From:	Lehner, Catalina L.
To:	Reed, Terra L.
Cc:	Renz-Whitmore, Mikaela J.; Brito, Russell D.
Subject:	FW: ABC-Z: IDO - EPC Submittal Draft
Date:	Tuesday, January 10, 2017 4:33:11 PM
Attachments:	IDO EPC review .docx

From: Cloud, Jack W.
Sent: Tuesday, January 10, 2017 4:24 PM
To: Lehner, Catalina L.; Renz-Whitmore, Mikaela J.; Brito, Russell D.
Cc: Biazar, Shahab
Subject: RE: ABC-Z: IDO - EPC Submittal Draft

Attached are my comments on the EPC Submittal Draft – it looks like only one of my comments sent 9/12/2016 have been addressed –

-----Original Appointment-----
From: Renz-Whitmore, Mikaela J.
Sent: Tuesday, January 03, 2017 3:50 PM
To: Planning Comp Plan-UDO
Subject: ABC-Z: Integrated Development Ordinance (IDO) - OVERVIEW - EPC Submittal Draft
When: Friday, January 13, 2017 10:00 AM-11:30 AM (UTC-07:00) Mountain Time (US & Canada).
Where: Plaza del Sol - Basement Hearing Room

Thanks to all of your participation over the last two years, the Planning Department has submitted the Integrated Development Ordinance (IDO) for review by the Environmental Planning Commission (EPC) at a public hearing on **Thursday, February 2 from 1-8 p.m**. in the Albuquerque Convention Center.

EPC Submittal Draft

https://abc-zone.com/document/abq-ido-epc-submittal-draft

We are offering two meetings for City and agency staff to provide an overview of the IDO and opportunities for questions and discussion prior to the public hearing.

Friday, January 13 – Staff Only IDO Overview & Questions

- 10-11:30 a.m.
- 1-2:30 p.m.

If you cannot attend, there are a few other meeting options:

- **Thursday, January 5** – EPC Study Session – 3:30-5 p.m. – Plaza del Sol Basement Hearing Room (no questions or public input taken)

- **Monday, January 9** – Public IDO Overview & Questions – 1-2:30 p.m. OR 5-7 p.m. – Plaza del Sol Basement Hearing Room

As you know, this is a once-in-a-generation opportunity to re-work the citywide zoning code, and your help is needed to make the document as good as we can get it! Your support throughout the review and adoption process will be important to get us to the finish line. We hope to hear from you sooner rather than later.

Thanks for all of your diligence and support, in addition to all you do to make our city a better place,

Mikaela Renz-Whitmore, Planner

City of Albuquerque Planning Department, Urban Design & Development Division

Project Planner – ABC to Z

505-924-3932

mrenz@cabq.gov

<< OLE Object: Picture (Device Independent Bitmap) >>

IDO – DRB Chair review of EPC draft 12-29-16:

1-9.3 (pg. 4)
In addition to prohibiting restrictions on solar collectors, the Subdivision Ordinance [**§** 14-14-4-7(B)] requires a note to be placed on plats regarding future restrictions; this existing section **7(B)**, as well as the caveat of section **7(C)** needs be retained in the IDO.

4-3.2.B (pg. 183)
The Complete Streets Ordinance [**§** 6-5-6] links to standards from several national design guides and reports. This ordinance was targeted for City sponsored street projects, but development review on the private side of the right of way is an opportunity for regulating transit facilities/ stop amenities which currently are incentivized in the Zoning Code [§ 14-16-3-1E(6)(a)] but not required. One more item from the Complete Streets definition needs to be added by re-writing the sentence towards the end of 2.B.1: "…to allow [~~comfortable and~~] convenient street crossings, comfortable and accessible public transportation stops, and pedestrian access…."

4-3.2.B.2 (pg. 183)
Item 2B.2 appears to be the first mention of the DPM in the IDO. Currently the DPM has the force of ordinance by virtue of **§** 14-14-1-10 RULEMAKING**.** (A) (1) The Mayor is responsible for the promulgation of rules necessary to fulfill the intent of this article. Authorized rules shall be published in the *Development Process Manual* and ***shall have the same effect as the provisions within this article***. This is repeated in § 14-14-4-14 **(**"…such technical standards and criteria for infrastructure improvements ***shall have such force and effect as if they were fully set forth herein.***" **)** This type of language will be needed (Administration and Enforcement?) for the DPM to maintain this regulatory vs. 'guideline' status.

4-3.3.A.4 (pg. 185)
The City definition of "cul-de-sac' notes that it normally has a vehicular turnaround, which is a huge difference in standards from a stub street. The DPM has detailed and distinct criteria for each which need to be reflected here by removing the words "[~~stub streets or~~]" from 4.a and remove the words "[~~or cul-de-sacs~~]" from 4.b.

4-3.3.A.5.b (pg. 186)
Street lights are appropriately approved by the City Engineer, however Footnote 642 is incorrect.

4-3.3.D (pg. 188)
Footnote 648 is incorrect: the reference should be to 14-14-4-5(**A**)(7)(c).

4-3.4.B.3.c (pg. 189)
This particular exception is not appropriate and needs to be deleted: the entire valley is subject to odd sized tracts, not just for Los Duranes. The Sidewalk Ordinance provides for variances [**§** 6-5-5-16], and this section simply needs to make that reference.

4-4.1 (pg. 192)
Key standards from the existing Purpose and Intent of the Subdivision Ordinance need to be retained by inserting the following new/ underlined language at the end of 1.A: and such further plans, policies, and ordinance adopted by the City Council; and inserting the following new/ underlined language at the end of 1.F: while providing economy for governmental purposes and efficiency in governmental operations

4-4.6.D (Footnote 682 pg. 195)
The City does not allow "remainder parcels" now [**§** 14-14-9-2] but in terms of parcels that are not "lots" they are labeled as "tracts" for open space, drainage, etc. and they are always noted on the plat for the use and for maintenance responsibilities (e.g. 'Landscape Tract A, to be maintained by the Homeowners Association"). Instead of Section D., the following new/ underlined language should be added as a new Item C.5: Tracts for open space, drainage, landscaping or other communal purposes shall have their use, beneficiaries, and maintenance responsibilities clearly noted on the subdivision plat.

4-4.11.A (pg. 197-198)
Dedication of open space should be re-instated from the February 2016 Draft; however detached open space is not always dedicated to the City, but can be by deed restrictions, easements, etc. The previous (02/16) language could be expanded by adding an option for deed restrictions:
"…may be met by dedicating or deed restricting detached open space on lots separate from the use …"

4-4.12 (pg. 199)
Easements are 'granted,' only right of way is 'dedicated' – insert the words "or granted" after all references to "dedicated."
Additionally, the ABCWUA (12.B.3) is requiring separate easements from City drainage facilities wherever private streets or other easements are platted.

4-4.12.C (pg. 199)
Utility easements are quite common along all lot lines; at the end of this section, delete the words "[**~~rear and side~~**]" and the phrase "[~~except those bordering dedicated streets and alleys~~]."

4-4.13 (pg. 199)
Impact Fees are paid at the time of Building Permit, not subdivision; this section needs to be deleted.

4-4.15.B (pg. 200)
The notice of waiver from § 14-14-6-2(B) as well as the qualification from 2(C) need to be retained by inserting the following new/ underlined language at the end of 15.B: Such further review and approval must be more comprehensive than issuance of a building permit, and a notice of any waivers shall be placed on the final plat and on a separately recorded.

Table 5-1-1 (pg 299)
Footnote 1119 - Subdivision of Land – Major Application Type should read: Preliminary Plat (Including Variance and/ or Subdivision Improvement Agreement Extension), plus it is at this level the Neighborhood notification is required.
The functions of the Pre-Application meeting in the Subdivision Ordinance is now done through the One Stop Shop Front Counter with other general issues addressed at the Sketch Plat review, so ~~Pre-Application~~ Mtgs does not need to be checked in the table.
Footnote 1121 - For Final Plat, this is the technical completion of the entitlement granted with Preliminary Plat; Published and Web Posting Notice are all that is needed.

Table 5-1-1 (pg 299)
Vacation Application Type needs to include all Easements – delete the word (~~Public~~).

Footnote 1122 Table 5-1-1 (pg 299)
Sidewalk Variances are administered through the Sidewalk Ordinance [6-5-5] but they are included in subdivision review – the ~~Posted Sign~~ requirement should be deleted, but the request will still be noted (and should be included) under Mailed Notice.

5-4.13.E (pg 318)
As a technical review board composed of City staff, the DRB is often contacted or contacts directly with applicants regarding technical design issues – these usually involve minimum standards and may not rise to the level of discussing the 'merits' of an issue, but there may need to be additional or exception language added here.

5-4.13.G.5 (pg 319)
The DRB needs to be included for decisions following a public hearing.

5-4.13.H (pg 319)
The DRB meets weekly and is not staffed to do mailed notices within three days.

Table 5-4-2 (pg 328)
(~~Development Agreements~~) are not subject to a public Hearing decision so this should be deleted from the Table.

Similar to Vacation of Right-of-Way, the Vacation of Easements are only valid for 1 year, if not platted – also, insert the following new/ underlined language: Vacation of Public or Private Easements

5-5.2.H.1.a. (pg 351)
Footnote 1320 Items 1.a.ii., 1.a.iii. and 1.a.iv. do not represent the current Subdivision Ordinance definition or interpretation of DPM – the concept of 'significant' infrastructure to determine a Minor Subdivision is whether it's affecting other properties *and* is expensive (generally, something over $50,000); an 8 lot subdivision can build its own ('expensive') public or private street and still be considered Minor if the street only serves that property, but if a small subdivision requires extension of off-site infrastructure then a value determination is needed. These items (1.a.ii., 1.a.iii. and 1.a.iv.) need to be deleted.

5-5.2.H.2.a.i. (pg 352)
Footnote 1323 This item does not carry forward the intent of § 14-14-4-1(B), but instead has conflated it with the variances related to lot sizes which are the jurisdiction of the ZHE. The Subdivision Ordinance is specific to *subdivision design standards*, which includes dimensions for easements, rights of way and alignments along with quantities/ dimensions of infrastructure. A new Item 2.a.ii should be inserted after Item 2.a.i to read as follows: A request must demonstrate that varying from the normal requirements will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning, or that extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards.

Additionally, a bulk land transfer is for waiver of 'significant' infrastructure and is not applicable to Minor Subdivisions; draft items 2.a.ii. and 2.a.iii can be deleted.

5-5.2.H.2.c. (pg 352)
It is not unusual for a Minor Subdivision to have infrastructure, it's just not considered 'significant;' however it still requires construction or financial guarantee to obtain a final plat. Similar to the procedures for Major Subdivision noted on pages 354-355, new Items H.2.c and H.2.d. should be inserted after Item H.2.b. to read the same as I.2.d and I.2.e (with the inclusion of the phrase if required after the first references to 'improvements') then re-order accordingly.

5-5.2.H.3.c. (pg 353)
Footnote 1326 As previously noted, a bulk land waiver of 'significant' infrastructure is not applicable to Minor Subdivisions; Item 3.c should read as follows: If an adjustment from the applicable subdivision standards in this IDO or the Development Process Manual has been requested, the Development Review Board shall not approve variances unless it shall make findings, based upon the evidence presented to it at a public meeting, that:

(i.) The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community; and

(ii.) The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other city code or ordinance; and

(iii.) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain; and

(iv.) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

5-5.2.I.2.a.i. (pg 353)
Footnote 1329 To address variances to *subdivision design standards*, as noted for Minor Subdivisions a new Item 2.a.ii should be inserted after Item 2.a.i to read as follows, and re-order accordingly: A request must demonstrate that varying from the normal requirements will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning, or that extraordinary hardship or practical difficulty may result from strict compliance with the minimum standards.

