plan and Zoning Code should be done correctly, not quickly, and with full transparency to all City residents and property owners.

Very sincerely,



Peggy Norton, President

From: [Ortega, Crystal L.](#)
To: [Renz-Whitmore, Mikaela J.](#); [Reed, Terra L.](#); [Webb, Andrew](#)
Subject: FW: ABC Comp Plan - Official Comments for LUPZ - Commentary
Date: Friday, November 04, 2016 1:03:10 PM

From: Kim Forbes-Gayton [mailto:forbesgayton@aol.com]
Sent: Friday, November 04, 2016 12:58 PM
To: Ortega, Crystal L.
Subject: ABC Comp Plan - Official Comments for LUPZ - Commentary

Good Morning, Ms. Ortega:

I want to register my commentary for the ABC - Z Comp Plan ("Plan").

Firstly, I am very honored to have fallen into learning about the Plan from another source, and privileged to have been able to attend the meetings in learning about , and receive public input about the Plan, both pro and con. I am a fifteen-year transplant from New York City, and the meetings have afforded me not only about what makes Albuquerque overall so unique, but also to have a bird's eye view as to what the historic and potential problems and concerns surrounding the Plan is. Moreover, I must commend the Plan team in not only diligently traveling around Albuquerque, and patiently receiving feedback relative to the Plan. This has given me the opportunity to see other parts of Albuquerque and enjoy its multi-generational centers. It is also fantastic that Bernalillo County is included in the Plan, and while I do understand that much of what goes on from the County's end will not change, at least as with the public, the County is not out of the loop in terms of myriad plans, resulting from the Plan, that may intersect, and hopefully

not clash
the County's jurisdictions and policies.

I have learned a lot in terms of the good (to make effective land use policies easily accessible and transparent to the public and developers alike) and the 'bad' (the fear from the public that their Sector Development Plans and neighborhood character will be dismissed and/or destroyed). Consequently, a crucial point I have raised again and again with the Plan team is to incorporate a policy of honest willingness and engagement for the City and County with any developer to Albuquerque (Bernalillo) to keep proposed development and plan(s) transparent to the public, so it can weigh in on any plans that impact any neighborhood. Moreover, I also hope to proposed policy incorporation of the support entities, i.e., Century Link, Albuquerque Water and PNM with their respective expertise and insights toward any modernization/upgrades will be included, as it that could help in coordination and streamlining development projects; making them more feasible and therefore, run more smoothly, once approved as outlined below, of course.

Secondly, I am very happy to report that the team has incorporated my and other public members' concerns into the Plan relative to the public's and neighborhoods' concerns being heard, considered and respected. I am also very happy to have learned

that the process toward any development will not proceed unless a developer has shown proof to the City (County) that it has in fact met with the potentially affected neighborhood, with either the neighborhood's registered blessing, or concerns about any proposed project.

I believe this policy is a win-win situation, as the affected neighborhood/public gets to learn, weigh in and vote on any potential project before the developer commits to the costs and labor toward implementation and construction. This policy could alleviate public distrust and developer angst toward development in Albuquerque (Bernalillo). I also love the concept of the Citizens Academy toward keeping the public educated, informed and engaged in what is (potentially) planned for any area in Albuquerque (Bernalillo) so again, the public can learn, weigh in and vote on any potential projects to that end.

As we approach the IDO phase of the plan, I believe that care and consideration will be taken to reassure the public to learn, weigh in and vote on how the proposed zoning changes can affect the public and concurrently, what Sector Development Plans are sacred to people, and which can tolerate some modification given the overall plan and hopefully, overall conjunct functioning of Albuquerque area without undue damage to unique neighborhoods with feasible plans to help make

Albuquerque more functionally enjoyable and unique; a honest mindful balance here is crucial for the Plan to work.

In sum, I am in support of the Comp Plan. I appreciate the continued consideration, flexibility, feedback, revision, input and criticism that has thus far, gone into it. Again, the crucial component of its success or failure hinges upon whether or not everyone involved with implementing and enforcing the plan will be honest direct and consistent with everyone else involved and impacted by the plan. Again, I cannot stress enough how vitally crucial this is!

I believe the Plan is considerate, flexible and does take public concerns and feedback as part of its policy/implementation. Still, the Plan faces challenges toward more people coming to learn about it now late in the phases, but the team has been ever so diligent (and I have had to become patient) in it bringing new attendees up to speed. Nevertheless, it shows that the team and the Plan is flexibly inclusive no matter who learns about it when.

I thank you for your time and attention toward my commentary. I also invite you to contact me with any questions and/or concerns. Have a very pleasant day and weekend!

Kim Forbes-Gayton

From: [Ortega, Crystal L.](#)
To: [Renz-Whitmore, Mikaela J.](#); [Reed, Terra L.](#); [Webb, Andrew](#)
Subject: FW: Comments for ABC-Z Comp Plan @ LUPZ Hearing
Date: Friday, November 04, 2016 5:19:11 PM
Attachments: [AVALON_ABC-Z_LUPZ_LTR.doc](#)

From: AVALON N.A. [mailto:avalon3a@yahoo.com]
Sent: Friday, November 04, 2016 4:59 PM
To: Ortega, Crystal L.
Subject: Comments for ABC-Z Comp Plan @ LUPZ Hearing

Dear Ms. Ortega,

Attached are my written comments on the ABC-Z Comp Plan for the LUPZ hearing, scheduled for November 16th.

Thank you.

