

STAFF RESPONSE TO COMMENTS – TABLE

Order of Comments:

Agency – Alphabetical by Agency name (p. 1-11)

Public – Alphabetical by Commenter's last name (p. 11-23)

STAFF RESPONSES TO COMMENTS

Comments received prior to July 22, 5pm deadline.

No.	Name	Agency/ Org	Date	Page #	Comment / Question / Request for Change	No Change	Change
					<i>[Note: Comments on Lines 9-36 may refer to Figure numbers or page numbers from the pre-EPC draft]</i>		
1	Cadena, Kris	ABCWUA	07/07/16		Development within Adopted Service Area requires an availability statement.	N/A	
2	Cadena, Kris	ABCWUA	07/07/16		Development outside of Adopted Service Area requires a serviceability [statement].	N/A	
3	Cadena, Kris	ABCWUA	07/07/16		All development shall comply with water conservation policies and all ordinances set by the Water Authority.	N/A	
4	Mazur, Lynn	AMAFCA	07/13/16	10-9	Rio Grande Valley State Park - Add the New Mexico State Land Office, which also owns and manages property in the Bosque, to the list of regulating agencies.		Will revise.
5	Mazur, Lynn	AMAFCA	07/13/16	10-11	Change the first sentence of Bernalillo County Open Space section to include AMAFCA.		Will revise.
6	Mazur, Lynn	AMAFCA	07/13/16	12-8	MS4 stands for Municipal Separate Storm Sewer System and should be preceded by "the Environmental Protection Agency"		Will revise.
7	Mazur, Lynn	AMAFCA	07/13/16	12-9	Figure 12-1 - In the legend, change AMAFCA detention dam to "detention dam," as some of them are owned and maintained by the City or other agencies.		Will revise.
8	Mazur, Lynn	AMAFCA	07/13/16	12-29	Action 12.1.4.1 - Change first line to "Facilitate coordination with area agencies to secure..."		Will revise.
9	VerEcke, Catherine	Bernalillo County	07/15/16	4-18	<ul style="list-style-type: none"> Figure X: County SD/AP, p. 4-18. The map is too cluttered. Suggest not showing community planning areas on top of sector and area plan locations. 		Will revise.
10	VerEcke, Catherine	Bernalillo County	07/15/16	4-22	<ul style="list-style-type: none"> p. 4-22, column 3 – "In 2000, the SWAP was updated in accordance with ABCCP as a Rank Two area plan." 		Will revise.
11	VerEcke, Catherine	Bernalillo County	07/15/16	4-24	<ul style="list-style-type: none"> 4.1.3.3, p 4-24 – "as part of a planning effort from 1995_ that created..." 		Will revise.
12	VerEcke, Catherine	Bernalillo County	07/15/16	4-25	<ul style="list-style-type: none"> P. 4-25 Mesa del Sol – Add Text 	Will be added in the future as part of the City's CPA process.	

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13	VerEcke, Catherine	Bernalillo County	07/15/16	4-27	• P. 4-27 North I-25 – Add Text	Will be added in the future as part of the City's CPA process.	
14	VerEcke, Catherine	Bernalillo County	07/15/16	4-28	• P. 4-28 West Mesa – Add Text	Will be added in the future as part of the City's CPA process.	
15	VerEcke, Catherine	Bernalillo County	07/15/16	4-35	• P. 4-35 Policy 4.5.5 – Near Heights CPA	This correction was made for the EPC draft.	
16	VerEcke, Catherine	Bernalillo County	07/15/16	5-21	• P. 5-21, Figure 5-6: County Development Areas – Show outline of Santolina and Westland; darken out Quail Ranch which is in Rio Rancho	Santolina and Westland are not development areas and potentially add confusion.	Will darken Quail Ranch more than it currently is.
17	VerEcke, Catherine	Bernalillo County	07/15/16	5-22	• P. 5-22 Semi-Urban Areas – “a transition between Rural Areas and...”		Will revise.
18	VerEcke, Catherine	Bernalillo County	07/15/16	6-29	P. 6-29 BC Public Works Division - “The Capital Improvement Program (CIP) identifies...”	This correction was made for the EPC draft.	
19	VerEcke, Catherine	Bernalillo County	07/15/16	6-29	• P. 6-29 BC Public Works Division – “The County’s Technical Services Department of the Public Works Division...”		Will revise.
20	VerEcke, Catherine	Bernalillo County	07/15/16	6-45	• P. 6-46 Policy 6.3.1 d) [ABC]		Will revise.