Additionally, on page 353 in the first box on the right, Subdivision of Land – Major should be revised to match revision for Table 5-1-1, to read: Preliminary Plat (Including Variance and/ or Subdivision Improvement Agreement Extension).

5-5.2.I.2.b. (pg 354)
Footnote 1330 As noted with Table 5-1-1, The functions of a Pre-Application meeting and other general issues are addressed at the Sketch Plat review; Item 2.b should simply be titled Sketch Plat and begin with Item 2.b.i.

5-5.2.I.2.c.ii. (pg 354)
The second half of this sentence is redundant of preceding procedure Item 2.a.i. and could be deleted (after the semicolon).

5-5.2.I.2.e.iii. (pg 355)
Currently the Subdivision Ordinance allows an extension of up to 24 months not 12 (however the DRB often does shorter extensions).

5-5.2.I.2.e.iv. (pg 355)
This section is an anachronism and can be deleted.

5-5.2.I.3.c. (pg 357)
As noted with Minor Subdivisions, Item 3.c should read as follows: If an adjustment from the applicable subdivision standards in this IDO or the Development Process Manual has been requested, the Development Review Board shall not approve variances unless it shall make findings, based upon the evidence presented to it at a public meeting, that:
(i.) The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community; and
(ii.) The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other city code or ordinance; and
(iii.) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain; and
(iv.) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
And, to address waiver of subdivision standards (reference 4-4.15.B, pg. 200):
(v.) Where a waiver is based upon a bulk land transfer, development shall require subsequent further review for subdivision or site plan approval; such further review and approval must be more comprehensive than issuance of a building permit, and a notice of any waivers shall be placed on the final plat and on a separately recorded.

5-5.2.J.1. (pg 357)
As previously noted for Table 5-1-1, Vacation Application Type needs to include Private Easements – delete the word ~~Public~~ (twice) in the header and insert the words "as well as to private ways and easements shown on recorded plats" at the end of this section.

5-5.2.J.2.a. (pg 357)
Published and Posted Sign needs to be retained for vacation of all public easements, however this section would apply to Private Easements – delete the word (~~public~~) and insert the word "private" in its place, then add the words "and the Planning Director is satisfied that all the benefitted and burdened parties are clearly and completely defined and all agree to the vacation" at the end of this section.

Also on page 357 the first box on the right should be revised to match revision for Table 5-1-1, to read: Vacation of Public R-O-W or Public or Private Easement.

6-1

(pg 398 - Footnote 1498) Easements are not allowed by the City does within public right of way; additionally, there are other uses besides infrastructure improvements which could require an easement, such as open space, or a view or use easement

(pg 405/407 - Footnote 1544) Lot definitions 2. and 3. should include the references to the appropriate ordinances from the existing Zoning Code definitions

(pg 423 - Footnote 1626) Street, Stub definition is incorrect – see DPM Chapter 23.5.D.5

(pg 426) Water Resources Engineer is no longer a position with the City of Albuquerque

From:	Gallegos, Herman P.
To:	Lehner, Catalina L.; Somerfeldt, Cheryl; Gould, Maggie S.; Vos, Michael J.; Renz-Whitmore, Mikaela J.
Cc:	Anaya, Michael A.; Gallegos, Herman P.; Wilkins, Carla; Marez, Adrian
Subject:	Comments for EPC 01-13-17 SWMD
Date:	Friday, January 13, 2017 9:48:15 AM

Project# 1001620

-

1) No Comment

Project# 1003275

-

1) Place enclosure at a straight shot for refuse driver. Move north.
2) Do not plant anything next to enclosure that will create an overhang. Pg. LA.01
3) All new /proposed refuse enclosures must be built to C.O.A min spec requirements, including sanitary drain for food services.

Project# 1005280

1) All refuse enclosures must have sanitary drain for food services.
2) Do not plant anything next to enclosures that will create an overhang. Shown on pg.L1.1
3) Need site plan to scale with dimensions to verify safe refuse truck access. Pg. A1.1

Project# 1010879

-

1) Drain for compactor, guide rails, stop plate, ballards min 2' below and 4' above.
2) If dumpster will be serviced by SWMD it must be placed on casters, or enclosure will have to be placed in a different location, due to curb blocking access to dumpster.
3) Need a site plan to scale to show all entrances with exits, and dimensions.

Project# 1011099

-

1) All new /proposed refuse enclosures must be built to C.O.A min requirements.
2) Refuse enclosure must be ranged due to poor turning radius.
3) Need site plan to scale with dimensions to verify safe refuse truck access.
4) Sight Triangle and Platanus Sycamore need to be removed, due to the fact they will create an overhang. Pg. LS-01

Herman Gallegos
Code Enforcer Inspector
City of Albuquerque, SWMD
4600 Edith Blvd NE

Albuquerque, NM 87107
(505) 761-8107 (O)
(505) 761.8199 (F)
(505) 681.2767(Cell)
hgallegos@cabq.gov

From:	Haynes, Margaret, NMDOT
To:	Somerfeldt, Cheryl; Lehner, Catalina L.; MacKenzie, John; Vos, Michael J.; Michel, Racquel M.; Renz-Whitmore, Mikaela J.; Perea, Nancy, NMDOT; Brito, Russell D.; Suazo, Israel , NMDOT
Cc:	Haynes, Margaret, NMDOT
Subject:	EPC Comments for hearing on February 9, 2017
Date:	Thursday, January 12, 2017 3:59:04 PM
Attachments:	EPC09Feruary2017_NMDOT comments.pdf

Good afternoon,
See attached for your use.

Thank you,
Margaret

Margaret L. Haynes, P.E.
District 3 Assistant Traffic Engineer

New Mexico Department of Transportation
7500 Pan American Freeway N.E.
Albuquerque, NM 87199
505-798-6605 direct
505-288-2086 cell

New Mexico DEPARTMENT OF TRANSPORTATION

January 12, 2017

Russell Brito
Urban Design and Development Division, Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Subject: Comments for Environmental Planning Commission on February 9, 2017 Albuquerque, Bernalillo County, District Three

Dear Mr. Brito:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: 1001620
Case Description: Amendment to Zoning Code or Subdivision Regulations Text
Location: Citywide
Type of Development (Residential/Commercial): N/A
Possible Impacted NMDOT roadway(s): N/A
Department Comments: NMDOT has no comments.

Project Number: 1003275
Case Description: Site Development Plan for Building Permit
Location: Ladera & Market
Type of Development (Residential/Commercial): Commercial
Possible Impacted NMDOT roadway(s): Unser
Department Comments: NMDOT has already issued access permit no. 3-4047 for the ABQ Heritage Marketplace, LLC.

Project Number: 1005280
Case Description: Site Development Plan for Building Permit and Amended Site Development Plan for Subdivision
Location: McMahon between Unser & Fineland
Type of Development (Residential/Commercial): Commercial
Possible Impacted NMDOT roadway(s): N/A
Department Comments: NMDOT has no comments.

Project Number: 1010879
Case Description: Site Development Plan for Building Permit and Sector Development Plan Map Amendment
Location: Central Avenue between Spruce Street and Sycamore Street
Type of Development (Residential/Commercial): Commercial
Possible Impacted NMDOT roadway(s): N/A

Susana Martinez
Governor

Tom Church
Cabinet Secretary

Commissioners

Ronald Schmeits
Chairman
District 4

Dr. Kenneth White
Secretary
District 1

David Sepich
Commissioner
District 2

Keith Mortensen
Commissioner
District 3

Butch Mathews
Commissioner
District 5

Jackson Gibson
Commissioner
District 6

Department Comments: NMDOT has no comments.
Project Number: 1011099
Case Description: Site Development Plan for Building Permit and Sector Development Plan Map Amendment
Location: Mulberry Street between Copper Avenue and Central Avenue
Type of Development (Residential/Commercial): Commercial
Possible Impacted NMDOT roadway(s): N/A
Department Comments: NMDOT has no comments.

If there are any questions, please feel free to contact Margaret Haynes at 505.798.6605 or Margaret.Haynes@state.nm.us.

Sincerely,

Margaret Haynes, P.E.
Assistant Traffic Engineer, D3

cc:
Nancy Perea, D3 Traffic Engineer (email)
Israel Suazo, NMDOT, Permit Agent (email)
Catalina Lehner, City of Albuquerque (email)
Cheryl Somerfeldt, City of Albuquerque (email)
Maggie Gould, City of Albuquerque (email)
Michael Voss, City of Albuquerque (email)
Mikaela Renz-Whitmore, City of Albuquerque (email)
Racquel Michel, City of Albuquerque (email)

From:	Cadena, Kristopher
To:	Lehner, Catalina L.; Renz-Whitmore, Mikaela J.
Cc:	Gustafson, Christopher
Subject:	Project # 1001620
Date:	Wednesday, January 11, 2017 4:28:06 PM

Catalina & Mikaela,

The following are the comments:

Project # 1001620

1. 16EPC-40082 Amendment to Zoning Code or Subdivision Regulations Text
    a. Comments have been provided to planning during the various stages of the draft IDO. Comments include the following:
        i. Page 182 (Chapter 14-6-4: Development Standards) 4-4.12 Easements or Rights-of-Way.
            1. A.3: Easements or rights-of-way that will be jointly occupied by public water and sewer lines and/or public drainage facilities shall be a minimum of 30 feet in width.
                1. All Water Authority easements shall be exclusive from all other underground utilities.
                2. Water Authority easements shall not include storm drain facilities.
                3. Per the DPM Chapter 25: *A permanent easement must be granted for the exclusive use of water and sanitary sewer, unless shared use with other utilities is coordinated and approved in advance by the DRC Utility Development representative. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Appropriate forms of easement language may be obtained from the Planning Department/Utility Development.*
                4. 25' has always been the requirement if both water and sewer were in the same easement. Was the 30' width indicated by a Water Authority representative? Footnote states changed from 25' per ABCWUA but I cannot think of anyone else who may have made that comment.

Other comments have previously been provided by Frank Roth with the Water Authority.

Best,

Kristopher Cadena, PE
Principal Engineer
Utility Development Section
Albuquerque Bernalillo County Water Utility Authority
600 2nd St. NW
Albuquerque, NM 87103

505.289.3301
kcadena@abcwua.org

From:	Chinchilla, Antonio R.
To:	Lehner, Catalina L.; Somerfeldt, Cheryl; Gould, Maggie S.; Vos, Michael J.; Renz-Whitmore, Mikaela J.
Cc:	Gonzales, Eric L.
Subject:	February EPC comments
Date:	Tuesday, January 17, 2017 9:54:11 AM

Hello Everyone,

Here are the Fire Marshal's EPC comments for February. If there are any questions or concerns please feel free to contact our office. Have a good week.

Respectfully,
Lieutenant Antonio Chinchilla
Albuquerque Fire Marshal's Office
Plans Check Division

Project # 1001620
Reviewed with No Comments

Project # 1003275
This project was reviewed and more information is needed. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. This shall be a deferred submittal.

Project # 1005280
This project was reviewed and more information is needed. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. This shall be a deferred submittal.

-

Project # 1010879
This project was reviewed and more information is needed. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. This shall be a deferred submittal.

-

Project # 1011099
This project was reviewed and more information is needed. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. This shall be a deferred submittal.

-

From:	Mazur, Lynn
To:	Lehner, Catalina L.; Gould, Maggie S.; Michael Voss (mvoss@cabq.gov); Somerfeldt, Cheryl; Renz-Whitmore, Mikaela J.
Subject:	February EPC
Date:	Tuesday, January 17, 2017 8:54:55 AM
Attachments:	EPC_02-09-17.doc

Attached are my comments for the February EPC hearing.