Lucy Anchondo
Avalon NA

ABC-Z COMPREHENSIVE PLAN - LUPZ

November 4, 2016

Hon. Councilor Gibson
City Council Land Use Planning and Zoning
One Civic Plaza NW
P. O. Box 1293
Albuquerque, NM 87103

c/o Crystal Ortega
cortega@cabq.gov

Dear Councilor Gibson,

Following are some of the concerns that our neighborhoods have discussed concerning the ABC-Z Comprehensive Plan.

1) The ABC-Z Plan will take the neighborhoods and ultimately the EPC out of the process:

- ◆ We know that a significant amount of involvement from neighborhoods will be taken out of the process, from the get-go, as projects will be approved by the Planning Department in most instances, in a sort of "check-off list" method of approval.
- ◆ There will only be specific instances that that the neighborhoods will be involved.
- ◆ When the Applicant is required to meet with the neighborhood, as part of the process, checking off requirements from the list, this will eliminate grounds of Appeal, unless the neighborhood can afford to hire an attorney.
- ◆ Early meetings revealed to the public that, eventually, the EPC will also be eliminated from the process that it and the neighborhood are accustomed to having.
- ◆ We have since been informed that the neighborhoods and the EPC will still be involved, but it will be different and very limited.
- ◆ As we see things developing in this Plan, we know that there will be very few opportunities for the neighborhoods to participate.
- ◆ The EPC's function will be greatly reduced and/or they will have a different role in the process, as the DRB will be the primary reviewing board.
- ◆ Even though the DRB does have public hearings, they do not always notify us by mail, but rather by public notices, which the neighborhoods do not typically review on a regular basis, nor do we know the case numbers beforehand.
- ◆ **Once this Plan is approved, we would like to have new neighborhood notification policy implemented by the DRB, notifying the neighborhoods, by USPS mail and e-mail, before each and every hearing, involving the affected neighborhoods, since the DRB is a public hearing.**

2) Overcrowded School Conditions - Include Effective Language to Protect the Schools:

The new Plan needs to include effective language that will protect neighborhood schools, particularly those proposed developments that will adversely impact existing overcrowded schools:

- ◆ Early on in the ABC-Z meetings, we were told that that language related to the West Side Strategic Plan Policies 1.3 and 2.5 would NOT be included in the Comprehensive Plan.
- ◆ After several meetings with the neighborhoods regarding this exclusion, some policy was added to reflect APS school concerns.
- ◆ The language changee from the WSSP Policy 2.5:
- ◆ "When considering approval of subdivisions for residential development, the City Planning Department **shall consider** whether local public schools have sufficient capacity to support the increased number of homes."
- ◆ To Policy 5.3.5:

ABC-Z COMPREHENSIVE PLAN - LUPZ

- ◆ School Capacity: **Discourage** zone changes from non-residential to residential uses when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units. [ABC]
- ◆ It is our understanding that APS is in agreement with the proposed language.
- ◆ The neighborhoods are not entirely convinced that the language is effective enough to eliminate ambiguity and misinterpretation, nor effective enough to control the affect on schools that are at or above capacity.
- ◆ In addition, WSSP Policy 2.5 was rolled into 4 different policies: a) 5.5.2.4 pg 5-43, b) 12.2.3.D pg 12-32 c) 12.4.2.3 pg 12-36, and d) 12.4.3.2 pg 12-37.
- ◆ Note that the language concerning school capacity only applies to zone change requests.
- ◆ We keep hearing that the overcrowded schools conditions are an APS problem, but we see it as an Albuquerque community problem. Overcrowded school conditions has an adverse trickle down effect.
- ◆ APS cannot keep up with new residential developments, especially multifamily developments and zone changes.
- ◆ APS needs help--they need effective language in this Plan, that helps protect our schools.
- ◆ APS could also use the facilities fees, like the ones they used to get, providing there is accountability and the funds are strictly for building new schools. (Perhaps the facilities fees benefit should be revisited.)
- ◆ **This would be the best opportunity to get this language done just right in the new Comprehensive Plan.**

3) Sector Development Plans:

- ◆ The consensus is that neighborhoods do not want to lose their Sector Development Plans that protect their neighborhoods' uniqueness.
- ◆ The concept of the ABC-Z Comprehensive plan is basically a good idea, but overall, there are too many concerns that are not getting enough attention or emphasis.
- ◆ For example, the Sector Development plans will no longer exist, as we know them.
- ◆ As neighborhood are slowly finding out that their SDP has been lost in the transition, if they come forward, some adjustments can be made.
- ◆ But for those neighborhoods that do not realize that this is happening, they will be in for a rude awakening.
- ◆ Sector Development Plans have the ability to streamline the review and permit process by setting detailed development parameters.
- ◆ They are site-specific; they have design guidelines that are unique to each of their areas of the City, each area having their own character and historic context.
- ◆ However, now, no matter how specific Planning can get, these the Sector Plans will be incorporated in more general terms for the entire city, not necessarily area-specific.
- ◆ One size does not fit all.
- ◆ We are known as the "Land of Enchantment" and if the new comprehensive plan is not carefully scrutinized, to ensure that these specific areas are protected, which, in turn, protects the overall vista of the City of Albuquerque, then we will risk losing what New Mexico is know for.
- ◆ So how can we make certain that the protection provided by the Sector Development Plans will not be lost in the new Comprehensive Plan?