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21	VerEcke, Catherine	Bernalillo County	07/15/16	6-47	<ul style="list-style-type: none"> P. 6-47 Policy 6.4.2 – Address diesel emissions in industrial/freight areas... 	Environmental Health Department, which has jurisdiction over City and unincorporated County, addresses emissions as regulated by federal EPA standards.	
22	VerEcke, Catherine	Bernalillo County	07/15/16	8-7	<ul style="list-style-type: none"> p. 8.8 Jobs-Housing Balance paragraph 2 – “construction permits have been steadily rising...” 	This correction was made for the EPC draft.	
23	VerEcke, Catherine	Bernalillo County	07/15/16	8-13	<ul style="list-style-type: none"> p. 8-14 Government Jobs and Spending paragraph 2 “estimated federal sequestration in 2011 led to a permanent loss of 20,000 jobs...” 		Verify and change.
24	VerEcke, Catherine	Bernalillo County	07/15/16	8-15	<ul style="list-style-type: none"> p. 8-15 Infill, Redevelopment, and Adaptive Reuse - Add an MR Area Map (include SV MRA) 		Will revise the City MRA map in Appendix, page A-69 and add a cross reference.
25	VerEcke, Catherine	Bernalillo County	07/15/16		<ul style="list-style-type: none"> General – photo captions are in Latin 	This correction was made for the EPC draft.	
26	VerEcke, Catherine	Bernalillo County	07/15/16		<ul style="list-style-type: none"> p. 9-15 Population Growth – “Bernalillo County is expected to grow...” 	This correction was made for the EPC draft.	
27	VerEcke, Catherine	Bernalillo County	07/15/16		<ul style="list-style-type: none"> p. 9-18 Changing Preferences – “involves understanding potential lifestyle...” No footer on page. 	This correction was made for the EPC draft.	
28	VerEcke, Catherine	Bernalillo County	07/15/16	9-20	<ul style="list-style-type: none"> P. 9-21 paragraph 2 – “and the New Mexico Mortgage Finance Authority...” 		Will revise.

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29	VerEcke, Catherine	Bernalillo County	07/15/16	9-23	• P. 9-23 paragraph 3 – Add: Bernalillo County Housing Authority owns and manages – public housing units and manages the Section 8 program in the unincorporated area...		Will revise.
30	VerEcke, Catherine	Bernalillo County	07/15/16	10-9	• P. 10-9 Trail Corridors paragraph 2 – “BC has adopted the Pedestrian and Bicyclist Safety Action Plan...”		Will revise.
31	VerEcke, Catherine	Bernalillo County	07/15/16	10-22	• P. 10-22 Add Policy 10.3.8 Cibola National Forest Sandia Wilderness management plan coordination		Add a new Action 10.4.2.X.
32	VerEcke, Catherine	Bernalillo County	07/15/16	11-7	• P. 11-7 paragraph 3 – “with the majority comprising less than 10 acres.” Remove space.	This correction was made for the EPC draft.	
33	VerEcke, Catherine	Bernalillo County	07/15/16	11-12	• P. 11-12 paragraph 1 – “communities in the unincorporated area...”		Revise text as recommended.
34	VerEcke, Catherine	Bernalillo County	07/15/16	12-7	• P. 12-7 Private Wastewater Systems – “those with discharge capacities of up to 5,000 gallons” Remove space.		Revise text as recommended.
35	VerEcke, Catherine	Bernalillo County	07/15/16	12-19	• P. 12-19 Education Delivery paragraph 2 – “high school education has steadily increased.”		Revise text as recommended.
36	VerEcke, Catherine	Bernalillo County	07/15/16	13-16	p. 13-16 Air Quality – missing photo and caption	This correction was made for the EPC draft.	