Albuquerque Metropolitan Arroyo
Flood Control Authority

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
2600 Prospect Ave NE
Albuquerque, NM 87107
Office: (505) 884-2215
Mobile: (505) 362-1273

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E-mailed January 17, 2017

To: City of Albuquerque Planning Department
From: Lynn Mazur, AMAFCA

RE: EPC COMMENTS FOR February 9, 2017

P#1001620 ABC Comp Plan Integrated Development Ordinance
16EPC-40082 No adverse comment. AMAFCA staff provided input during the review process.

P#1003275 Heritage Marketplace, Pad Site E, (H-9)
16EPC-40088 Reviewed. No comment.

P#1005280 McMahon Marketplace, (A-11)
16EPC-40080 Reviewed. No comment.
16EPC-40081 Reviewed. No comment.

P#1010879 Broadstone East Block, (K-15)
16EPC-40083 Reviewed. No comment.
16EPC-40084 Reviewed. No comment.

P#1011099 Marriot Springhill Suites Hotel, (K-15)
16EPC-40085 Reviewed. No comment.
16EPC-40087 Reviewed. No comment.

From: Renz, Erica C.
To: Renz-Whitmore, Mikaela J.; Brito, Russell D.
Subject: FW: IDO & BioPark
Date: Tuesday, January 17, 2017 12:53:04 PM
Attachments: image001.jpg
image002.jpg

Mikaela and Russell, Dana noted her comments below. Please let me know if you need more specific language from her and I will pursue that.
Great turn-out on the meeting Friday! People really do appreciate a process to follow, so kudos to ALL of you on coordinating such an integrative process. I am probably your biggest fan right about now....☺☺
Erica

From: Renz-Whitmore, Mikaela J.
Sent: Wednesday, January 11, 2017 11:07 AM
To: Allen James T.; Renz, Erica C.; Mathews, Dave; Feldman, Dana
Cc: Brito, Russell D.; Barkhurst, Kathryn Carrie; Dicome, Kym
Subject: RE: IDO & BioPark

Thanks for your phone call this morning.

Section 5-5.3.A (page 362) deals with adoption of other City plans, including master plans in general. I recommend adding a new #2 under "Applicability" to explicitly EXCLUDE the BioPark Master Plan and explain that amendment procedures for that document are as set out in the BioPark Master Plan. (DF: The amendment procedures are not spelled out *in* the master plan…yet. They are, however, spelled out in the BioPark resolution R-16-68. We can use the same language.)

Our discussions with you indicate that the existing process is through your own advisory committee and therefore entirely outside the scope of the IDO in terms of zoning. (DF: OK)

Russell or Kym, please chime in if you have a different suggestion.

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department, Urban Design & Development Division
Project Planner – ABC to Z
505-924-3932
mrenz@cabq.gov
Description: ABC-ZLogo4.8Width

From: Renz-Whitmore, Mikaela J.
Sent: Wednesday, January 04, 2017 9:32 AM
To: Allen James T.; Renz, Erica C.; Mathews, Dave; Feldman, Dana
Cc: Brito, Russell D.; Barkhurst, Kathryn Carrie; Dicome, Kym
Subject: IDO & BioPark

Circling back with you all. The EPC draft of the IDO is online for review:
https://abc-zone.com/document/abq-ido-epc-submittal-draft

First, an apology. I thought I had done a find/replace to make all references to "BioPark" consistent (without the space), but it appears I missed a few.

You can download the document using the red button and open with Acrobat Reader or any PDF reader. You can search for "BioPark" to find references, but in general, here are the most relevant sections:

2-5.6 Non-residential Park and Open Space Zone (NR-PO) – describes zone and sets out BioPark as NR-PO-D and as regulated by your Master Plan – page 52 (DF: Uses and standards and development in the BioPark master plan and approved by the Cultural

- Services Department are allowed.) (Note little m and little p)
- **Table 3-2-1 Permitted Use Table** – BioPark – Permissive in Subzone D, xref to Use Specific Standard 3-3.3.C – page 107 (DF: No Change)

3-1.7 Permitted Uses in the NR-PO Zone District – mentions BioPark as regulated by Master Plan – page 103 (DF: Would prefer the use of the word Master Plan as master plan in all instances of the IDO.) (Also: The BioPark is regulated by a Master Plan, which specifies permitted uses and development associated within the ABQ BioPark Zoo, Aquarium, Botanic Gardens, and Tingley Beach facilities.)

3-3.3.C.4 Civic and Institutional Uses – Parks and Open Space – In Subzone D (Bio Park) – page 126 (DF: Uses and standards and development in the BioPark master plan and approved by the Cultural
Services Department are allowed.) (Note little m and little p)

5-5.1.F.1.k Administrative Decisions – Site Plan – Administrative – BioPark facilities – page 338 (DF: Only change here is little m and little p if we can)

6-1 Definitions "BioPark" – page 389 (DF: ABQ BioPark: City-owned facility managed by the Cultural Services Department and regulated and developed by the BioPark master plan, including the ABQ BioPark Zoo, Botanic Garden, Aquarium, and Tingley Beach. Zoned Non-Residential Parks and Open Space Subzone D (NR-PO-D) in the IDO.

- **6-1 Definition**s "Zoo" – page 429 (DF: Don't' think you have to have accreditation to call yourself a zoo. May need to remove this.)

I think all of this is as we discussed the last time. Please let us know if there's anything that you would like to see adjusted. We go before the EPC on February 2 and need any comments by **January 17 at 1 p.m.**

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department, Urban Design & Development Division
Project Planner – ABC to Z
505-924-3932
mrenz@cabq.gov
Description: ABC-ZLogo4.8Width

From:	Naji, Leslie
To:	Planning Comp Plan-UDO
Subject:	IDO Official Comments for the EPC
Date:	Tuesday, January 17, 2017 2:00:20 PM
Attachments:	EDo response.pdf OTB response.pdf

Please find attached the LUCC's response and recommendation for the IDO.

Leslie Naji

Planner
Landmarks and Urban Conservation
City of Albuquerque Planning Department
600 2nd St NW, 3rd Floor
Albuquerque, NM 87102

505 924 3927

TO: IDO Planning Review Staff

FROM: LUCC

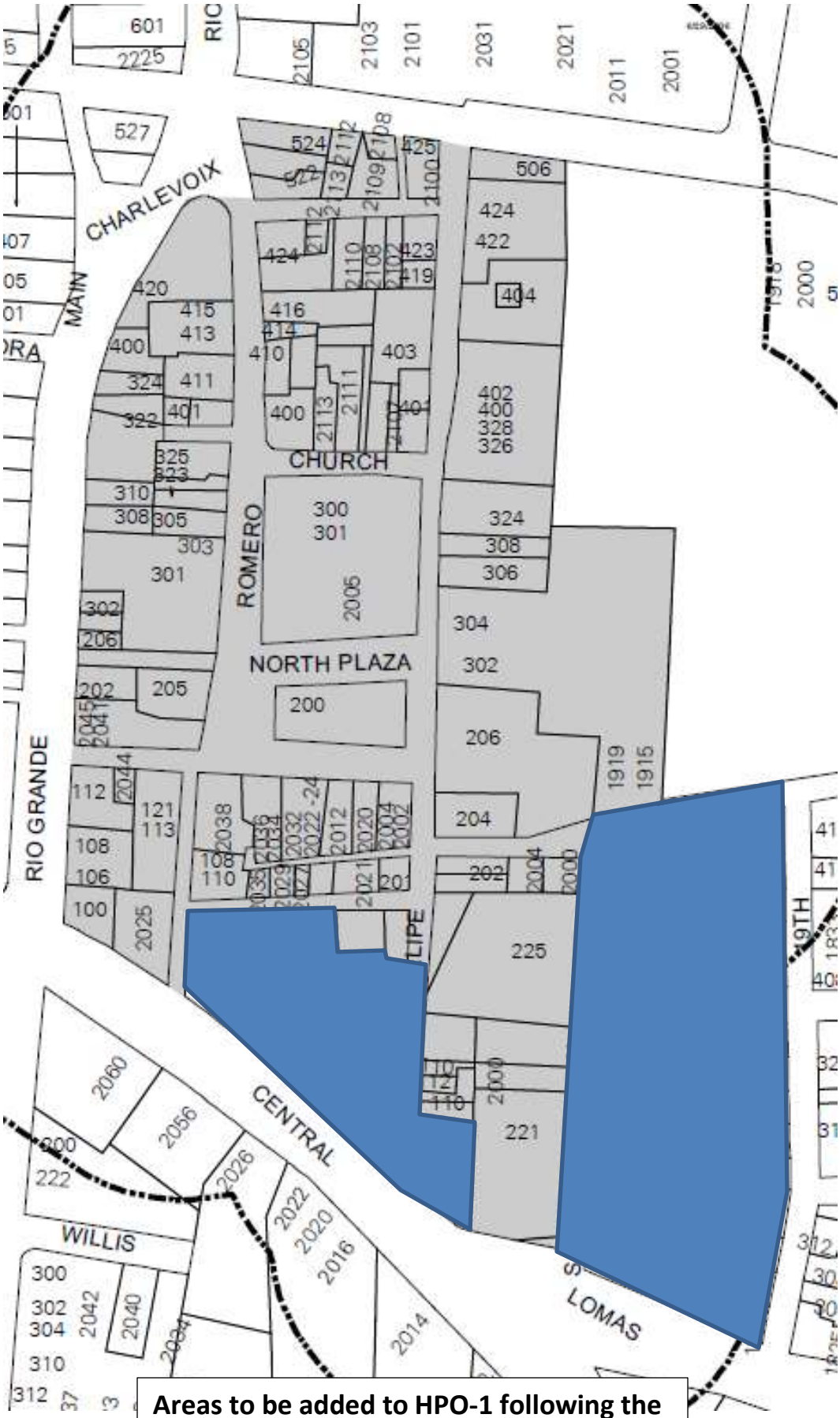
CC:

Date: January 17, 20176

RE: Removal of the 300' Old Town Buffer

The members of the LUCC have reviewed the new Integrated Development Ordinance as it regards the Old Town Historic Overlay Zone and the surrounding 300' buffer zone. Having reviewed the content and intent of the original H-1 zoning overlay as well as the 300' buffer zone, it is the view of this Commission that the following changes should be incorporated into the proposed IDO.

1. The 300' Old Town Buffer zone should be removed from the area north of Old Town along Mountain Road. This area has been completely built out according to the Buffer Zone guidelines.
2. The area to the west of Old Town along Rio Grande Blvd. should be removed from the buffer zone. Much of this area has been built out according to the BZ guidelines and what remains is not contributing to Old Town.
3. The properties along the south side of Central Avenue are not in keeping with Historic Old Town and to have them meet guidelines does not make for reasonable development. This area is better addressed through City standards.
4. The municipal parking lot as well as the property on the northeast corner of Central and San Felipe, currently located within the 300' buffer zone, should be incorporated into the Old Town HPO-5 in order to ensure compatible development of the sites in the future. The record shows that the original intention of the buffer zone was considered a temporary solution until such time as this area was incorporated into the Historic Old Town Zone.
5. The primarily residential block bound by Lomas Ave., San Pasquale, Old Town Rd and 19th St. is currently incorporated in its entirety in the 300 ' buffer zone. This block is currently zoned R-2 and would be completely without development or demolition safe guards were it to be removed from the buffer zone without alternative protection. As such, it is the recommendation of the LUCC to fully incorporate this block into the Old Town HPO-5 zone in the new IDO.
6. The inclusion of these areas (listed in points 4 & 5 above) would best be served with full incorporation into HPO-5 and the dissolution of the 300' Old Town Buffer Zone.
7. Incorporation of these areas into HPO-5 will not create any additional controls on these areas as they have been reviewed according to the H-1 guidelines up until now.