4) Eliminating the "ambiguity" in the language:

- ◆ With the rush in getting this Plan done, there is no "legal team," other than City personnel, reviewing the entire plan to look into the ambiguity of this plan.
- ◆ As a matter of fact, if you look at some of the footnotes, it's obvious that they are not finished with this plan, and yet, they are seeking approval.
- ◆ Some footnotes state that the language still needs to be simplified (or changed).
- ◆ **The City needs a third party to audit this entire Plan, before approval.**

5) The fast-paced process: This process has been happening at a rapid pace.

- ◆ For several months, the Planning Department has been working to "sell" this plan to the public, but we were getting everything in bits and pieces.
- ◆ We've had to read off the Internet and that is not always practical or convenient for a lot of people.
- ◆ We need hardcopies that we can highlight and mark on, but all we've been able to get are loaned copies, that have to be returned when called upon, or pay the City 50¢ per page, which is almost \$200 for the latest copy, alone.
- ◆ Very few people are reading the entire Plan and everyone involved is relying on what Planning says.
- ◆ We only have time to read certain sections.

6) Checks and Balances:

I have asked this question a few times before, but I have yet to get an answer.

Once this plan is approved, it is of utmost importance: Before implementing the new Comprehensive Plan, there must be a system of Checks and Balances in place.

- ◆ The public would like to know what method of checks and balances will be put in place before approving a project that does not require an EPC hearing.
- ◆ Will there be a third party--a department or an entity, outside of the Planning Department--to audit the decision about to be made by the Planning personnel, who has signed off on a project to approve an application, before the application is actually granted, making sure no mistakes are made in approving said application?
- ◆ **There needs to be a system in place to prevent improper behavior.**
- ◆ **There needs to be assurance that no one person or department has absolute control over decisions approving projects.**
- ◆ The community's not having the assurance of checks and balances makes the ABC-Z plan very scary for communities. We are aware that Planning Personnel obtains signatures on approvals, when the applicant has not met the requirements and that plans were being approved in that manner. So, that is something that has been happening in the Planning Department for years, and if it has happened in the past, with the current system, it would be more prevalent with the new system, if there is no accountability in the City Planning Department.

Commissioners have stated that the ABC-Z Comprehensive Plan is not a perfect plan, but it's a good plan. However, if millions of dollars are being spent on this Plan, and this Plan is going to be what stands for years and years to come, shouldn't the new Plan be pretty close to perfect before it is approved and implemented? Otherwise, we are going to end up with the same thing over and over, e.g. 'This policy is not working, the site plan was not a good fit for the community or the environment, so now we have to make amend the Plan,' and then amendments and resolutions start piling up and you're back to having another jumbled up plan with a lot of attachments and lack of updated manuals, on hardcopy and on-line.

It would be wise and most beneficial if the City hired a third party, an unbiased legal team of analysts, not associated with the City, to audit the entire Plan, once it is completed, to carefully review and make an effective assessment, to correct any ambiguity in terms and/or policy, to point out possible loopholes in the language, verify footnotes, look for incompleteness, look for contradictions, and other things like that.

The EPC stated that there was a good chance that the City Council might return the case back to them for further evaluation. When the time comes, that would be an excellent idea.

Sincerely,

Lucy Anchondo
Avalon NA

From: [Renz-Whitmore, Mikaela J.](#)
To: [Reed, Terra L.](#)
Cc: [Planning Comp Plan-UDO](#)
Subject: FW: ABC Comp Plan - Official Comments for LUPZ
Date: Tuesday, November 29, 2016 4:44:44 PM

Would you please add these to the spreadsheet?

Thanks,

M

From: John Edward [mailto:jbedward@edwardgroup.net]
Sent: Tuesday, November 29, 2016 3:54 PM
To: Renz-Whitmore, Mikaela J.
Subject: FW: ABC Comp Plan - Official Comments for LUPZ

FYI.

From: John Edward
Sent: Tuesday, November 29, 2016 3:53 PM
To: 'cortega@cabq.gov' <cortega@cabq.gov>
Subject: ABC Comp Plan - Official Comments for LUPZ

Ms. Ortega:

Here are some of my comments to the plan.

1. The minimums by which Staff/Administrative approval can approve a project should be as large as noted (not reduced) if not larger, especially in the Major Centers like Downtown, Uptown, Volcano Heights. They are the only trained professionals in planning and for many other people the decision is political and possibly without in depth knowledge due to limited training, time to review the material as they are not full time (i.e. EPC or City Council). Let the trained professionals of the planning department make the decisions that they are trained to make. Furthermore, the size of the project should be based upon the scale of the impending area. For instance a 100,000 sq. ft. bldg. in downtown, uptown or Volcano Heights quite frankly is not very big and quite small. The minimum for approval for Staff should be larger as the zoning and

densities and scale call for that. If you include economy of scale required for projects in zones like this 100,000 does not meet the minimums for regional or even national projects and investors who support them with capital investment. Project scales should be increased for retail, office, multi-family and industrial for the Staff/Administrative approval.

Consider that many projects don't get built due to the project being too small to be financed. If a project cannot get financing then it will never get built. Special Language is needed to get larger minimums and especially so in the Downtown, Volcano Heights or other Major Centers.

2. Approvals for higher density support structures, i.e. parking garages, transit center, etc in places like Volcano Heights or Downtown get quick administrative approval as the zoning in these planned areas cannot be built or support densities without these items present.
3. City needs to move to change roadway designations to support the zoning intensities planned around town so the areas can be built and vibrant as planned. Examples would be trucks on Unser Blvd and Paseo Del Norte west of I-25 west to and through Volcano Heights. Major Centers need direct truck access like Volcano Heights, otherwise the zoning is meaningless. Imagine stores that cannot be stocked. Imagine supplies to business that cannot be delivered. Imagine materials for development not being delivered. Imagine products produced from these centers being able to be trucked out to markets beyond its borders. It just won't work unless it is changed.