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37	Rubin, Maida	MRCOG	07/13/16		We recommend the Project Team consider including a CIP project prioritization process and criteria to help select and implement projects that best meet Comp Plan Vision and transportation goals somewhere in the Comp Plan if possible. This could possibly be added as an action under the Complete Networks Policy (6.2.1).	This is not currently within the scope of this effort. The Project Prioritization is updated more frequently than the Comp Plan and should be kept as a separate document. The CIP is implicated in most actions, so it would not make sense to add to every policy. See related Policy 6.7.1. And Implementation Strategy 3, and Strategic Action 2.2.	
38	Rubin, Maida	MRCOG	07/13/16		Finally, an important opportunity to draw attention to the importance of green infrastructure as part of our transportation system should be taken advantage of in this particular chapter.	See Policy 7.6.1.b, 12.1.4.a, 13.2.2.a and f	

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39	Rubin, Maida	MRCOG	07/13/16		The concept of ‘complete streets’ also including green elements such as on-site storm water treatment and use through the use of bioswales, landscape buffers and medians, pervious pavement (where appropriate) and the use of rainwater harvesting to irrigate native trees and vegetation along roadways could be promoted in the plan. In this way, stormwater is treated as a resource to support urban vegetation rather than a waste product. This could achieve multiple benefits such as roadway beautification, traffic calming, reduction of heat island effect, reduction in costs needed for storm water treatment facilities, enhanced tree canopy, improved pedestrian conditions, and air quality. The City of Tucson includes similar elements in their Comp Plan and the City is well-regarded for their green infrastructure policies and progress.	See Policy 7.6.1.b, 12.1.4.a, 13.2.2.a and f	
40	Rubin, Maida	MRCOG	07/13/16		Potential policies (drawn from Tucson’s plan) that could be included in the transportation chapter are: 1) Encourage green infrastructure and low impact development techniques for stormwater management in public and private development and redevelopment and in roadway projects; and 2) Design and retrofit streets and other rights of way to include green infrastructure and rainwater harvesting.		Add cross reference to 6.8.1 to the policies listed in comment line 39. See also Policy 6.1.1.f, which cross references Urban Design chapter.

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41	Rubin, Maida	MRCOG	07/13/16	6-17	1. Page 6-19: An action could be placed in the Goals, Policies, and Actions section that recommends developing criteria for protected bike lanes. Also, there is an opportunity to include a policy on protected bike lanes, perhaps under the Multi-Modal System or Safety Goals. This is the type of infrastructure cities and residents are clamoring for and this presents a good opportunity to make the city more competitive in this regard.	See Policy 6.2.5.c, about choosing the best and most innovative facility design. Protected bike lanes are addressed in more detail in the Bikeways & Trails Facility Plan (Policy 6.2.5.e), which will also be reflected in the DPM.	
42	Rubin, Maida	MRCOG	07/13/16	6-39	2. Page 6-39: The addition of an action regarding using a Multi-Modal LOS was good, however, the wording may need to be made more clear and specific. MMLOS should be considered as a required alternative to the use of standard LOS.	The Comp Plan does not get to this level of specificity. We will consider this comment as we revise the DPM.	
43	Rubin, Maida	MRCOG	07/13/16	6-24	3. Page 6-26: "Regulations need to be developed and adopted to formalize a connectivity analysis, process, measures, and minimum standards. Improving the connectivity will continue to be done through Corridor Plans, corridor specific studies, and public works projects." Although connectivity is included as an action in the chapter, we recommend these proposed connectivity analysis regulations be included as an action somewhere in the Goals/Actions/Policies section (maybe System Effectiveness).	Action 6.2.1.1 addresses this topic; the requested change is not within the City's capacity to perform. Policy 6.7.2 suggests coordinating this effort at the regional level.	

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44	Rubin, Maida	MRCOG	07/13/16	6-39	4. Page 6-40: This concept (Complete Networks) is very important yet does not have enough supporting actions (the addition of an MMLOS action was a good one). Gap analysis and prioritization of needs/projects is one idea of a supporting action. Developing a lane reconfiguration/road diet policy is another (similar to the one NMDOT is developing).		Consider new action 6.2.2.3
45	Rubin, Maida	MRCOG	07/13/16	6-45	5. Page 6-46: Policy 6.3.1: This policy seems light on actions. There are no actions that address encouragement, enforcement, or evaluation. Possible ideas: conduct Road Safety Audits; conduct before and after studies to assess safety improvements; work with law enforcement on enforcement activities and programs; continue or expand programs that encourage safety such as Bike to Work Day, the Esperanza Community Bike Shop, etc.		Consider revising Ped Actions to apply to all users; add appropriate ones suggested by MRCOG.
46	Rubin, Maida	MRCOG	07/13/16	6-45	6. Page 6-45: Policy 6.3.2 (a) is a good one, and improved. We recommend taking out 'principal' in principal arterials so that this clearly applies to all arterials and collectors.		Delete "principal" in the requested location.
47	Rubin, Maida	MRCOG	07/13/16	6-49	7. Page 6-49: Under the Economy Goal, there are no actions. It appears that actions will be tracked for plan implementation, so it is critical to include actions under policies so that the goals can be attained. We recommend adding options under the policies.		Staff will consider this comment to recommend appropriate Actions.