Areas to be added to HPO-1 following the removal of the 300' buffer zone.

TO: IDO Planning Review Staff

FROM: LUCC

CC:

Date: January 17, 20176

RE: Changes to the Edo UCOZ in the IDO

The members of the LUCC have reviewed the new Integrated Development Ordinance as it regards the East Downtown Area Urban Conservation Overlay Zone as well as the Huning Highland Historic Overlay Zone. Having reviewed the content and intent of the original Huning Highland zoning overlay as well as the Edo UCOZ, it is the view of this Commission that the following concerns should be considered by the proposed IDO.

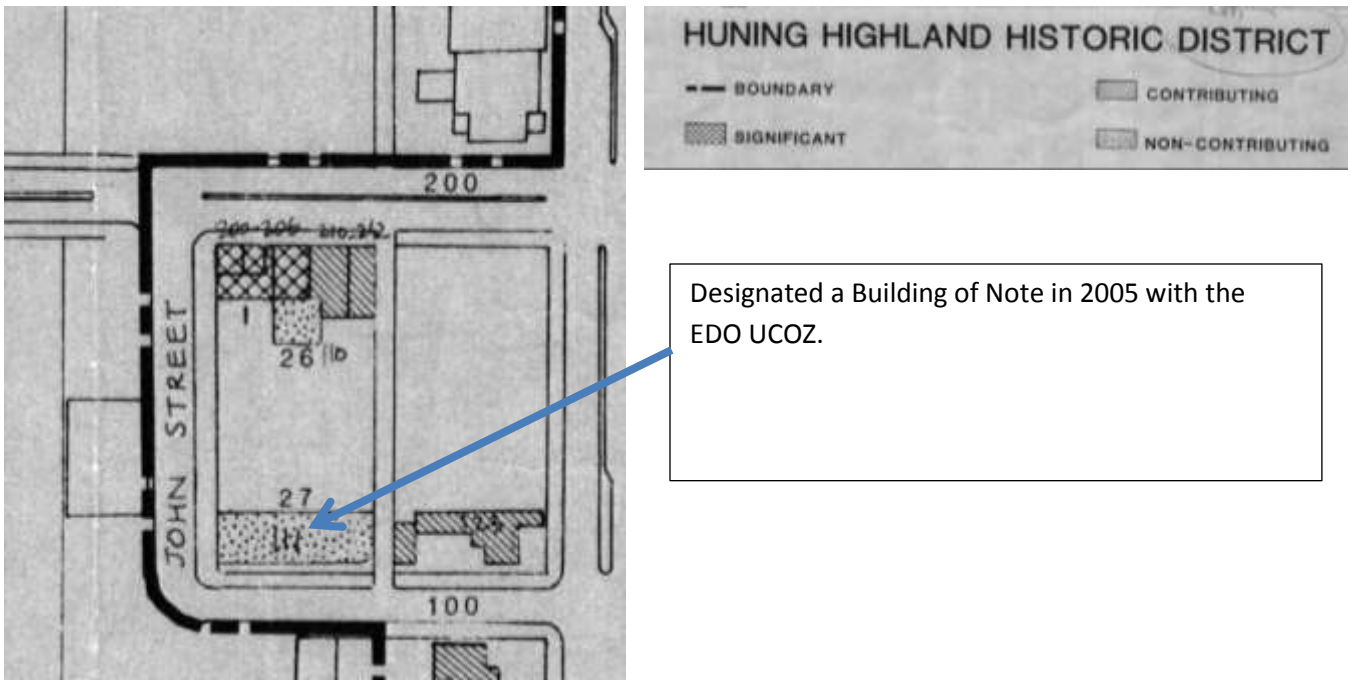
1. The southwest block bound by Union St./John St., Gold Ave., S. Broadway and Central Ave. Was originally a part of Huning Highland Historic Overlay zone and subsequently part of the East Downtown UCOZ.
2. This block includes one significant historic building, two contributing buildings and one building of note, located on three of the four corners of the block.
3. These properties are all considered to be part of the newly designated HPO-1.
4. Removal of the block from the CPO in the new IDO would allow for the development of potentially unsuitable development in the areas adjacent to historic buildings in areas currently used as parking lots.
5. The Central Avenue corridor as demarcated by the East Downtown CPO-1 runs through the middle of the Huning Highland Historic District and in so doing represents a unique condition concerning the nature of development in the area.
6. The Edo UCOZ was originally removed from the Huning Highland Historic Overlay Zone, in part because it was of a different historic nature than that of the residential neighborhood.
7. The East Downtown HPO-1 and the East Downtown CPO-1 address the uniqueness of this area as different from Huning Highland HPO-4

Considering the current conditions as listed above, it is the recommendation of the LUCC that the IDO be changed as follows:

1. Combine the East Downtown CPO and the East Downtown HPO to create one unified HPO. This would protect historic buildings, promote compatible development and protect the unique streetscape of the area.
2. Reinstate the southwest block of Central and Broadway (Item 1 above) into the East Downtown overlay.

3. Include those buildings marked as Buildings of Note in the 2005 Edo UCOZ document in the protected buildings of HPO-1, especially if the HPO and CPO are not merged.
4. Utilize guidelines as set forth in the CPO-1 for East Downtown for non- contributing buildings in a unified HPO-1.

The joining of the CPO with HPO-1 is viewed by the LUCC as a necessary means for protecting the unique character of the Central corridor through Huning Highland and allowing for LUCC review of development in the area. By creating this new Historic Protection Overlay, the commercial and industrial nature of properties in this area are provide more suitable guidelines than the original Huning Highland Overlay zone was able to.



Designated a Building of Note in 2005 with the EDO UCOZ.

Deleted block from East Downtown

From:	Dumont, Carol S.
To:	Lehner, Catalina L.; Somerfeldt, Cheryl; Gould, Maggie S.; Vos, Michael J.; Renz-Whitmore, Mikaela J.
Subject:	Comments for 2-9-17 EPC
Date:	Tuesday, January 17, 2017 3:27:47 PM
Attachments:	Project#1001620.docx 2-9-17 EPC.docx

Planners,

Attached please find comments for Parks & Recreation Department's review of February cases. Please do not hesitate to contact me if you have any questions.

Best regards,

Carol S. Dumont

PARKS & RECREATION DEPARTMENT

To: Staff Planners, Current Planning Division, Planning Department

From: Carol Dumont, Senior Planner, Planning & Design, Parks & Recreation Department

Subject: Agency Comments for 2/9/17 EPC Public Hearing

Date: January 17, 2016

Project#1001620
16EPC-40082 – Amendment to Zoning Code or Subdivision Regulations Text
Reviewed. Comments below by page number.

Pg. 52 C.3.- District Standards - Require SPBP review for Private Parks. Refer to requirements sent previously from Christina Sandoval.

Pg. 101 D. Deviations - Please clarify who reviews and what public hearing would it be at? EPC or DRB?

Pg. 121 C. 4.- Dwelling, Cluster Development. Please add maintenance responsibility. If for the benefit of the residents, should it be maintained by the HOA?

Pg. 125 3. F Dog Parks - Please refer to information provided by Christina Sandoval earlier referencing the HEART Ordinance and the (Parks) Dog Park Ordinance.

Pg. 162 D Fair, Festival or Theatrical Performance - Please add "excluding Balloon Fiesta Park".

Pg. 176 C.4. – Arroyo Corridor Right-of-Way and Trails - Please strike "Access for the public may be provided at the applicant's option or as required to comply with other provisions of this IDO…" Also please add that access for the paved trails is required every ½ mile.

Pg. 231-256 - Landscaping… Did this section come out of the new Landscape Ordinance
Pg. 238 references the Regulation Authorized to the Parks and Recreation Department Director to develop and implement the Street Tree regulations of 6-6-2 in the City Code. Other questions have to do with the terminology when describing types of trees and shrubs. These should be consistent with industry standards and in many places, describes deciduous trees and evergreen trees as interchangeable in their proposed use and their description of size by caliper or height.

Pg. 255 8. -. Bicycle access – Access points shall be platted as easements. How is liability to be addressed?.

Pg. 263 -4-8.5. Screening and Buffering – Should buffer landscaping be moved to be in chapter on Landscaping, General?

January 17, 2017
Parks and Recreation Department
Comments for EPC Project#1001620
EPC Hearing 2-9-17

Comments continued…

Pg. 300 – Table 1-1-1: Summary of Development Review Procedures, Note (1) Strike “May”.

Page 301 5-2.4 Development Review Board – As previously stated, the Parks and Recreation Department would like to remain on the DRB.

Pg. 356 – 2.G.iii Dedications – When parks are dedicated to the City, a Special Warranty Deed and any other requirements of the Real Property Division for the land transfer are required.

Pg. 412 Definitions - Open Space, Major Public – Please re-word first sentence to read… “Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department. …”

From:	Halpin, Elizabeth M
To:	Lehner, Catalina L.; Gould, Maggie S.; Vos, Michael J.; Somerfeldt, Cheryl; Renz-Whitmore, Mikaela J.
Cc:	Wijenje, Kizito; Lopez, Elvira; Alarid, Karen; Eckert, Martin W; bsprick@nmpsfa.org
Subject:	RE: APS comments for EPC 01-12-2017
Date:	Tuesday, January 17, 2017 4:39:19 PM
Attachments:	EPC_01-17-2017.docx

All,

Attached are APS comments for the upcoming EPC hearing to be held February 9, 2017. Please contact me should you have any questions.

Thank you,

Elizabeth Halpin - Planner, Capital Master Plan
Albuquerque Public Schools
915 Locust St. SE
Lincoln Bldg. 2nd Floor, Suite 9
Albuquerque, NM 87106
Phone: 505.842.4507
http://www.aps.edu/capital-master-plan

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ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan

Raquel Reedy
SUPERINTENDENT

Kizito Wijenje
EXECUTIVE DIRECTOR

January 17, 2017

M E M O R A N D U M

To: Environmental Planning Commission
Maggie Gould, Development Review Division, Planning Dept.
Catalina Lehner, Development Review Division, Planning Dept.
Michael Voss, Development Review Division, Planning Dept.
Cheryl Somerfeldt, Development Review Division, Planning Dept.
Mikaela Renz-Whitmore, Planning Dept.

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Martin Eckert, Director APS Real Estate & Property
Karen Alarid, Director APS Facility Planning & Construction
Elvira Lopez, Senior Planner/Manager APS Capital Master Plan
Bill Sprick, State of NM Public Schools Facilities Authority

From: Elizabeth Halpin, Planner, APS Capital Master Plan

Re: Environmental Planning Commission Cases on February 9, 2017

1. **Project# 1003275**
   a. EPC Description: 16EPC-40088 Site Development Plan for Building Permit
   b. Site Information: Pad Site E, Heritage Market Plan, zoned SU-1/SU-2, located on the Southwest Corner of Ladera and Market Street, Heritage Market Place Development, approximately 0.94 acres.
   c. Property Address: 7900 Ladera Drive NW, Albuquerque, NM
   d. Request Description: The applicant requests to build a new one-story Burger King restaurant consisting of 3,237 sf and a two-lane drive through.
   e. APS Case Comments: This will have no adverse impact to the APS district.