John

John B. Edward, MBA, GBDS, CLTC.

Broker

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"If the world were perfect, it wouldn't be." Yogi Berra

"Kindness trumps everything..." Tom Giaquinto

"Courage is being scared to death, but saddling up anyway"..... John Wayne

"Things do not get better by being left alone." Winston Churchill

"Be the change that you wish to see in the world" Gandhi

LAND USE

Centers & Corridors

POLICY 5.1.1 Page 5-27

Desired Growth; Capture regional growth in Centers and Corridors to help shape the built environment in a sustainable development pattern. [ABC]

- h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.
- i) Locate industrial development in Employment Centers or in existing industrial zones within the I-25 and I-40 corridors.

Amendment - In low-income communities of color along the railway, and existing industrial zones within the I-25 and I-40 corridors where residents shoulder a disproportionate burden of pollution created by emissions from heavy industrial activity. The City of Albuquerque Planning Department will consider cumulative environmental effects on the human environment and environment which are caused by the combined results of past, current and future industrial activity. Limit direct and indirect industrial activities that impact the environment from Land Use requests of Special Exception Conditional Use on vacant or unimproved parcels when applicants apply for a conditional use permit for uses which are not permissive in that parcel's zoning and may be injurious to low income communities of color. To protect low income communities of color to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process where low income communities of color will have a healthy environment in which to live, learn and work.

RESILIENCE & SUSTAINABILITY

Policy 13.5.1 Page 13-29

Land Use Impacts: Prevent environmental hazards related to land uses.36 [ABC]

- a) Remediate sites that pose a detriment to public health, safety, and welfare to return them to productive use.³⁷
- b) Protect public health, safety, and welfare by discouraging incompatible land uses in close proximity, such as housing and industrial activity.³⁸

Amendment In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of

residential housing and industrial activities are adjacent, to avoid land-use conflicts (adverse noise, air pollution) and to protect the health, safety of residents from adverse impacts to maximize the health effects of families living near and around industrial development, housing should continue to remain a low-density residential area. In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of residential housing and industrial activities are adjacent. Where existing residential housing is near/adjacent to industrial uses, impacted communities shall have a Redevelopment Program that engages community members to participate in the planning of redeveloping of their community by planning land uses carefully so that land is used in a better way than before. Polluting industries should be restricted from locating in these areas saturated with other polluting industries. This will improve the quality of the environment of that area.

- c) Mitigate potential adverse impacts – including noise, emissions, and glare – of new development on surrounding land uses during and after construction through land use regulations, environmental permitting, and enforcement.³⁹

Amendment: To protect the health, safety and welfare of low income families of color residential communities adjacent to light and heavy industrial uses after construction. Industrial uses that involve the use of manufacturing equipment, use of hazardous materials, and require the loading/unloading of materials, there is the potential for incompatibility to result. Particularly, the operation of manufacturing equipment that increases ambient noise levels and/or degrade existing air quality on a temporary or permanent basis, depending on the specific use and type of equipment. Industrial uses could involve the transport, use, and disposal of hazardous materials, which could result in accidental spills in a community. Other land use incompatibilities including the potential for odors from industrial activities.

Additionally, loading and unloading activities creating noise incompatibilities affecting the health, safety and welfare of residents living adjacent to the railway, and existing within the I-25 and I-40 corridors where land uses of residential housing and industrial

activities are adjacent to residential uses should be mitigated. The person/persons responsible for making the decisions on Land Uses will require additional studies of noise modeling analysis and air quality impact analysis at the permitting process by considering cumulative environmental effects on the human environment and environment will not be injurious to families living around the new industrial development during and after construction. The burden of proving non-adverse effects is the responsibility of the applicant locating industrial development in the area.

- d) Buffer residential neighborhoods and agricultural land from heavy industry with less intense, non-residential land uses to protect the health and safety of residents, agricultural products, and groundwater, while promoting diverse economic activity.⁴⁰

Amendment: To protect residential communities, ground water and aquifer from contamination of ground water from becoming unfit for certain uses and may become harmful to humans, animals, vegetation, and property. Due to treatment and cleanup of contaminated ground water is usually expensive, and sometimes a contaminated water supply must be abandoned and a new supply located. Requirement for companies' such as; demolition, salvage and scarping metal companies' who store and/or disposal of commercial waste, hazardous waste and non-hazardous waste to place underground double liner designed to effectively prevent ground water contamination.

- e) Encourage environmentally-friendly technologies and processes for industrial activity.⁴¹

Amendment: In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of residential housing and industrial activities are adjacent. To help preserve the human environment and natural environment by significantly reducing the noise and air pollution by using environmentally-friendly technologies and processes for industrial activity should be included in the permitting process. Environmental monitoring technology (depending on the specific business use and type of equipment used) such as; fence line monitoring devices for

noise and air quality should be used by mobile and stationary sources that are emitting noise and air pollution. To reduce the harmful impact of human activity on families and land, the City of Albuquerque will offer businesses that participate in environmental monitoring technology a tax incentive for protecting low income communities of color to achieve meaningful protection from environmental and health hazards where low income communities of color to have a healthy environment in which to live, learn and work.