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48	Taylor, B	Parks & Rec	07/14/16	10-12	<p>In total the Parks Department recommends that the statement be amended to read as follows: <i>A board composed of seven citizen volunteers appointed alternately by the Mayor or and City Council, <u>which</u> meets at least once monthly to implement a broad range of duties required by City ordinances, policy resolutions, and administration of the open space system. Major concerns of the Board include investment policy for the Open Space Trust Fund, acquisition of selected additional open space lands, maintenance of the existing system, plans for improvements such as trails, revegetation, or visitor access, and coordination with the Bernalillo County open space system. Meetings of the Board are traditionally convened at the Open Space Visitors' Center and are open for public participation. <u>Consistent with the requirements of the Open Meetings Act, all meetings of the Board are advertised in advance and are open for public participation.</u></i></p>		<p>Revise the narrative to reflect the comments provided by the Open Space Advisory Board and the Parks and Recreation Director.</p> <p>See comment on line 62.</p>
49	Moye, Laurie	PNM	07/12/16	4-26	<p>The Near North Valley Urban Design/Character Considerations includes "Victorian architecture of railroad era neighborhoods" which is more aptly applied to downtown, not the Near North Valley boundary as shown in Figure 4-2 on page 4-17.</p>		<p>Strike this bullet point.</p>
50	Moye, Laurie	PNM	07/12/16	4-24 - 4-28	<p>Character Considerations for the Community Planning Areas of West Mesa, Mesa del Sol and North I-25 are not available in the EPC Draft dated June 2016.</p>	<p>This will occur later during the CPA process.</p>	

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51	Moye, Laurie	PNM	07/12/16	6-15	Include a graphic illustration of the "Pedestrian Realm" (i.e. street cross-section) that also shows utility easements.	This is too much detail for the Comp Plan; diagram in other plans and perhaps also IDO. Text addresses this comment.	
52	Moye, Laurie	PNM	07/12/16	7-26	In Goal 7.6 Context-Sensitive Infrastructure, Policy 7.6.3, Action 7.6.3.1 on page 7-26, this Action Item should not be applied citywide as it takes certain existing sector development plan language from a specific sector development plan and places it out of context. Both plans cited involve only distribution level of electric overhead lines. The cost to implement this Action Item must be approved by the NMPRC and the cost will be borne by either the City directly or by PNM's customers within the City.		Modify Policy 11.3.1 and Action 11.3.1.1. Modify Policy 7.6.3.e and Action 7.6.3.1. Note: This text does not apply citywide; only to designated View Corridors, which are defined in Heritage Conservation and IDO.
53	Moye, Laurie	PNM	07/12/16	7-20	Clarify which "utility enclosures" are intended in Action 7.3.2.1 (also in the Implementation matrix pg. 14-35)	This Action is intended to include all utility enclosures; listing some may unintentionally exclude others.	
54	Moye, Laurie	PNM	07/12/16	8-11	Unnecessary to compare ABQ to Portland.	This comparison adds value to the discussion of tech and energy sectors.	
55	Moye, Laurie	PNM	07/12/16	12-28	Provide clearer guidance to utilities.	Provided in Policy 12.1.1.b, regarding Urban Design Policy 7.6.3.	

