

CITY OF ALBUQUERQUE



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OFFICIAL NOTIFICATION OF DECISION

September 2, 2016

City of Albuquerque, Planning Dept.
600 Second St. NW, 3rd Floor
Albuquerque, NM 87102

Project# 1001195
16EPC-40031 Update to the Albuquerque/ Bernalillo
County Comprehensive Plan and associated text
amendments to the Complete Streets Ordinance (O-14-27).
City-wide.

Staff Planners: Catalina Lehner and Mikaela Renz-Whitmore

On September 2, 2016 the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL of Project #1001195/16EPC-40031, an update to the Albuquerque/ Bernalillo County Comprehensive Plan and associated text amendments to the Complete Streets Ordinance (O-14-27), to the City Council based on the following findings and subject to the following conditions for recommendation of approval:

Albuquerque
NM 87103
FINDINGS:

1. The request is for an update to the Albuquerque/Bernalillo County Comprehensive Plan (1989, as subsequently amended, the "Comp Plan"). The update, which will reflect new demographic trends and anticipated growth in the region, is designed to more effectively coordinate land use and transportation and to leverage and enhance a sense of place.
2. The Comp Plan applies to land within the City of Albuquerque municipal boundaries and to the unincorporated area of Bernalillo County (the "County"). Incorporated portions of the County that are separate municipalities are not included.
3. Council Bill No. R-14-46 (Enactment R-2014-022) became effective on May 7, 2014, which directed the City to update the Comp Plan.
4. The EPC's task is to make a recommendation to the City Council regarding the Comp Plan update. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is the Council's recommending body with important review authority. Adoption of an updated City Master Plan (Comp Plan) is a legislative matter.
5. The existing, key concept of Centers and Corridors will remain the same, as will the boundaries of existing Centers. In the City, the existing development areas (Central Urban, Developing & Established Urban, Semi-Urban, and Rural) will be replaced with Areas of Change and Areas of Consistency. In the County, the development areas will remain the same.

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6. The 2016 Comp Plan update incorporates changes in the narrative descriptions as well as the goals, policies, and actions of each existing chapter. Approximately 90% of existing Goals and policies from the City's various Sector Plans (Rank III) and Area Plans (Rank II), except for facility plans and Metropolitan Redevelopment Area (MRA) plans, have been integrated into the updated Comp Plan. Many of these Goals and policies address similar topics and/or can be expanded to apply City-wide.
7. The State Constitution and Statutes, the ROA 1994 (which includes the City of Albuquerque Charter and the Planning Ordinance), the Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Comprehensive Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. State Constitution and Statutes:

The Constitution of the State of New Mexico allows municipalities to adopt a charter, the purpose of which is to provide for maximum local self-government (see Article X, Section 6- Municipal Home Rule). The City of Albuquerque is a home rule municipality and has the authority to adopt a comprehensive plan as granted under Chapter 3, Article 19, Section 9 NMSA 1978 (3-19-9 NMSA 1978) and by the City Charter.
9. The request is consistent with the intent of City Charter Article XVII, Planning, as follows:
 - A. Section 1- The review and adoption of an updated Comp Plan is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The updated Comp Plan is written and formatted to help inform the Mayor and the Council about community priorities for the formulation and review of Capital Improvement Plans.
 - B. Section 2- The updated Comp Plan will help guide the implementation, enforcement, and administration of land use plans and regulations that reflect current trends and priorities as well as the future vision for growth and development. The Plan's implementation strategies are to: build public awareness and engagement; improve inter-governmental coordination; promote growth, development and conservation; and create an ongoing process for monitoring progress toward the vision, which will give the Council and the Mayor a common and effective framework to build upon.
10. Intent of the City Charter- Related Sections:
 - A. Article I, Incorporation and Powers- Updating the Comprehensive Plan is an act of maximum local self-government and is consistent with the purpose of the City Charter. The updated policy language of the Comp Plan will help guide legislation and provide support for necessary changes to ordinances and standards.
 - B. Article IX, Environmental Protection- The updated Comprehensive Plan reflects recent best practices for policy to guide the proper use and development of land coordinated with transportation. The update will help protect and enhance quality of life for Albuquerque's citizens by promoting and maintaining an aesthetic and humane urban environment. Committees will have up-to-date guidance to better administer City policy.