2. **Project# 1005280**
   a. EPC Description: 1) 16EPC-40080 Site Development Plan for Building Permit; 2) 16EPC-40081 Amended Site Development Plan for Subdivision
   b. Site Information: Lots 4, 5, 6a, 9c, 9d, McMahon Market Place, zoned SU-1 for C-1 Uses, located on McMahon between Unser and Fineland, containing approximately 14 acres
   c. Property Address: 5730 McMahon Blvd. NW, Albuquerque, NM 87114
   d. Request Description: The applicant is making 2 requests. One is to subdivide 4 lots to 7 lots – sites 4 and 5 with part of the parking and landscaping on Lot 6a. Second is to revise the approved site plan for building permit to build out the landscaping on lots 9c and 9d.
   e. APS Case Comments: This will have no adverse impact to the APS district.

915 Locust Street SE P.O. Box 25704 Albuquerque, NM 87125-0704 505.848.8892 505.848.8824 fax

3. **Project# 1010879**
   a. EPC Description: 1) 16EPC-40083 Site Development Plan for Building Permit; 2) 16EPC-40084 Sector Development Plan Map Amendment
   b. Site Information: Lots A1, a2, 4-12, and vacated portions of Spruce Street and alleyways within Block 6 and a portion of Lots 1 and 12 and vacated portions within Spruce Street and alleyways of Block 5 of the Brownewell and Lails Highland Addition, zoned SU-2 for CMU to SU-2/SU-1 for MX, located on Central Avenue, between Spruce Street and Sycamore Street, containing approximately 2.85 acres.
   c. Property Address: Located between Central Ave and Copper Ave and Sycamore Street.
   d. Request Description: The site development plan calls for 228 units, consisting of studios, and one, two and three bedroom units. The multi-family portion of the building will sit above the parking structure and is planned to be 4-stories. Approximately 4,000 sf of retail space will have direct access to the Central Ave sidewalk. There will also be a private fitness center located along Central Ave. Residential and guest parking will be accommodated in a 2-story parking garage. The proposed development site will replace 3 vacant buildings. University Neighborhoods Sector Plan map amendment from SU-2 for CMU (Central Mixed Use) to SU-2/SU-1 for Mixed Use (MX) will allow for 80 dwelling units per acre which adds up to the proposed 228 units. The underlying permissive uses will not be affected by the zone change request.
   e. APS Comments: The request for development of 74 residential units in this area will have impacts to the Monte Vista Elementary School, Jefferson Middle School, and Albuquerque High School. Currently, Monte Vista Elementary School is exceeding capacity. Jefferson Middle School and Albuquerque High School have excess capacity to accommodate growth.
      - Residential Units: 228
      - Est. Elementary School Students: 58
      - Est. Middle School Students: 25
      - Est. High School Students: 25
      - Est. Total # of Students from Project: 108

      *The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

School Capacity

Loc No	School	2016-17 40th Day	Capacity	Space Available
312	Monte Vista	494	447	**-47**
425	Jefferson MS	850	1039	189
590	Albuquerque HS	1803	1900	97

      - Monte Vista Elementary is located in an established area of the City. It has a high rate of transfer student enrollment. In the future, if overcrowding is realized from

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the subject development, APS will modify its student transfer policy to Monte Vista to accommodate residential students.

- To address future overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools:
  1. Provide new capacity (long term solution)
     - Construct new schools or additions
     - Add portables
     - Use of non-classroom spaces for temporary classrooms
     - Lease facilities
     - Use other public facilities
  2. Improve facility efficiency (short term solution)
     a. Schedule Changes
        i. Double sessions
        ii. Multi-track year-round
     b. Other
        i. Float teachers (flex schedule)
  3. Shift students to Schools with Capacity (short term solution)
     - Boundary Adjustments / Busing
     - Grade reconfiguration
  4. Combination of above strategies
- **All planned additions to existing educational facilities are contingent upon taxpayer approval**.

4. Project# 1011099

a. EPC Description: 1) 16EPC-40085 Site Development Plan for Building Permit; 2) 16EPC-40087 Sector Development Plan Map Amendment
b. Site Information: Lots 4a, 5-9, Block 4 of the Brownewell and Lails Highland Addition Subdivision and vacated portion of Copper Avenue adjacent to Block 4, zoned SU-2 for CMU to SU-2/SU-1 for MX, located on Mulberry Street between Copper Avenue and Central Avenue, containing approximately .747 acres.
c. Property Address:
d. Request Description: The applicant is asking for approval of 2 requests. The first request for a map amendment to the University Neighborhood Sector Plan from SU-2 for CMU (Central Mixed Use) to SU-2/SU-1 for Mixed Use (MX) is to allow for the proposed use in the site development plan which the current zoning does not allow for. The second request is for a 122 unit, 6-story Marriott Springhill Suites hotel with a one-story structured parking garage and one floor dedicated to a 20 room Ronald McDonald House Charity Space.
e. APS Comments: This will have no adverse impact to the APS district.

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5. Project# 1001620

a. EPC Description: 16EPC-40082 Amendment to Zoning Code or Subdivision Regulations Text

b. Site Information: City-wide

c. Property Address: City-wide

d. Request Description: The City of Albuquerque is requesting adoption of an Integrated Development Ordinance (IDO) to replace the Zoning Code, Subdivision Regulations, and Planning Ordinances. The IDO proposed 3 zoning categories: Residential, Mixed-use, and Non-residential. These each have five to six zones that range from low intensity to high intensity and maintain entitlements in matching existing zones.

e. **APS Comments:**

1. Comment in relation to Chapter 14-16-2 Zone Districts
   The District requests additional time to study the relation between infill development and schools. Restrictive land use for school siting in non-residential zone districts decreases the opportunity for infill development for schools.
2. Comment in relation to Chapter 14-16-4 Development Standards
   The District requests additional intergovernmental coordination to address development standards impacting future school construction.
3. Comment in reference to Chapter 14-16-4 - 1.3 Residential Zone Districts and 1. 4 Mixed-Use Districts
   - The increase for the maxaimum densitities and no maximum density requirements in Residential and Mixed-Use zoning categories (R-MH, MX-M, MX-H) may impact the APS District's ability to provide adequate facilities in established areas of the City.
   - In the interium, should current school facilites become adversely impacted, the District will explore various alternatives to accommodate residential students. A combination or all of the following options may be utilized to relieve overcrowded schools due from growth triggered by increased densities:
     1. Shift students to Schools with Capacity (short term solution)
        - Boundary Adjustments / Busing
        - Grade reconfiguration
     2. Improve facility efficiency (short term solution)
        a. Schedule Changes
           i. Double sessions
           ii. Multi-track year-round
        b. Other
           i. Float teachers (flex schedule)
     3. Provide new capacity (long term solution)
        - Construct new schools or additions
        - Add portables
        - Use of non-classroom spaces for temporary classrooms

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- Lease facilities
- Use other public facilities

4. Combination of above strategies

- **All planned additions to existing educational facilities are contingent upon taxpayer approval**.

4. Comment in reference to Chapter 14-16-2, section E Development and Form Standards
   - To comprehensively plan for adequate public school facilities in planned communities, the APS District requests an added section to Chapter 14-16-2, section E Development and Form Standards to address adequate public school facilities within a Planned Community Zone. The Capital Master Plan department proposes the following language to be added to Chapter 14-16-2, Section E:
     - **An application for a Planned Community shall not be processed unless accompanied by written documentation from the Albuquerque Public Schools Capital Master Plan that adequate public school facilities will be available to serve the development, based on known educational facilities owned or controlled by Albuquerque Public Schools.**

   - A combination or all of the following options may be utilized to relieve overcrowded schools due from growth triggered by future planned communities:
     i. Shift students to Schools with Capacity (short term solution)
        a. Boundary Adjustments / Busing
        b. Grade reconfiguration
     ii. Improve facility efficiency (short term solution)
        a. Schedule Changes
           i. Double sessions
           ii. Multi-track year-round
        b. Other
           i. Float teachers (flex schedule)
     iii. Provide new capacity (long term solution)
        1. Construct new schools or additions
        2. Add portables
        3. Use of non-classroom spaces for temporary classrooms
        4. Lease facilities
        5. Use other public facilities
     iv. Combination of above strategies
   - **All planned additions to existing educational facilities are contingent upon taxpayer approval**.

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5. Comment in reference to Chapter 14-16-5-5, Section F-1
    - The APS District relies on the formalized notification process to stay informed on residential development throughout the City. The proposed increase of Adminstrative Approval by the Zoning Enforcement Officer for residential, multifamily residential, and mixed-use development site plans as stated in Chapter 14-16-5-5, Section F-1 is a point of conern due to the decreased notification requirement.
    - The District requests clarification and inclusion on Electric Mail Notices as called out in Table 5-1-1: Summary of Devleopment Review Prodecures.

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From:	Patz, Logan W.
To:	Dicome, Kym; Lehner, Catalina L.; Somerfeldt, Cheryl; Gould, Maggie S.; Vos, Michael J.; Renz-Whitmore, Mikaela J.
Cc:	Michel, Racquel M.
Subject:	February 9,2017 EPC transportation Planning Comments
Date:	Tuesday, January 17, 2017 4:49:06 PM
Attachments:	02-17_EPC_memo.docx

Hello,

Please find attached the February EPC comments from the Planning Transportation Dev.

Thanks.

Logan Patz

Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505-924-3630

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

INTER-OFFICE MEMORANDUM

January 17, 2017

To: Kym Dicome, Current Planning Manager

From: Logan Patz, Senior Traffic Engineer and Racquel Michel, Principal Traffic Engineer

Subject: COMMENTS FOR THE EPC HEARING OF February 09, 2017

The Transportation Development Review Services Section have reviewed the proposed zone map amendments, site development plans, sector development plan amendments and annexation requests, and submit the attached comments.

Project # 1001620 Integrated Development Ordinance (IDO)

16EPC–40082 Amendment to Zoning Code or Subdivision Regulations Text

- Transportation development is supportive of this application. We have been working with the staff planners to ensure elements in the IDO, referring to traffic and transportation, provide the safest and most equitable transportation system for City of Albuquerque.

Project # 1003275 Heritage Market Place Burger king

16EPC–40088 Site Development Plan for building Permit

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

1. For drive through facilities the minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet).
2. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
4. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
5. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
6. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
7. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.

Project # 1005280 McMahon Market Place

<u>16EPC–40080 Site Development Plan for Building Permit</u>

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
3. Include a building for each site location or phase for building permit.

The following comments need to be addressed prior to DRB:

1. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
2. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. Please identify the location of handicap signs on site plan.
4. Show all drive aisle widths and radii. Some dimensions are not shown.
5. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
6. For drive through facilities the minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet).
7. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
8. Parking spaces cannot cross over lot lines.
9. Please identify pedestrian path's widths onsite and at building frontages.
10. Please provide a landing after the handicap ramps to access the buildings. (Handicap ramps can be reduced in size from the 9 foot ramp to provide space for the landing. Also handicap stalls can be 18 feet in length.)

<u>16EPC–40081 Amended Site Development Plan for Subdivision</u>

- Clarify limits of amendment and include buildings when possible.
- Infrastructure and/or ROW dedications may be required at DRB.
- All work within the public ROW must be constructed under a COA Work Order.
- Retail/Office/Restaurant on lot 6a does not appear to have a 6 foot pedestrian connection.

Project # 1010879 Titan Development/Cedar Investors, LLC Spruce St.

16EPC–40083 Site Development Plan for Building Permit

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
3. Developer shall obtain approval of Traffic Circulation Layout (TCL) for the parking areas prior to DRB.

16EPC–40084 Sector Development Plan Map Amendment

- No objection to the request.

Project # 1011099 Titan Development/Cedar Investors, LLC Mulberry St.

16EPC–40085 Site Development Plan for Building Permit

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
3. Infrastructure and/or ROW dedications may be required at DRB.