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56	Moye, Laurie	PNM	07/12/16	vi	Missing Chapter 7 Figures		Add figures from Chapter 7 to the TOC; change image on page 7-9 to Figure 7-1.
57	Moye, Laurie	PNM	07/12/16	7-12 7-13	Policy text refers to Figures that are actually tables (on multiple pages throughout the Policies).		Will change policy language to refer to Tables
58	Dekojova, Jitka		07/12/16		There are many instances, where the draft mentions "LANDSCAPING". This term is misleading, degrading to the profession of landscape architects, and purely unprofessional. I suggest to use "landscape design", "landscape", or "landscape elements" (as fitting to the context) instead. (Section 7.1.2.5)		Search for references to "landscaping" and adjust language.
59	Hines, Loren	Open Space Advisory Board	07/12/16	10-5	B. Page 10-5: Challenges. Number four "Mandate to manage Open Space..." could be improved with a reminder of the additional costs associated with expanding open space holdings. Maintenance of the current open space is not adequately funded.	The first bullet in this list addresses financial constraints.	
60	Hines, Loren	Open Space Advisory Board	07/12/16	10-5	C. Page 10-5: Challenges. Number six "timing acquisition concurrently". The timing of open space acquisitions could better be viewed as "coordinated" or "sequenced" with development. The word concurrently implies at the same <i>time</i> .		Will revise.
61	Hines, Loren	Open Space Advisory Board	07/12/16	10-11	D. Page 10-11: Paragraph three, reference to "level of service". The City's ability to respond to increasing population and use of our open spaces calls for a "Use Plan", based on research into the volume and types of future demands. This would be an appropriate place to call for the development of a Use Plan.		Will consider adding an Action 10.3.4.1.

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62	Hines, Loren	Open Space Advisory Board	07/12/16	10-12	E. Page 10-12: Last paragraph referring to the Open Space Advisory Board. This short description is inadequate to provide the reader with understanding of how the board of volunteers serves the public interest in the planning and management of the huge land holdings and Trust Fund of our open space system. We suggest the following replacement, with the heading The Open Space Advisory Board: "A board composed of seven citizen volunteers appointed alternately by the Mayor or City Council meets at least once monthly to implement a broad range of duties required by City ordinances, policy resolutions, and administration of the open space system. Major concerns of the Board include investment policy for the Open Space Trust Fund, acquisition of selected additional open space lands, maintenance of the existing system, plans for improvements such as trails, revegetation, or visitor access, and coordination with the Bernalillo County open space system. Meetings of the Board are traditionally convened at the Open Space Visitors' Center and are open for public participation."		<p align="center">Revise the narrative to reflect the comments provided by the Open Space Advisory Board and the Parks and Recreation Director.</p> <p align="center">See comment on line 48.</p>

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63	Hines, Loren	Open Space Advisory Board	07/12/16	10-14	F. Page 10-14: Third paragraph regarding purchase of additional lands. This paragraph is now out of date. We suggest the following replacement: "Financing of land acquisitions has depended on many sources of funds. The Open Space Trust Fund is invested and will provide increasing acquisition and maintenance funds for future budgets. In 2016, the City Council authorized a twenty-year program of bond issues with two (2) percent of general obligation bond proceeds dedicated to the open space program. This is estimated to provide approximately \$30 million for the open space system."		Will revise.
64	Hines, Loren	Open Space Advisory Board	07/12/16	10-22	G. Page 10-22: Preserve the ceja from Central Avenue south to its terminus, north of I-25, as Open Space.		Revise to include the area between Central Ave. south to the Bernalillo County limits, to be consistent with the Proposed Open Space map.
65	Hines, Loren	Open Space Advisory Board	07/12/16	10-23	H. Page 10-23: To insert the word "Government" in between Maintain and Irrigation and add a "to" before the be. So it should read, "Design and maintain government irrigation ditches and acequias to be compatible with neighborhood character."	This content is implied by its location as a sub policy to Coordinate with MRGCD and AMAFCA.	
66	Mexal, Catherine		07/20/16		- A document is not ready for prime time when it's filled with references of "See Table X" throughout Chapter 8 and ALL the tables are labeled "Table X". (Corrected in the last week).	This correction was made for the EPC draft.	