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11. Intent of the Zoning Code (Section 14-16-1-3):

The update to the Comp Plan will provide up-to-date guidance for amendments and changes to land use regulations in the Zoning Code. This will allow the Zoning Code to better implement the city's master plan - in particular the master plan documents that comprise the Comp Plan. This updated Comp Plan will facilitate a comprehensive review of land use regulations and regulatory processes to ensure that they reflect the most recent best practices and the vision for future growth and development in the city to promote the health, safety and general welfare of Albuquerque's citizens.

12. Intent of the Planning Ordinance (Section 14-13-2-2):

Updating the Comp Plan will ensure that it will reflect recent best practices for land use and transportation planning, the priority needs and desires of residents and businesses, and a vision of sustainable growth and development for the next twenty years. This will also help ensure that lower ranking plans reflect current ideas, technologies, and up-to-date demographic and market trends.

The Comp Plan update process identified several conflicting provisions in lower ranking Plans that require an updated long-range planning process. The proposed Community Planning Area (CPA) assessments will address planning issues City-wide as well as within each CPA on an on-going, proactive basis.

13. The Comp Plan update addresses the main topics in Section 14-13-1, the Planned Growth Strategy (PGS), such as natural resources conservation, traffic congestion, and infrastructure provision, as follows:

- A. Sustainable development is a key to the region's long-term viability. The 2016 Comp Plan promotes sustainable development best practices related to water resources, storm water management, multi-modal transportation, and urban design. A new chapter on Resilience and Sustainability (Chapter 13) has been added and includes sections on water quality and air quality, and discusses the importance of becoming more resource-efficient.
- B. The update addresses transportation and traffic on a regional basis. A priority is to improve mobility and transportation options (p. 1-11). The Transportation chapter (Chapter 6) discusses the importance of balancing different travel modes and providing complete and well-connected streets to provide a variety of travel options.
- C. The Land Use chapter (Chapter 5) includes policies to encourage a development pattern that will foster complete communities, where residents can live, work, learn, shop, and play, and that will maximize public investment in denser areas. One primary goal is to improve the balance of jobs and housing on each side of the river to help reduce traffic congestion and bring jobs to where people already live.
- D. The Infrastructure, Community Facilities & Services chapter (Chapter 12) covers a wide range of infrastructure systems, community facilities and public services that support the existing community and the Comp Plan's vision for future growth. The chapter emphasizes increased inter-agency planning and coordination, and ways for pooling resources to

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maximize efficiencies, bridge service gaps, and provide added value. The guiding principle of equity helps identify gaps in service provision and how they might be addressed.

14. City language that refers to the Comp Plan is found in various locations of ROA 1994. This language will need to be correspondingly revised with the adoption of the 2016 Comp Plan in order to maintain the intent of the policies and to maintain internal consistency in ROA 1994.
15. The 2016 Comp Plan update improves coordination with the Mid-Region Metropolitan Planning Organization (MRMPO) and the Metropolitan Transportation Plan (MTP), which includes a new growth forecast to 2040 and a preferred growth scenario. The Comp Plan update responds to the MTP by updating Comp Plan Corridors to be consistent with MTP corridors, coordinating Center designations with MTP center designations used to develop a preferred future growth scenario, and developing an analysis tool to analyze performance metrics based on different growth scenarios.
16. A number of elements of the existing Comp Plan will remain the same with the 2016 Comp Plan update, including:
 - A. The Comp Plan's geographic scope, which includes the area in Albuquerque's municipal limits and the unincorporated areas in Bernalillo County.
 - B. The Centers and Corridors framework as a means to encourage future growth and density in appropriate areas while protecting existing neighborhoods, natural resources, and open space lands.
 - C. Most of the goals, policies, and actions in the current Comp Plan, supplemented by those in Sector Development Plans and Area Plans adopted by the City. Approximately 90% of the City's existing 1,200 policies in these plans are represented in the 800 policies and sub-policies of the Comp Plan update.
 - D. The County's Development Areas (Rural, Reserve, Semi-Urban, Developing Urban, and Established Urban) from the existing Comp Plan will continue to be used in the unincorporated area, and their associated policies will remain unchanged.
17. The 2016 Comp Plan update has reorganized and reworded the existing Comp Plan to reflect new data and trends, be more user-friendly and provide clearer guidance to decision-makers. The most significant changes in the 2016 Comp Plan update are:
 - A. The inclusion of a Vision chapter (Chapter 3), which serves as a "People's Summary" of the plan and provides an overview.
 - B. Modifications to the Center and Corridor descriptions and the introduction of new Center and Corridor types.
 - i. Three Major Activity Centers have been re-designated as Downtown or as Urban Centers (Uptown and Volcano Heights).