RESILIENCE & SUSTAINABILITY

Policy 13.4.1 Page 13-27

Air Quality: Maintain good air quality that complies with federal standards to safeguard public health and enhance quality of life for all resident.27 [ABC]

c) Protect residents from the risk of toxic air emissions through the permitting process and enforcement.

Amendment: In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of residential housing and industrial activities are adjacent. Where communities shoulder a disproportionate burden of pollution created by emissions from heavy industrial activity fence line air quality monitoring must be utilized to protect the health, safety and welfare of residents living in close proximity to heavy industrial activity.

The City of Albuquerque Planning Department will consider cumulative environmental effects on the human environment and environment which are caused by the combined results of past, current and future activities within the geography of the residential area. City of Albuquerque City Councilors in districts where families living in communities with a disproportionate burden of pollution created by emissions from heavy industrial emissions will work with communities to create “air quality” City Council Resolutions of policies and studies to protect low income communities of color to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process where low income communities of color to have a healthy environment in which to live, learn and work.

RESILIENCE & SUSTAINABILITY

Policy 13.5.3 Page 13-30

Policy 13.5.3 Public Infrastructure System and Services: Coordinate with providers to ensure the systems and services do not compromise the health, safety, and welfare of the community. [ABC]

- a) Recognize, analyze, and minimize the potential adverse, disproportionate impacts on the at-risk communities in siting new public infrastructure and services.

Amendment to avoid, minimize, or mitigate disproportionately high and adverse human health or environmental effects, including social and economic effects, on minority residents and low-income communities of color from the disproportion of new public infrastructure and/or categorical exclusions that will significantly impact the planned growth or land use of a community, relocation of significant numbers of people; have a significant impact on any natural, cultural, recreational, historic or other resource; involve significant air, noise, or water quality impacts; have significant impacts on travel patterns; have cumulative and significant environmental impacts; to protect community members (stakeholders), should participate in the planning to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process minority residents and low-income community of color to have a healthy environment in which to live, learn and work. The City of Albuquerque to ensure the full and fair participation by all potentially affected minority residents living in low-income community of color in the transportation decision-making process will work with community members (stakeholders) by coordinating with the State Department of health, UNM, MRCOG and medical service providers on public health and perform Health Impact Assessment on new public infrastructure and/or categorical exclusions.

Policy 13.5.4 Page 13-30 Environmental Justice: Recognize and work to address adverse environmental disproportionately by underrepresented and at-risk communities, in order to help improve health outcomes of the residents over time. [ABC]

Amendment to avoid, minimize, or mitigate disproportionately high and adverse human health or environmental effects, including social

and economic effects, on minority residents and low-income residents of color along the railway, and existing within the I-25 and I-40 corridors where residential housing and industrial are adjacent. Minimize the potential for contaminants to enter the community's water supply and aquifer the City of Albuquerque must require companies' such as; demolition, salvage and scarping metal companies' who store and/or disposal of commercial waste, hazardous waste and non-hazardous waste to place underground double liner designed to effectively prevent ground water contamination.

Protect residents from risk of toxic air emissions through the permitting process The City of Albuquerque City Councilor in districts where families living in communities with a disproportionate burden of pollution created by emissions from heavy industrial emissions will work with communities to create "air quality" City Council Resolutions of policies and studies to protect low income communities of color to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process where low income communities of color to have a healthy environment in which to live, learn and work.

Engaging community members (stakeholders) to participate in the planning for Environmental Justice communities to achieve meaningful protection from environmental and health hazards, and will offer equal access to the decision-making process where low income communities of color to have a healthy environment in which to live, learn and work. The City of Albuquerque will work with Environmental Justice community members by coordinating with the State Department of health, UNM, MRCOG and medical service providers on public health to work with Environmental Justice community members in the planning and decision-making process of their community by gathering community's health and environment concerns, perform analysis and recommend policy and regulatory changes through the engaging with community members (stakeholders), include the services of UNM students from multiple programs to analyze demographics and health statistics on Environmental Justice communities to help improve the quality of life in environment justice communities.

b) **Land Use Policy 5.3.7 Locally Unwanted Land Uses:** Ensure that land use that are objectionable to immediate neighborhoods but may usefully to society are located carefully, to society and located carefully equitably, and evenly. [ABC]

a) Minimize the impacts of objectionable land uses on surrounding area through policies, regulations, and enforcements.

Policy 4.2.1 Identity and Design: Foster the identity and cohesiveness of neighborhoods by guiding the appropriated scales and location of development, mix uses, and character of building design.

Amendment: To protect the health, safety and welfare of low income families of color residential communities along the railway, and existing within the I-25 and I-40 corridors where communities shoulder a disproportionate burden of pollution created by emissions from heavy industrial activity and where residential housing and industrial activity is adjacent. Communities and businesses to avoid land-use conflicts in residential areas that can cause adverse noise, air and pollution to protect the health, safety of residents from adverse impacts to maximize the health effects of families living near and around industry. The person/persons responsible for making the decisions on Land Uses will require the burden of proving non-adverse effects on the applicant locating industrial development in communities of low-income of color by requesting studies of noise modeling analysis and air quality impact analysis at the permitting process and considering cumulative environmental effects on the human environment and environment will not be injurious to families living around the proposed land use development.

To protect residential neighborhoods, ground water and aquifer from contamination and becoming harmful to humans, animals, vegetation, and property precautionary measures must be implemented.