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67	Mexal, Catherine		07/20/16		The map showing Areas of Consistency and Change, as recently as the second week in July, stated that Areas of Change were shown in blue but the only blue on the map was the river! (Corrected after my comment.)	The text of an FAQ on the project website referenced an old map and was corrected.	
68	Mexal, Catherine		07/20/16		Finally, sector plans are being discarded solely for the benefit of developers. What about the residents who developed those smart and functional sector plans for the benefit of their neighborhoods? No pun intended but developers trump residents.	Primary purpose of the project is not for developers. Sector plan content is being preserved. See Section 1.6 and Appendix C.	
69	Mexal, Catherine		07/20/16		This document is not ready to “go live” with so many errors still in it. The public hasn’t had adequate time to process and debug the document. And, finally, it’s disrespectful to give the public such an error-filled draft that is being updated as we review it.	Drafts have been available for comment since January. The project team will continue to work to respond to public comments and to improve the draft as it moves through the adoption process.	
70	Murphy, Kim		07/22/16		The consistent application of the Plan's stated criteria for Areas of Change and Areas of Consistency would result in all the Academy Property covered by the approved Site Development Plan being designated as Area of Change as shown in the January 2016 Draft. We recommend that this change be instituted in the current draft Comprehensive Plan document and that the Albuquerque Academy Master Plan (1990) be added to the list of City Master Plans in Table A-3, Appendix C.		Project team will look into any master plans that should be added to the list. If this was adopted as a Site Plan for Subdivision, it would not be considered a "Master Plan" in the City's terminology.

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71	Murphy, Kim		07/22/16		The UNM South Campus-CNM Map and Fact Sheet illustrate two different geographic areas: the smaller area (500 acres) is composed on almost entirely UNM, CNM and City land, with a minor amount of adjoining private land (approx. 2% of total). This is the area being recommended for inclusion in the CPU Employment Center for this area. The larger area (673 acres) conforms with MRCOG DASZ boundaries, and includes APS and additional private land. Statistics are presented on the Fact Sheet for this larger area for comparison purposes only.	This process has not contemplated adding any new centers or changing boundaries. Project team would need direction from decision-makers to make this change.	
72	Murphy, Kim		07/22/16		On behalf of UNM, I am requesting that the UNM South Campus-CNM Employment Center include all the land shown on Attachment 1 totaling 500 acres, and that these areas be further designated as "Areas of Change" in the 2016 Comprehensive Plan Update.	See line 71. Unless the Center boundary is changed, it would not be considered part of an Area of Change. UNM and CNM are not subject to the City's policies or regulations, so this change may be of limited use.	
73	Murphy, Kim		07/22/16		1. The Comprehensive Plan is intended to "guide private development land use decisions" and "has the power to shape land use and zoning decisions" (Section1.3). The CPU and IDO are closely connected in the ABC-Z Project. What the function and relation of the documents vis-a-vis use of private land? As merely a "guide", what about the concern that the Comprehensive Plan transitions into a land use regulatory document, as some statements in the current draft suggest?	The Comp Plan is used to guide decisions about zone changes and new regulations.	

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74	Murphy, Kim		07/22/16		<p>2. Related to the foregoing, how will the CPU be amended to reflect desired changes in growth patterns and land use, specifically with respect to Areas of Change, Areas of Consistency and Centers & Corridors? Chapter 14: Implementation, which was only made public very recently with the EPC June 2016 Draft, addresses public polices, strategies and actions only. How will private landowners propose modifications to the Plan, and further its policies, particularly in instances when future circumstances conflict with Plan guidance?</p>	<p>Policy 5.7.3 addresses additions of Centers & Corridors. Private landowners will be involved in each Community Planning Area assessment. The Comp Plan would be updated every 5 years, described on page 14-6.</p>	
75	Murphy, Kim		07/22/16		<p>3. Eliminating current Area Plans and Sector Plans in favor of one comprehensive policy document is laudable. However, incorporating virtually all land use policy statements from those plans creates an unwieldy, massive document. It also creates situations where policies uniquely created to address a particular local issue are applied broadly. I have suggested previously that many of these policies are better suited as "placeholders" in to-be-completed Community Planning Area Assessments, which will be the subject of more focused review in the future.</p>	<p>Staff has attempted to apply policies from Area and Sector Plans that represent best practices that should be extended citywide or to specific areas identified in the policy language. More information is needed about which policies should remain specific to an area. Chapter 4 includes placeholders for area-specific policies to be developed through the City's CPA assessments.</p>	