The following comments need to be addressed prior to DRB:

1. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

2. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
4. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
5. Identify all existing access easements, shared access agreements, and rights of way width dimensions.
6. Clarify existing property lines and proposed property lines.
7. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
8. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
9. Show all drive aisle widths and radii. Some dimensions are not shown.
10. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
11. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
12. Work within the public right of way requires a work order with DRC approved plans.
13. All wheelchair ramps located within the public right of way must have detectable warning surfaces, "cast-in-place" truncated domes.
14. All sidewalks along streets should be placed at the property line.
15. A 5 ft. keyway is required for dead-end parking aisles. Please show dimensions.

<u>16EPC–40087 Sector Development Plan Map Amendment</u>

- No objection to the request.

From:	Culpepper, Elizabeth
To:	Somerfeldt, Cheryl; Vos, Michael J.; Renz-Whitmore, Mikaela J.
Subject:	FW: PNM EPC Comments
Date:	Tuesday, January 17, 2017 4:57:14 PM
Attachments:	PNM EPC Comments for February 9 2017.doc

From: Culpepper, Elizabeth
Sent: Tuesday, January 17, 2017 4:26 PM
To: MGould@cabq.gov; vquevedo@cabq.gov; clehner@cabq.gov
Subject: PNM EPC Comments

Please see attached PNM's comments for the cases to be heard on February 9, 2017.

Thank you.

PNM Comments
Environmental Planning Commission
Public Hearing to be Held on February 9, 2017

Conditions for Approval for Project #1001620 Amendment to Zoning Code (Integrated Development Ordinance - IDO) 16EPC-40082

1. In Table 3-2-1 at the top of page 115 in the first line, it is recommended that "Solar or geothermal energy generation" is clarified that this category refers to private solar generation and not to utility-scale solar generation. Private solar generation is an accessory use; utility-scale generation is primary use and is permissive.

   In Section 16-16-3-3.5, F. Solar or Geothermal Energy Generation or Device on page 141, is recommended that items 2, 3 and 4 which apply to primary use of the property be removed and placed under Section 16-16-3-3.5, G. Utility, Electric, also on page 141.

2. In Section 14-16-3-3-5, I. Co-locations and Public Utility Co-location, item iv, on page 146, it is recommended that the term "electric transmission line structure" is replaced with "public utility structure" to be consistent with the definition provided on page 416.

3. In Section 14-16-4-6-9, B. Maximum Height on page 250 and 251, it is recommended that the following statement regarding wall height in item 3 on page 251 is repeated at the end of item 1 on page 251. In the current IDO draft, it may be interpreted that taller walls for security reasons may only apply to the NR-LM and NR-GM zones; however, it is necessary to allow taller walls for security reasons in all zones in order to accommodate PNM's substation wall height as directed in the Rank II *Facility Plan: Electric System Transmission and Generation (2010 – 2020)* where all electric substation walls are allowed to be 12 feet in height (see Standard #15 in the Facility Plan on page 6). The 12' wall height is required at electric substations and switching stations for safety and security purposes. The recommended revision includes inserting the following language at the end of the B. Maximum Height 1. at the top of page 251:

   > "1. In any zone district except the NR-LM and NR-GM zone districts, a wall located between the front or side façade of a primary building and a public street, park, Major Open Space, trail or arroyo may not be more than 36 inches tall. Walls in other locations on the lot may not be more than eight feet tall and may be opaque. The Director, or their designee, may approve a taller wall if necessary for security reasons due to specific site conditions or the nature of the land use or related materials and facilities on the site."

4. In Section 14-16-5-4.9 A. Referrals to Commenting Agencies on page 314, there is a concern that during the staff review of an application, if the review does not include

those commenting agency subject matter experts currently reviewing applications, impacts will potentially be missed. In order to provide an efficient method for issues to be resolved early on in the review process, it is recommended that commenting agency review of the applicant's submittal materials be added as a review step on the Pre-Application form which would formalize the process as part of the EPC review.

5. In Section 14-16-5-5.2, H. Subdivision of Land-Minor, 1. Applicability, item a. iv. on page 351, it is recommended that the terms "pipes, wires" be deleted, as they are unnecessary and since the terms are not used anywhere else in the IDO. The sentence is clearer without the terms. Recommended revision:

   "iv. Does not require installation of any significant infrastructure, other than ~~pipes, wires, and other~~ connections between permitted structures on the lot and existing infrastructure ~~pipes, wires,~~ and other systems located on or in an adjacent street or parcel of land; and"

6. In the Definitions section on page 404, the definition of the term "Infrastructure" includes the reference to "lines". It is recommended that the term "lines" is deleted or further clarified to identify which lines are being referenced.

7. PNM staging areas should be added to Table 3-2-1 on page 119 as a temporary use that is permissive in all zones.

Conditions for Approval for Project #1003275 Site Development Plan for Building Permit (proposed Burger King restaurant at Heritage Marketplace) 16EPC-40088

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

Conditions for Approval for Project #1005280 Site Development Plan for Building Permit and Amended Site Development Plan for Subdivision (replat from 4 to 7 lots and modification of proposed uses along McMahon at McMahon Market Place east of Unser on south side of McMahon NW) 16EPC-40080; 16EPC-40081

PNM has no further comments based on information provided to date.

Conditions for Approval for Project #1010879 Site Development Plan for Building Permit and Sector Development Plan Map Amendment (Titan Development -

Broadstone at Central Avenue between Spruce and Sycamore Streets NE) 16EPC-40083; 16EPC-40084

1. An existing overhead electric distribution line bisects the subject property east-west along with other electric lines internal to the site. The developer has met with PNM to discuss relocation/reconfiguration of this line. The developer should continue to coordinate with PNM's New Service Delivery Department regarding electric service for this project. Contact:
   Mike Moyer
   PNM Service Center
   4201 Edith Boulevard NE
   Albuquerque, NM 87107
   Phone: (505) 241-3697

2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

Conditions for Approval for Project #1011099 Site Development Plan for Building Permit and Sector Development Plan Map Amendment (Titan Development – Marriott Springhill Suites Hotel, NE corner of Central Ave and Mulberry NE) 16EPC-40085; 16EPC-40087

1. An existing overhead electric distribution line bisects the subject property east-west along with other electric lines internal to the site. The developer has met with PNM to discuss relocation/reconfiguration of this line. The developer should continue to coordinate with PNM's New Service Delivery Department regarding electric service for this project. Contact:

   Mike Moyer
   PNM Service Center
   4201 Edith Boulevard NE
   Albuquerque, NM 87107
   Phone: (505) 241-3697

2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

From:	Rumpf, Linda
To:	Barkhurst, Kathryn Carrie
Subject:	FW: Letter to the EPC
Date:	Thursday, February 02, 2017 12:02:37 PM
Attachments:	From GARTC to EPC.DOCX

FYI

From: Ian Maddieson [mailto:ianm@berkeley.edu]
Sent: Wednesday, February 01, 2017 4:56 PM
To: Rumpf, Linda
Subject: Letter to the EPC

Dear Linda,

I see that you are listed as the contact person for the EPC, so I am forwarding the attached letter from GARTC to you. It is addressed to Karen Hudson as the EPC Chair but is directed to the Commission as whole. In it we express our reservations about the removal of representation of the Parks and Recreation Department from the Development Review Board.

Ian

Ian Maddieson
Department of Linguistics
University of New Mexico
MSC03-2130
Albuquerque NM 87131-0001

To: Karen Hudson, Chair, Environmental Planning Board, Albuquerque
From: GARTC (Greater Albuqerque Recreational Trails Committee)

At its January 2017 meeting GARTC took note of the intention to remove representation of the city's Parks and Recreation Department from the Development Review Board. We wish to express our firm conviction that this is an unwise move that will in the long term weaken one of the major factors that make Albuquerque a good place to live — its system of parks and open spaces and network of urban trails. Albuquerque compares very favorably with other cities in the provision of parks and recreational facilities. For example, the Trust for Public Land* calculates that over 80% of Albuquerque residents live within a 10-minute walking distance to a park. This system contributes to the fact that Albuquerque consistently scores well above national averages for the percentage of the population that is physically active** and of healthy weight***. In addition, there are economic benefits: proximity to parks and trails adds to the value of real estate, and outstanding facilities attract visitors and spur spending in the local community as well.

The Parks and Recreation Department owns or maintains large areas of land within the city. This means that new development is highly likely to impact one or more of their facilities. Ill-thought out plans carry the risk of impeding access to or destroying a view from a park or trail, or of foreclosing the opportunity to add an amenity for the community.

It is also common practice these days to require larger-scale developments to set aside space for parkland and trails. Clearly such facilities should be integrated with the city's overall plans for parks and trails, and created in such a way as to avoid burdening Parks and Recreation with unwanted responsibilities for maintenance and security.

We see maintaining a voice on the DRB for the Parks and Recreation Department as the only reasonable way to ensure that the city's future development maintains a focus on providing the recreational and aesthetic benefits that our parks and trails have provided in the past.

*https://www.tpl.org/sites/default/files/files_upload/2015-City-Park-Facts-Report.pdf
** http://www.gallup.com/poll/145913/City-Wellbeing-Tracking.aspx
*** http://www.governing.com/gov-data/obesity-rates-by-state-metro-area-data.html
****http://atfiles.org/files/pdf/citiesparksecon.pdf

Letter authored by GARTC subcommittee consisting of members Ian Maddieson, Valerie Cole and Kathleen Rhoad (GARTC chair), February 1 2017.

From:	Dicome, Kym
To:	Toffaleti, Carol G.; Somerfeldt, Cheryl
Cc:	Planning Comp Plan-UDO; Renz-Whitmore, Mikaela J.; Barkhurst, Kathryn Carrie; Lehner, Catalina L.; Brito, Russell D.; Reed, Terra L.; Rumpf, Linda; McIntosh, Benjamin A.; Garcia, Andrew B.
Subject:	RE: IDO comments
Date:	Thursday, January 19, 2017 1:58:33 PM

Good catch about the outdoor seating parking. After review with Code Enforcement in around August, we decided that the parking should remain 1 @ 4 seats as well as having the restaurant at the same ratio. The same would apply to taproom. Somehow this did not get passed on. I will re-review my notes with the latest version to see if there are any other changes.

Kym E. Dicome
Current Planning Manager
Urban Design & Development Division
City of Albuquerque Planning Department
505-924-3814 direct
kdicome@cabq.gov

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From: Toffaleti, Carol G.
Sent: Thursday, January 19, 2017 1:48 PM
To: Somerfeldt, Cheryl
Cc: Dicome, Kym; Planning Comp Plan-UDO; Renz-Whitmore, Mikaela J.; Barkhurst, Kathryn Carrie; Lehner, Catalina L.; Brito, Russell D.; Reed, Terra L.; Rumpf, Linda
Subject: RE: IDO comments

Cheryl,
Thank you so much for your careful review, and for your focused and organized comments!
Much appreciated.
Best,
Carol

Carol Toffaleti, Senior Planner
Urban Design & Development/Long Range
City of Albuquerque Planning Department
Direct line 924-3345
cgtoffaleti@cabq.gov

http://www.abc-zone.com/

From: Somerfeldt, Cheryl
Sent: Thursday, January 19, 2017 1:41 PM
To: Planning Comp Plan-UDO; Toffaleti, Carol G.
Cc: Dicome, Kym
Subject: IDO comments

Hi Carol – This has been sent to the abctoz email, but please use/forward as necessary.
Thank you for giving me the opportunity to review the updated IDO – it was very helpful for me to further work through our future zoning code. Comments are below.