Treatment and cleanup of contaminated ground water is usually expensive, and sometimes a contaminated water supply must be abandoned and a new supply located. Companies' such as; demolition, salvage and scrap metal companies' who store and/or disposal of commercial waste, hazardous waste and non-hazardous waste must place an underground double liner designed to effectively prevent ground water contamination.

The City of Albuquerque Planning Department will consider cumulative environmental effects on the human environment and environment which are caused by the combined results of past, current and future activities within the geography of the residential area. City of Albuquerque City Councilor in districts where families living in communities a disproportionate burden of pollution created by emissions from heavy industrial emissions will work with communities to create “air quality” City Council Resolutions of policies and studies to protect low income communities of color to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process where low income communities of color to have a healthy environment in which to live, learn and work.

The City of Albuquerque will engage with community members (stakeholders) to participate in the planning for their community to achieve meaningful protection from environmental and health hazards and, will offer equal access to the decision-making process where communities of color to have a healthy environment in which to live, learn and work.

- h) See **Land Use Policy 5.6.4 Page 5-48 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing. [A]**
- a) **Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.** 126
- b) **Minimize development’s negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.** 127

Amendment In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of residential housing and industrial activities are adjacent, to avoid land-use conflicts (adverse noise, air pollution) and to protect the health, safety of residents from adverse impacts to maximize the health effects of families living near and around industrial development, housing should continue to remain a low-density residential area. In low-income communities of color along the railway, and existing within the I-25 and I-40 corridors where uses of

residential housing and industrial activities are adjacent. Where existing residential housing is near/adjacent to industrial uses, impacted communities shall have a Redevelopment Program that engages community members to participate in the planning of redeveloping of their community by planning land uses carefully so that land is used in a better way than before. Polluting industries should be restricted from locating in these areas saturated with other polluting industries. This will improve the quality of the environment of that area.

Topic #4. Areas of Change:

Amendment #4:

Before floor amendments are approved to change the current planning areas in our existing Albuquerque/ Bernalillo Comp Plan to Areas of Change and Areas of Consistency, the public needs to know what kind of regulations and permissive uses are being proposed, and how it will affect their community. What protections are in place for adjacent properties, and are the protections adequate?

Listed Below are a few of the proposed Comp Plan policies for Areas of Change:

See Map pg. 5-25 for Areas of Change and Areas of Consistency: Areas colored in orange refer to Areas of Change. Areas of Change include **all** commercial/industrial areas in Albuquerque; and Mesa del sol, and Double Eagle II Airport areas. Please see Map pg. 5-25

ABC-Z Comp Plan Chapter 1 pg. 1-11 Changing Area designations: The ABC-Z Comp Plan replaces the City's current Development Areas from the 1974 (Central Urban, Establish Urban, Developing Urban, Semi Urban) **to Areas of Change and Areas of Consistency.**

Pg. 5-47 Policy 5.6.2 Areas of Change: Direct Growth and more intense development to centers and corridors, industrial, and business parks, and redevelopment areas where change is encouraged.

Westside response to Areas of Change:

What are the full policy implications of the Areas of Stability and Areas of Change Map?

How will those designations and R-270 be used to evaluate zoning changes? For example, much of the Coors Corridor in the Taylor Ranch area is developed, yet the designation is "area of change"? This brings about a great amount of uncertainty for property owners throughout our neighborhood. (TRNA Feb.10, 2016)

Amendment #5:

Maintain public input and participation. Eliminate policy c & d below. These policy's will eliminate public participation. Good Planning process requires public input and participation to ensure quality development, good site layout, protection of area amenities, and to respond to area constraints.

Reference: ABC-Z Chapter 5 pg. 5-51 Policy 5.7.4 Streamlined development - Encourage efficiencies in development review process:

- a) ~~Encourage~~ **Provide** meetings between developers and residents to identify and address issues prior to official submittal of projects for approval.
- b) ~~Encourage~~ **Require** pre-application review by staff and relevant departments/agencies to facilitate coordinated reviews and early identification and resolution of issues.
- c) ~~Provide streamlined approval processes for projects that meet intent of Comp Plan.~~
- d) ~~Provide by right approval processes for projects that meet regulatory standards.~~

Westside response to public participation:

i) We also want to retain SU-1 site plans that are now approved for parcels. Much of the Westside land along the Rio Grande and other sensitive areas is either now governed by a site plan or requires a publicly reviewed site plan prior to development. The SU-1 site plan requirement has proved invaluable in making sure that new development transitions well with natural areas (like the Bosque and the Escarpment). The site plan requirement makes proposed development accountable to adopted plans. We want to retain SU-1 site plans and zoning. (TRNA Dec. 2015)

ii) Albuquerque neighborhood's participation in the development decision making process has enhanced our quality of life. Our neighborhoods are valuable to us and our children. Each neighborhood in Albuquerque is unique. These unique features should be preserved. This preservation is generated by community involvement. Community participation in determining the outcome of decisions made by the Environmental Planning Commission and the City Council is in jeopardy with the implementation of the ABC-Z Plan. (WSCONA Sept. 7, 2016)

iii) Neighborhood participation is contingent on a receptive environment. The ABC-Z Plan replaces community participation with a generic staff review where decisions will be based on city-wide regulations. We believe that our neighborhoods know which development proposals are acceptable, and which are objectionable. (WSCONA Sept. 7, 2016 Resolution)