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76	Murphy, Kim		07/22/16		4. The Comprehensive Plan identifies Areas of Change as the primary areas for accommodating new growth and development, which includes designated Centers & Corridors. However, the EPC June 2016 Draft places great emphasis on Centers & Corridors as the principal form of that new growth and development and gives short shrift to other portions of Area of Change. While development should be encouraged in Centers & Corridors, overemphasis on this form is too limiting.	More information is needed about where in the document language should be changed.	
77	Murphy, Kim		07/22/16		5. Emphasis on high-density residential and mixed-use development ignores MRCOG projections which show that, while the growth rate of multi-family housing is expected to exceed that of single-family housing, about two-thirds of new housing growth by 2040 will be single-family. And, since the Plan prohibits single-family housing in Centers & Corridors, where will this new growth occur?	Comp Plan language discourages zone changes to single family uses in Centers but does not prohibit single-family development if that zoning currently exists. There is significant land available in unincorporated Bernalillo County where single-family development will be appropriate. The housing analysis for the Comp Plan shows more market demand for rental units and other housing types than the MRCOG projections.	

STAFF RESPONSES TO COMMENTS

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78	Murphy, Kim		07/22/16		6. The Plan discusses the need to encourage "infill" development and denounces "sprawl" or "fringe" development. While public policies that support infill are important and necessary, it should be acknowledged that SB 241 adopted in 2003 limits the City's ability to annex land without approval of the County. The implication of this limitation is that the City's municipal boundaries are constrained, and may be so in the future, such that by 2040 (the time fame of the Plan) a large portion of the available City land may be "built-out" and at some point the City may become "land-locked" by other jurisdictions. Therefore, it's vital that the City have reasonable, accommodating and market-driven plans and policies to deal with new growth, development and re-development. If they become, or perceived to be an obstacle, new growth will shift to surrounding jurisdictions and the City will be burdened with the adverse regional consequences (traffic, air pollution, economic & tax base erosion, etc.) of development beyond its borders.	Comp Plan language emphasizing the need for infill within the City boundaries is intended to reflect the new reality that the City cannot annex County land over its objections. Staff believes the Comp Plan policies are reasonable, accommodating, and market-driven.	
79	Nelson, Robert	Historic Neighbor- hoods Alliance	07/22/16		The Historic Neighborhoods Alliance (HNA) is writing to express our concerns about the upcoming vote for ABC-Z Comprehensive Plan. While many of our members have attended the various public meetings hosted by the Planning Department in regards to the Comprehensive Plan, we have not been able to attend all of them due to our obligations to our jobs and dedication to community activities and our families.	Public engagement was designed to offer many opportunities throughout the process, during days and weekends, to accommodate busy schedules as much as possible.	

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80	Nelson, Robert	Historic Neighbor- hoods Alliance	07/22/16		We are concerned that the proceedings for the Comprehensive Plan have been inequitable to populations directly impacted by the plan, specifically people of color and people who experience poverty. We are also familiar with the Charter of the New Urbanism, which hosts a growing number of developers who see New Urbanism as a way to right some of the wrongs in their profession without neglecting their profits. One major tenet of New Urbanism is that in building and rebuilding towns and cities, we should respect the historical patterns, precedents and boundaries that made earlier settlements flourish.	The Comp Plan update is not driven by New Urbanism. It does set out policies to respect historical patterns and the distinctions that make places and neighborhoods special.	
81	Nelson, Robert	Historic Neighbor- hoods Alliance	07/22/16		The HNA agrees with these values. While the Comp Plan does express this respect rhetorically, we have reason to be concerned, as evidenced by recent actions (the attempt to usurp funds from Housing & Neighborhood Economic Development Fund, Santolina development, Albuquerque Rapid Transit project), as well as some troubling language within the current draft of the Comp Plan, that the city will not practice what it preaches.	While the Comp Plan cannot ensure good actions by all departments within the City, it sets out policy direction to protect historic areas and distinct neighborhoods. More information is needed about where in the document troubling language appears.	

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82	Nelson, Robert	Historic Neighbor- hoods Alliance	07/22/16		We understand the plan is in draft form. However, the continued updating has created difficulties for the community to provide meaningful, complete feedback. The individual sector development plans have been discarded without any public notification process to inform neighborhoods and gain their input on these changes. In light of this, we question why Bernalillo County is keeping their sector development plans, while the city is not.	See line 69 for discussion of draft updates. Sector Plans have not been discarded. See line 68. Bernalillo County has 6 sector plans, with no overlapping boundaries and zoning that generally ties to the County zoning code. The City has over 60 sector plans, with overlapping boundaries, that establish more than 235 unique zones outside of the City's zoning code. The County's framework remains workable, while the City's is not.	