Questions on content:
Just wondering if this could be clarified in the new IDO (if possible):

1. When calculating parking for restaurants, we combine indoor and outdoor seating - one space per four indoor/outdoor seats. However, I have received questions from developers stating that the code is unclear and we should only count indoor seats.
    i. The current code states "Restaurant, bar: one space for each four seats for establishments **without** a full service liquor license; otherwise one space per three persons of permitted fire occupancy load."
    ii. On p207 the parking table states: "1 space/ 4 seats **with** full service liquor license; otherwise 1 space per 3 persons of permitted fire occupancy";
    iii. On p160 under P. "Outdoor Dining Area" # 5. states "No additional parking is required."

The current code and the new IDO are contradicting (above). Do we intend to count outdoor dining seats for parking?

2. p234 (first line) C.7. states: "The use of gravel or crusher fines as ground cover is limited to a maximum of 50 percent of any outdoor space." Not sure what this means exactly… gravel is often used as mulch so it would be under plants – and could be more than 50 percent - is this ok?

3. P38 f. Height Stepdowns. Can this description be separated into two sentences? Perhaps:

"After [effective date of this IDO] new primary and accessory buildings constructed in the MX-FB-DT district with a height greater than thirty feet shall reduce the perceived height of the building when viewed from any adjacent lot containing a single-family detached or two-family detached dwelling occupied by a Household Living use. The perceived building height shall be reduced by "stepping down" any portion of the building within 100 feet of the front, side, and rear lot line adjacent to the lot containing the single-family detached or two-family detached dwelling."

General formatting comments/questions:

1. Avenue, Boulevard, Street, Lane etc. are spelled-out are abbreviated in some instances. Suggest searching and replacing all abbreviated street designations n document with long spelling (maps

excluded).

2. In some instances “Central” is used without “Avenue”. Suggest adding Avenue to Central in all cases.
3. Throughout document there are double spaces between sentences and within sentences – probably due to editing. Suggest automatically search two spaces and replace with one space.
4. P34 vii.b. What are “replacement continuations”? – sorry, I have not heard this before. Perhaps it should say “The replacements shall continue”

Specific TYPOS:

PAGE	APPROX. LINE	Short Description
36	e.i.a.	“extent” s/b “extend”; “to the opportunity” s/b “the opportunity”
39	iii.b.	add period at end of line
40	h.i.b.	Last sentence “Registered historic buildings in downtown include.” What do they include?
59	C.1	“zone will shall start at an the” s/b “zone will start at the”
64	3.	“public interest The Board” s/b “public interest. The Board” (add period)
83	b.i.b.iv. and c.i.	add period at end of lines
122	E.6.	“any the sale” s/b “any sale”
131	L.5.	“must be must be” s/b “must be”
132	O.3. & P.	“must be must be” s/b “must be” & “must be must be” s/b “must be”
133-135	maps	break pages to keep titles with maps
139	FF.2	“other emergency” s/b “other than emergency”
164	4-1.3.A.1.a	“in the all Residential” s/b “in the Residential”
203	4.	“provided by the of the National” s/b “provided by the National”
220	2.a	"one of lots" s/b "one of the lots"
229	3.	"Loading spaces shall not located" s/b "locate"
241	A.1.c.	"as a as Light" s/b "as Light"
244	E.	"Change is abuts a lot" s/b "Change abuts a lot"
250	A.2.	“approval City and may not” s/b “approval of the City, and may not”
273	4-11.3.H	“located any” s/b “located in any”
275	4-11.6.A.4.	“signt” s/b “”sight”
280	2.a.	"of" s/b "or"
292	4-11.8.	"the owners of property owners" s/b "the property owners"
301	5-2.2.D. & 5.2.4	"the authority determine" s/b "the authority to determine" & "application shown" s/b "applications shown"
315	D.	“generally in” s/b “generally be in”
319	H.	"each party to the matter" s/b "each party in the matter"
324	B.2.	"must show that its or their property rights or other legal rights have specially and adversely affected" s/b "must show that their property rights or other legal rights have specially and adversely been affected "
325	C.1.b.	15 day deadline in subsection 1 above has passed.” – confusing, maybe eliminate “has passed”
340	2.v.	“Facilities that that would” s/b “Facilities that would”
364	3.C.ii.	“amendments is located” s/b “amendment is located”
369	c.	“significance and it:” s/b “significance and:”
390		“Car Wash” s/b on new line
392	Coors Boulevard	“of the proposed of the proposed” s/b “of the proposed”

	Corridor… Sighting…	
404	Home Occupation	“clearly be secondary” s/b “clearly secondary”
405	Land Use Hearing Officer	s/b “Land Use Hearing Officer (LUHO)”
413	Park-and-Ride Lot	“continue travel to” a/b “continue to travel to” & “may be a operated” s/b “may be operated”
416	Railroad Yard	“activity is a the” s/b “activity is the”

Cheryl Somerfeldt, LEED AP
Current Planner
Urban Design & Development Division
City of Albuquerque Planning Department
505-924-3357
csomerfeldt@cabq.gov

From:	Halpin, Elizabeth M
To:	Planning Comp Plan-UDO; Renz-Whitmore, Mikaela J.; Lehner, Catalina L.
Cc:	Wijenje, Kizito; Lopez, Elvira; Alarid, Karen; Eckert, Martin W; bsprick@nmpsfa.org
Subject:	APS comments for EPC hearing of the IDO, April 6 2017
Date:	Friday, March 17, 2017 4:23:15 PM
Attachments:	EPC_4-6-2017_IDO draft_APS comments.docx

All,

Attached are official APS comments for the upcoming April 6 EPC hearing for the IDO. Please include these comments, dated March 17, 2017, in the official planning report. In addition, we request the attached comments to replace prior comments submitted for the postponed February 2017 EPC IDO hearing. This iteration of comments has added language.

Should you have questions, please contact me.

Thank you,

Elizabeth Halpin - Planner, Capital Master Plan
Albuquerque Public Schools
915 Locust St. SE
Lincoln Bldg. 2nd Floor, Suite 9
Albuquerque, NM 87106
Phone: 505.842.4507
http://www.aps.edu/capital-master-plan

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ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan

Raquel Reedy
SUPERINTENDENT

Kizito Wijenje
EXECUTIVE DIRECTOR

March 17, 2017

M E M O R A N D U M

To: Environmental Planning Commission
Maggie Gould, Development Review Division, Planning Dept.
Catalina Lehner, Development Review Division, Planning Dept.
Mikaela Renz-Whitmore, Planning Dept.

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Martin Eckert, Director APS Real Estate & Property
Karen Alarid, Director APS Facility Planning & Construction
Elvira Lopez, Senior Planner/Manager APS Capital Master Plan
Bill Sprick, State of NM Public Schools Facilities Authority

From: Elizabeth Halpin, Planner, APS Capital Master Plan

Re: Environmental Planning Commission IDO Hearing, April 6, 2017

1. **Project# 1001620**

a. EPC Description: 16EPC-40082 Amendment to Zoning Code or Subdivision Regulations Text
b. Site Information: City-wide
c. Property Address: City-wide
d. Request Description: The City of Albuquerque is requesting adoption of an Integrated Development Ordinance (IDO) to replace the Zoning Code, Subdivision Regulations, and Planning Ordinances. The IDO proposes 3 zoning categories: Residential, Mixed-use, and Non-residential. These each have five to six zones that range from low intensity to high intensity and maintain entitlements in matching existing zones.
e. **APS Comments:**
   1. Comment in relation to Chapter 14-16-2 Zone Districts
      The District requests additional time to study the relation between infill development and schools. Restrictive land use for school siting in non-residential zone districts decreases the opportunity for infill development for schools.
   2. Comment in relation to Chapter 14-16-4 Development Standards
      The District requests additional intergovernmental coordination to address development standards impacting future school construction.
   3. Comment in reference to Chapter 14-16-4 - 1.3 Residential Zone Districts and 1. 4 Mixed-Use Districts
      - The increase for the maximum densities and no maximum density requirements in Residential and Mixed-Use zoning categories (R-MH, MX-M, MX-H) will impact the

915 Locust Street SE P.O. Box 25704 Albuquerque, NM 87125-0704 505.848.8892 505.848.8824 fax

APS District's ability to provide adequate facilities in established areas of the City. Application of this Zoning may result in a new residential development adjacent to an existing school having its students made to attend a school 2 miles away.

- In the interim, should current school facilites become adversely impacted, the District will explore various alternatives to accommodate residential students. A combination or all of the following options may be utilized to relieve overcrowded schools from growth triggered by increased densities:
  1. Shift students to Schools with Capacity (short term solution)
     - Boundary Adjustments / Busing
     - Grade reconfiguration
  2. Improve facility efficiency (short term solution)
     a. Schedule Changes
        i. Double sessions
        ii. Multi-track year-round
     b. Other
        i. Float teachers (flex schedule)
  3. Provide new capacity (long term solution)
     - Construct new schools or additions
     - Add portables
     - Use of non-classroom spaces for temporary classrooms
     - Lease facilities
     - Use other public facilities
  4. Combination of above strategies
- **All planned additions to existing educational facilities are contingent upon taxpayer approval**.

4. Comment in reference to Chapter 14-16-2, section E Development and Form Standards
   - To comprehensively plan for adequate public school facilities in planned communities, the APS District requests an added section to Chapter 14-16-2, section E Development and Form Standards to address adequate public school facilities within a Planned Community Zone, similar to what is required by the Albuquerque Bernalillo County Water Authority. The Capital Master Plan department proposes the following language to be added to Chapter 14-16-2, Section E:
     - **An application for a Planned Community shall not be processed unless accompanied by written documentation from the Albuquerque Public Schools Capital Master Plan that adequate public school facilities will be available to serve the development, based on known educational facilities owned or controlled by Albuquerque Public Schools.**

   - A combination or all of the following options may be utilized to relieve overcrowded schools due from growth triggered by future planned communities:

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i. Shift students to Schools with Capacity (short term solution)
   a. Boundary Adjustments / Busing
   b. Grade reconfiguration
ii. Improve facility efficiency (short term solution)
   a. Schedule Changes
      i. Double sessions
      ii. Multi-track year-round
   b. Other
      i. Float teachers (flex schedule)
iii. Provide new capacity (long term solution)
      1. Construct new schools or additions
      2. Add portables
      3. Use of non-classroom spaces for temporary classrooms
      4. Lease facilities
      5. Use other public facilities
iv. Combination of above strategies

- **All planned additions to existing educational facilities are contingent upon taxpayer approval**.

5. Comment in reference to Chapter 14-16-5-5, Section F-1
   - The APS District relies on the formalized notification process to stay informed on residential development throughout the City. The proposed increase of Adminstrative Approval by the Zoning Enforcement Officer for residential, multifamily residential, and mixed-use development site plans as stated in Chapter 14-16-5-5, Section F-1 is of concern due to the decreased notification requirement. <u>Application of this policy would adversly impact the ability of APS to continue providing adequate educational facilities in a timely fashion.</u>
   - The District requests clarification and inclusion on Electric Mail Notices as called out in Table 5-1-1: Summary of Devleopment Review Prodecures.

915 Locust Street SE P.O. Box 25704 Albuquerque, NM 87125-0704 505.848.8892 505.848.8824 fax

From:	Renz-Whitmore, Mikaela J.
To:	Planning Comp Plan-UDO
Cc:	Reed, Terra L.; Brito, Russell D.; Lehner, Catalina L.
Subject:	FW: Letters of Comment on IDO for the EPC
Date:	Thursday, March 16, 2017 12:30:40 PM
Attachments:	PARK and RIDE LETTER AS SENT.pdf DAYTONA CONVERSION LETTER AS SENT.pdf NR-BP and NR-LM comparison for MRW.xlsx Aerial-Comparison-of-Daytona-and-Airport.gif image001.png

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Please see attached letters, which are official comments from ABQ RIDE on the IDO.