From: [Ortega, Crystal L.](#)
To: [Webb, Andrew](#); [Renz-Whitmore, Mikaela J.](#); [Reed, Terra L.](#)
Subject: FW: Testimony for the ABC-Comp Plan
Date: Friday, March 03, 2017 1:19:07 PM
Attachments: [March 3 Testimony Comp Plan.doc](#)

Crystal Ortega

Clerk of the Council/Legislative Officer
Albuquerque City Council
Office: (505) 768-3107

From: Camille Varoz [mailto:camille0610@gmail.com]
Sent: Friday, March 03, 2017 10:01 AM
To: Ortega, Crystal L.; Peggy Norton; =David Wood CPA=; Bianca Encinias; Patricia G Martinez
Subject: Testimony for the ABC-Comp Plan

Ms. Ortega,

Please find the attached my testimony for the ABC-Z Comp Plan Amendments. This is to be presented at the March 6, 2017 City Council Hearing.

Thank you,

Camille Varoz,

March 3, 2017

ATTN: Crystal Ortega

RE: Testimony/Comments for March 6, 2017 City Council Hearing on the ABC-Z Comprehensive Plan Amendments

I have been attending City Council meetings, LUPZ, EPC hearing/meetings and neighborhood association and coalition meetings for nearing 1.5 years since I became aware of the City/County ABC-Z Comp Plan(s) and other concerning City/County projects.

It is my testimony in writing and through Public Comments that I have had concerns with the Density Living concept. The already existing structures down 4th Street are not complimentary to our southwest architecture. The elevations are beyond 4-stories, when you take into consideration the heating and cooling units on top of the building. The setbacks are a concern.

The structure on 4th south of Griegos is beyond 4-stories. If there are guidelines and criteria for the developers, who monitors the building plans from start-finish? The density structure on south 4th Street past Mountain Road, the elevation and setbacks are not inline with the building codes. After the fact is NOT acceptable.

I have also voiced concerns with the number of density structures down 4th are multiple. With the elevation of these structures it blocks the views for the neighborhoods in the adjacent areas. These are old established neighborhoods and they need consideration. Fr. Vincent Chavez, pastor of St. Therese Church of the Little Flower has at the last LUPZ hearing eloquently stated the need to have a vision that supports our unique and beautiful environment. City Planners and the Mayor are not at the mercy of the developers. If they are interested in developing, they can wait and be part of the positive change.

Guiding Principles:

1. **Strong Neighborhoods:** stand true to our historical and cultural neighborhoods that have sector plans attached to their properties.
2. **Mobility:** stand true to developing our City to include pedestrian friendly areas. With the density living concept, the traffic on 4th is so congested and not safe with 2 lanes.
3. **Economic vitality:** with this consideration develop jobs with companies that will respect our air quality. I AM NOT IN AGREEANCE WITH LOWERING THE ENVIRONMENTAL REGULATIONS THAT WILL COMPROMISE OUR HEALTH AND QUALITY OF LIFE.
4. **Equity:** the zoning changes and development has to be equitable for all neighborhoods. Public Notices have to be distributed to all neighborhoods in both English and Spanish.
5. **Community Health:** the developments and changes have to consider the health of our communities. Traffic Impact Analysis and Health Impact Studies are vital to the quality of life for our residential people, especially for our children and senior members.

6. **Sustainability:** we still have families and individuals who live off their land: they garden; we support solar energy. To make a conscious effort to diminish fossil fuel energy would be to our advantage.

In closing, communication, public voices and maintaining the unique and beautiful City and State that we have, are key considerations as we move forward with the ABCC-Z Comp Plan(s). **I support deferring the vote for the Comp Plan 90 Day Deferral.**

Respectfully,

Camille Varoz, Long Standing Resident of the North Valley
In support of HNA, North Valley Coalition

From: [Renz-Whitmore, Mikaela J.](#)
To: [Planning Comp Plan-UDO](#); [Reed, Terra L.](#)
Cc: [Brito, Russell D.](#); [Schultz, Shanna M.](#); [Tofaletti, Carol G.](#); [Barkhurst, Kathryn Carrie](#)
Subject: FW: ABC-Z Comp Plan: Message from Commercial Assoc. of Realtor & Planning Dept.
Date: Tuesday, March 07, 2017 10:40:01 AM
Attachments: [image001.png](#)

Please add to the comment response matrix.

Thanks,

M

From: Perez, Melissa X.
Sent: Monday, March 06, 2017 10:04 AM
To: Renz-Whitmore, Mikaela J.
Subject: FW: ABC-Z Comp Plan: Message from Commercial Assoc. of Realtor & Planning Dept.