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83	Nelson, Robert	Historic Neighborhoods Alliance	07/22/16		We have larger concerns over the implications of what we've cited above. This includes the elimination of individual neighborhood identities, which has raised human and civil rights concerns amongst our neighbors, as we are directly impacted by the changes of the plan, and subsequently, the proposed Integrated Development Ordinance (IDO), which is also in a draft phase.	Neighborhood associations boundaries are not affected by the Comp Plan update. The Comp Plan adds an entire chapter about Community Identity in part to respond to the desire to acknowledge distinct community identities. The Assessments are another attempt respond to this request. See line 68.	
84	Nelson, Robert	Historic Neighborhoods Alliance	07/22/16		We appreciate that you have received our input and would like to see this input reflected at the hearing dated for August 4th, 2016.	N/A	
85	Rusk, David		07/05/16	3-6	Develop a concise vision in one or two sentences	There is a brief vision on page 3-6.	
86	Rusk, David		07/05/16		Address annexation more thoroughly		Add paragraph to Chapter 2 that explains State law removed the City's ability to annex over the County's objections.
87	Rusk, David		06/29/16		Explain why no more annexation is anticipated more clearly and change policy		See Line 86.

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88	Rusk, David		07/14/16	8-13	The Comp Plan devotes an entire chapter to the City’s and County’s economic development activities while belatedly acknowledging that on 8-13 “City and County governments are largely dependent on the efforts of local education institutions and nonprofit organizations to coordinate and provide training.”		Consider moving this text earlier in the chapter.
89	Rusk, David		07/14/16	10-5	Similarly, chapter 9 acknowledges that in 10-5 “City parks are also located on land owned by the Board of Education and managed to serve the adjacent school as well as the public” but doesn’t develop that point.	Staff is unclear about what point needs to be more fully developed.	
90	Rusk, David		07/14/16		Albuquerque Public Schools must be a central player in and focus of the ABC Comp Plan. The overriding reason is not that, discounting city ownership of the public right-of-way, APS is probably the city’s largest land owner, but that “housing policy IS school policy” and, conversely, that “school policy IS housing policy.” I will explain both of these observations in detail.	Staff agrees that this coordination should take place; however, the Comp Plan does not direct the actions of APS. The Infrastructure and Services chapter has policies regarding coordination and collaboration with APS.	
91	Rusk, David		07/14/16		In short, (and certainly supported by scores of studies by more qualified educational researchers than I), in a nation where public education is largely based on neighborhood schools, “housing policy is school policy.” Where a child lives largely shapes what kind of educational opportunity the child has – not in terms of how much money the school board is spending on the neighborhood school, etc. but in terms of who are the child’s classmates (and, presumably, playmates).	See Line 90.	

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92	Rusk, David		07/14/16		Creating Mixed-Income Classrooms. In the third memo I'll address some strategies for creating more mixed-income neighborhoods (mixed-income as contrasted by mixed-use is hardly mentioned in the Comp Plan). Here I'll share a non-housing related strategy for creating more mixed-income classrooms.	See Line 90.	
93	Rusk, David		07/14/16		I think that the Comp Plan should aggressively promote reviving this vision. Having full-workday schools fits both the changing structure of the labor market, the changing profile of families, and the Comp Plan's goals of promoting greater concentration of employment in urban centers and employment centers.	See Line 90.	
94	Rusk, David		07/14/16		There really ought to be creative ways for the two major transit systems to collaborate, especially for transporting older students. I see that UNM and CNM students get free rides on ABQ Ride. Why doesn't that happen for APS students? APS could provide a modest subsidy to ABQ Ride for a fraction of the cost to the state school transportation budget of transporting older students in school buses.	See Line 90.	
95	Rusk, David		07/14/16		Joint development of school grounds-city parks and school-based community activity centers seems almost to be an afterthought in the Comp Plan.	This effort is ongoing between Parks & Recreation and APS. Land Use Policies address co-location of institutions and services within Activity Centers.	
96	Rusk, David		07/14/16		APS really ought to be a central partner in the land use planning process.	The Infrastructure and Services chapter has policies regarding coordination and collaboration with APS.	