Best,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department, Urban Design & Development Division
Project Planner – ABC to Z
505-924-3932
mrenz@cabq.gov

IMPROVING PLACE FROM PLANNING TO ZONING

From: Kline, Lawrence S.
Sent: Thursday, March 16, 2017 12:17 PM
To: Renz-Whitmore, Mikaela J.
Cc: Rizzieri, Bruce; Paez, Annette; de Garmo, Andrew F.
Subject: Letters of Comment on IDO for the EPC

Mikaela: The two letters we have been discussing are attached. I will bring hard copies later on today.

Many thanks to all.

LSK

Lawrence Kline FAICP
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ABQRIDE
Bruce Rizzieri, Director

Mayor Richard J. Berry

March 16, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Hand Delivered

Re: ABQ RIDE Comments on the Draft IDO of December 29, 2016
Disposition of Park-and-Ride Facilities

Madame Chair:

ABQ RIDE staff has been involved in the effort to update the ABC Comprehensive Plan and draft the Integrated Development Ordinance. We are grateful for the productive coordination the project team has extended us throughout the ABC-Z process, and we are very pleased with the way that transit has been integrated into both documents as a key consideration for land use, transportation, and mobility.

We wholeheartedly support the Integrated Development Ordinance but feel compelled to request the Commission's consideration of two changes to the document as currently drafted. Both concern our park-and-ride facilities. Specifically, we request:

- A change to the definition of "Transit Facility" to include specific reference to park-and-ride uses; and,
- A change to the proposed NR-SU zone to make park-and-ride lots an "Accessory" use.

Transit Facility Definition

Park-and-Ride lots already exist at our major transit centers. Changing the definition of "Transit Facility" to include park-and-ride uses would allow our operations to continue in their existing locations.

- Central and Unser Transit Center (CUTC): The CUTC is zoned SU-2 for IP Uses and is proposed to be converted to the NR-BP zone. The approved site plan allows for a temporary park-and-ride. In the IDO, per Table 3-2-1, "Temporary park-and-ride" is disallowed entirely, and park-and-ride lots are allowed only as a conditional use. However, a "Transit Facility" would be a Permissive Use.

- Northwest Transit Center (NWTC): The NWTC is governed by an SU-1 Town Center Plan and is also proposed to be re-zoned NR-BP. Again "park-and-ride" would be allowed as a conditional use only, but a "Transit Facility" would be Permissive.

- Uptown Transit Center: Now zoned SU-3 MU-Uptown, the UTC would now be zoned MX-H under the IDO. "Park-and-Ride" would no longer be a permitted use, but "Transit Facility" is allowed.

- A fourth park-and-ride location, the Montaño Transit Center, is proposed to be converted from M-1 to MX-M, where "Transit Facility" would be a permissive use.

Each of the proposed conversion zones allows "Transit Facility" as a Permissive Use. In order to clarify that park-and-ride is a permissive use at a transit center **we request the definition of "Transit Facility"** *(page 424, EPC Draft)* **be changed as follows:**

> **"Transit Facility:**
> **Bus or rail stops, terminals, shelters, transfer points, depots, <u>park-and-ride lots</u>, and related facilities that are located on publicly or privately owned property."**

Park-and-Ride Lots as an Accessory Use in NR-SU

A fifth park-and-ride location, called Spanish Bit, is co-located with the James Dwyer Memorial Police Substation, which like all other fire and police stations is to be zoned NR-SU or "Sensitive Use". No mention is made in the descriptor for this sub-station that the park-and-ride facility exists, and likewise, the IDO does not give any status to a park-and-ride in an NR-SU zone. We request the **designation of "park-and-ride" as an accessory or "A" use under NR-SU on page 114.** This small change would allow this use to continue on the site.

I hope the Commission will consider these changes favorably.

Sincerely

Bruce Rizzieri, Director
ABQ RIDE

CC: Ms. Suzanne Lubar

Paez, Annette

From: Rizzieri, Bruce
Sent: Monday, March 13, 2017 12:27 PM
To: Paez, Annette; Carrillo, Jim S.; Casey, Lewis C.; Decker, Clarence E.; Crawford, Dayna G.; de Garmo, Andrew F.; De Reyes, Rick M.; Herrera, Vanessa A.; Lovato, Victor D.; Low, Stan F.; Payton, Chris W.; Saiz, Sandra C.; Saraphon, Narong J.; Sisneros, Cindy E.
Subject: Rizzieri: Delegation of Authority

Good afternoon:

I will be out-of-the-office from March 14 -19, 2017. During this time period Annette Paez, Associate Director, will supervise the Transit Departmen. Ms. Paez' cell phone number is 250.2619 and her e-mail address is apaez@cabq.gov.

Thanks
Bruce

Bruce Rizzieri
Director
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IS DAYTONA ZONING-COMPLIANT in the IDO NR-BP or NR-LM ZONES?

WHAT DO WE NEED or WANT TO DO	As Listed In IDO	NR-BP		NR-LM	
Heavy Vehicle Maintenance	Heavy Vehicle…Repair (page 110)	C	with "transit" and "buses" its better, but still needs approval by ZHE	**P**	Cures the "heavy vehicle" issue completely
Light Vehicle Maintenance	Light Vehicle Repair (page 110)	P	should cover all other vehicles	P	Should cover all other vehicles
Car Wash	Car Wash (page 110)	A	Readily meets definition below	A	Still meets definition
Outdoor Storage of Vehicles	Outdoor Vehicle Storage (page 110)	C	Requires public hearing by ZHE	**P**	Cures the "outdoor vehicle storage" problem
Indoor Storage of Vehicles	Parking Garage (page 110)	P	assume any vehicle parked indoors is there for maintenance, which is permitted	P	Assume any vehicle parked indoors is there for maintenance, which is permitted
Diesel Fueling (Heavy Vehicle)	*No Equivalent Found*	C	Assume "C" as fueling is part of Heavy Vehicle Maintenance	**P**	If "Heavy Vehicle Maintenance" is permissive, so is this
CNG Fueling (Heavy Vehicle)	*No Equivalent Found*	C	Assume "C" as fueling is part of Heavy Vehicle Maintenance	**P**	If "Heavy Vehicle Maintenance" is permissive, so is this
Electric Charging Station (Heavy Vehicle)	*No Equivalent Found*	C	Assume "C" as fueling is part of Heavy Vehicle Maintenance	**P**	If "Heavy Vehicle Maintenance" is permissive, so is this
Gasoline Fueling	Light Vehicle Fueling Station (page 110)	P	Is permitted in the Zone	P	Is permitted in the Zone
PNM Electrical Switchyard	Utility, electric or Utility Other Major (page 115)	P	Since we are not selling power to other users, may not need accounting for	P	Since we are not selling power to other users, may not need accounting for
Solar Generation	Solar Energy Generation (page 115)	P		P	
Operations and Finance Administration	Office (page 111)	P		P	
Drivers' Room	*No Equivalent Found*	P	assumed permissive as an "operations or administrative function"	P	
Day Care	Adult or Child Day Care Facility (page 107)	P		A	Given the number of employees, this use should fit the definition
Training Room	*No Equivalent Found*	P	assumed permissive as an "operations or administrative function"	P	assumed permissive as an "operations or administrative function"
Exercise Room	Health Club or Gym (page 109)	P		P	

OTHER NR-BP Standards

From Table 4-1.3 on page 170	Dimensional Standard				
Lot Area	1/2 Acre	Y		N/A	
Lot Width	100 feet	Y		N/A	
Impervious Coverage	50%	NO	…and no way to get there	N/A	Cures the issue with lack of impervious surface
Front Setback	20 feet	Y	In this zone, a wall in a setback next to a public street is limited to 3 feet	5'	Limits the variance required for the new security wall
Side Setback	10 feet	Y		N/A	
Rear Setback	10 feet	Y		N/A	
Height of Principal Building	65 feet	Y		OK	

Accessory Use "A" defined as: A land use that is subordinate in use, area, or purpose to a principal land use on the same lot or premises and serving a purpose naturally and normally incidental to such principal land use. An accessory use may or may not be located in an accessory structure.

ABQRIDE
Bruce Rizzieri, Director

Mayor Richard J. Berry

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P.O. Box 1293
Albuquerque, NM 87103

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Re: ABQ RIDE Comments on the Draft IDO of December 29, 2016
Request for a Different Zone Conversion on a Transit Property

Madame Chair:

ABQ RIDE is generally in support of the Integrated Development Ordinance, and we do want to thank the ABC-Z project team for the effort given to integrating transit into both the Comprehensive Plan and IDO in support of the relationship between transportation and land use. However, we would request the Commission's consideration of a different zoning conversion for ABQ RIDE's operations facility on Daytona Road NW.

Today, our Daytona Maintenance Facility is zoned SU-1 for Transit Facility and Day-care. In the IDO, it is presently proposed to be converted to NR-BP – Non-Residential Business Park. We assert that such a conversion does not capture the breadth of uses permitted today and suggest that our current zoning zone would more appropriately be converted to NR-LM, which is the first zone that permissively allows heavy vehicle repair.

Our Daytona Facility combines a broad spectrum of uses that center equally on the maintenance of transit vehicles and on providing a base of operations for supervisors and Motor Coach Operators or MCOs.

Daytona is the maintenance and storage facility for 85 40- and 60-foot foot buses and about 75 Sun-Van vehicles, as well as for the myriad smaller vehicles like tow trucks, system maintenance trucks, and supervisor vehicles necessary to the operation of the transit system. They are all stored outside. Daytona also has 22 vehicle maintenance bays in which all of these vehicles are maintained, along with the concomitant parts rooms, battery rooms, tool storage, and so forth.

We also have administrative space for our financial division, and break rooms, locker rooms, exercise equipment, and a media/training room for our MCOs. We also have approval on the site plan for a day-care facility.

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We perform every sort of fueling – diesel, gasoline, compressed natural gas. And we will soon be adding the electrical equipment necessary to "fuel" the new 60-foot all-electric buses that will serve the ART project. We also wash buses, both mechanically and by hand, on the site.

The attached analysis shows the effect the conversion to NR-BP would have on the permissive nature of the complex stack of land uses at Daytona. As you can see the primary use of the site – vehicle maintenance – becomes a conditional use, and the storage of those same vehicles becomes an accessory use. The site would also fall under a metric standard for pervious area, which cannot presently, if ever, be met as virtually the entire surface of the property is used for the storage and circulation of transit vehicles. Our storm water is collected and cleaned through oil/water separators and discharged into the pond visible in the lower right corner of the aerial.

We had initially thought that conversion to NR-SU, as is proposed for the shuttle-bus maintenance facility at the Sunport, would be most appropriate. We have attached an aerial photograph of each set side by side, and notwithstanding the difference in scale of the operations, the similarities between the two sites are evident. The ABC-Z project team has convinced us the cases are not parallel, given that all operations at the airport should be governed by a single zone and site plan.

In order to maintain the principle of least change under which the IDO conversions are to take place, we therefore request that our Daytona Facility be converted from "SU-1 for Transit Facility and Day-Care" to "NR-LM", which is the first zone where our most critical operation, heavy vehicle maintenance, is allowed permissively. Conversion to NR-LM is appropriate to the continued operation of this large, valuable, and unusual piece of critical City infrastructure.

Sincerely

Bruce Rizzieri, Director
ABQ RIDE

Cc: Ms. Suzanne Lubar

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Comparison of ABQ RIDE's Daytona Facility with the Airport Authority's Shuttle-Bus Maintenance Facility

(Not to Scale)