MELISSA PEREZ

Public Information Officer

PLANNING DEPARTMENT

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From: JOEVALLES@aol.com [mailto:JOEVALLES@aol.com]
Sent: Sunday, March 05, 2017 11:08 PM
To: aboard10@juno.com; sagehome@live.com; avalon3a@yahoo.com; jfworral@comcast.net; joevalles@aol.com; hlhen@comcast.net; tspiak59@gmail.com; LasLomasNA@Comcast.net; land@trna.org; t0m2pat@yahoo.com; fhvharoger@aol.com; nmpops@gmail.com; dhc@zianet.com; jearoldjones@aol.com; mbfernandez1@gmail.com; wood_cpa@msn.com; SWent999@aol.com; rogflegel@gmail.com; johnnyepena@comcast.net; rmahoney01@comcast.net; michael@drpridham.com; jgallegos@ydlm.org; couchman@zianet.com; phoebe99999@comcast.net; lmartin900@aol.com; Brasher, Michael; mombeeluz@comcast.net; kadamscairo@yahoo.com; patgllgr@aol.com; candypatt@aol.com; info@srmna.org; nick.new.mex@comcast.net; laslomasna@comcast.net; bcockrum1@gmail.com; nday1648@gmail.com; dinerstein1@msn.com; patriciadyea5012@comcast.net; ehebard@yahoo.com; Dickirschner@gmail.com; seniorcare@thuntek.net; chasestream@live.com; paulam@unm.edu; patsyncnelson@msn.com; balloonprinzess@comcast.net; rmmeramos@msn.com; alretberg@gmail.com; dsalvato@dbstephens.com; aschwartz74@comcast.net; Sharet@aol.com; canyonwrenconsulting@msn.com; sheakers@mac.com; totah505@gmail.com; truj.cat@gmail.com; maryzaremba@gmail.com; Lnjalopez@msn.com
Cc: Sanchez, Ken; Benton, Isaac; Pena, Klarissa J.; Winter, Brad D.; Davis, Pat
Subject: BCC: ABC-Z Comp Plan: Message from Commercial Assoc. of Realtor & Planning Dept.

I believe that in most astute peoples' minds, the Development Community is heavily involved in the genesis, writing and promotion of the ABC-Z Comp Plan. After all, the proposed amendments do away with the 'pesky' neighborhoods' involvement in the land-use process. They also do away with Sector Development Plans, some of which were hard fought for and are currently working for their targeted communities.

At least some of them were specifically adopted to keep rampant apartment development at bay in order to accommodate job-creating zoning. The current market trend in ABQ is to build apartments. Many of the plans contain C-2 Zoning and if recent attempts to accommodate apartments through commercial zoning is any indication, then say goodbye to the opportunity of having offices, shopping and jobs in those sector plans.

Both the Commercial Association of Realtors-New Mexico and the Planning Department sent out recent emails calling out support for the ABC-Z Comp Plan. They both endorse the Comp Plan amendments with generalized-glorified attributes. But in reality, *the devil is in the details*, and the path they endorse is unrealistic, *trust us-it's good for you...but we have to pass it before we know if it works!*

It's hard to believe that all City Councilors have read the massive document in detail. CARNM and Planning Department's points on the surface may be attractive to the unread. Without going on ad-nauseum, expect the development community to be in full force at tomorrow's meeting. They're a major stakeholder no doubt; but so are you! Their talking points are listed within their email correspondence as are the Planning Department's (below)...hang in...Dr. Joe

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Reed, Terra L.

From: Donna and Mike <donna.michael@gmail.com>
Sent: Tuesday, March 07, 2017 5:47 PM
To: Benton, Isaac
Subject: Comprehensive Plan

President Benton,

I watched last night's meeting, and one comment in particular caught my attention. Jesse Lopez, a resident of Martineztown, said two of his family's homes would be given different zoning designations by way of the Comprehensive Plan.

Now, I haven't been able to fact-check Jesse's claims, so I have to take it with a grain of salt. But it hadn't occurred to me that zoning variances would be included in the Comprehensive Plan.

I know that you have encouraged community discussion about the Plan, and recently set aside time to meet with Raynolds Addition residents at the Hotel Blue. This is to your credit, and I am sorry I couldn't make it to that meeting. Although I don't know if I could have asked informed questions at the time. The Jesse Lopez comment made me curious about this zoning issue, so I'm asking if you could share your perspectives on how Comprehensive Plan zoning variances, if any, may impact the Raynolds Addition neighborhood.

Thank you.

Donna and Mike
885 Silver Avenue SW

From: [Ortega, Crystal L.](#)
To: [Renz-Whitmore, Mikaela J.](#); [Reed, Terra L.](#)
Subject: FW: Comp Plan Comment
Date: Monday, March 13, 2017 2:52:26 PM
Importance: High

Crystal Ortega

Clerk of the Council/Legislative Officer
Albuquerque City Council
Office: (505) 768-3107

From: Jim Strozier [mailto:cp@consensusplanning.com]
Sent: Monday, March 13, 2017 2:48 PM
To: Ortega, Crystal L.
Cc: Webb, Andrew; Renz-Whitmore, Mikaela J.
Subject: Comp Plan Comment
Importance: High

Crystal,

The purpose of this email is to express concern regarding a proposed policy in the Comprehensive Plan and regulation in the Integrated Development Ordinance regarding on-street parking and residential parking permits. I believe that Andrew is gone, so could you pass this along to the right person?

The regulation/policy reads as follows:

Comprehensive Plan – the following policy should be removed:

Chapter 7 – Urban Design

Policy 7.4.2 b) iii. Credit on-street parking toward parking requirements, except where residential parking permits are used.

This proposed regulation and policy is contradictory to the Comp Plan's stated goals of encouraging higher density and intense development along transit corridors and activity centers. On-street parking should be allowed to be counted toward the off-street parking requirement when residential parking permits are in place. On-street parking spaces can only be counted toward the off-street parking requirements when the on-street spaces are adjacent to the site. Future residents of the proposed project will be able to park in these on-street spaces by applying for a parking permit through the City. If it is a non-residential project, then those adjacent spaces are appropriate for customers and should not be reserved for non-adjacent neighbors. We believe this

policy could be contradictory to revitalizing urban areas of the city as called for in the Draft Comprehensive Plan.

I would like to respectfully request reconsideration of this policy.

Thank you,

Jim Strozier, AICP
Consensus Planning