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- ii. The remaining Major and Community Activity Centers have been re-designated as Activity Centers or Employment Centers.
 - iii. The new Employment Center type reflects the need for concentrated job centers.
 - iv. Certain corridors have been designated as Premium Transit corridors to be consistent with MRCOG's MTP; Enhanced Transit Corridors have been re-named and designated as Multi-Modal Corridors, and Express Corridors are renamed and designated as Commuter Corridors. Main Street Corridors have been introduced as a new Corridor type.
- C. Reorganization of the Comp Plan into ten Elements (Chapters) that reflect more recent best practices in planning as well as the needs of area residents:
- i. Community Identity and Heritage Conservation (Chapters 4 and 11, respectively) in response to public comments about the importance of neighborhood character, preserving traditional communities, and cultural landscapes.
 - ii. A new chapter, Urban Design (Chapter 7) describes design elements that support and/or constitute good design for our community, in distinct rural, suburban, and urban contexts.
 - iii. A new chapter, Resilience and Sustainability (Chapter 13), reflects community concerns about conserving natural resources, preparing for climate change and natural hazards, and creating healthy environments for people.
- D. The introduction of six guiding principles that indicate what is particularly important to residents.
- E. A new focus on coordinating land use and transportation to strengthen Centers and Corridors and to address traffic congestion on river crossings by improving the jobs-housing balance west of the Rio Grande.
- F. Two Development Areas in the City, Areas of Change and Areas of Consistency, will replace the six current Development Areas.
- G. Updated City and County Community Planning Areas (CPAs) and policies that guide the City Planning Department regularly to engage with residents and other stakeholders in 12 City CPAs on a five-year cycle of assessments.
- H. An Implementation chapter (Chapter 14) with strategic actions, performance metrics, and policy actions to be updated on a five-year cycle.
18. In 2017, City Planning Staff intend to initiate an ongoing, proactive engagement and assessment process (Community Planning Area Assessments) to work with communities throughout the City to address planning issues and develop solutions. Performance measures will be used to track progress toward Comp Plan Goals over time.
19. The public engagement process, which offered a range of opportunities for input, discussion,

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and consensus-building, featured a series of workshops and public meetings that included daytime focus groups organized by topic and evening meetings with a more traditional presentation and a question and answer session. The project team was invited to speak at over 100 meetings and local conferences. To reach more people and a broader cross-section of the community, the project team staffed booths and passed out promotional material at community events and farmers markets.

20. Articles about the ABC-Z project appeared regularly in the City's *Neighborhood News* and ads specifically for the Comp Plan update were placed in print and social media. There is also a social media page for the ABC-Z project on Facebook.
21. Staff received official written comments from agencies and interested parties. Agencies that commented include the ABCWUA, the AMAFCA, Bernalillo County, the City Parks and Recreation Department, and PNM. Their comments suggest specific revisions to clarify topics related to their agency's charge. Staff is considering all comments carefully and addressing them.
22. The comments submitted by interested parties cover a variety of topics, including but not limited to time for public review and comment, annexation, effect on vulnerable populations, and the focus on centers and corridors. Some comments express significant concerns that policies crafted to address localized issues are applied broadly and that sector plans are being replaced. Staff is considering all comments carefully and addressing them.
23. The EPC held two advertised and noticed public hearings, on August 4 and August 25, 2016, to elicit public comments and participation for the record.
24. Planning Department Staff and City Council Staff will continue to collaborate regarding themes raised in the August 2016 Staff Report, and in public, departmental, and agency comments, to consider any additional information that should be included in the Comp Plan update.

CONDITIONS:

1. The comments and recommendations made by the **City Parks & Recreation Department and the Open Space Advisory Board** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
 - A. On page 10-11, coordinate with City and County Parks & Recreation Departments to determine if it is appropriate to add a new Action 10.3.4.1 about development of a User Plan for Open Space. See comment #61.
 - B. On page 10-12, revise the narrative related to the Open Space Advisory Board to reflect the comments provided by the Open Space Advisory Board and the Parks and Recreation Director. See comments #62 and #48.
 - C. On page 10-14, third paragraph in the City Funding section, replace as follows: "Financing of land acquisitions has depended on many sources of funds. The Open Space Trust Fund is

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- 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." See comment # 63.
- D. On page 10-19, delete sub-policy 10.2.2.b, to reflect Parks & Recreation's comment that sub-policy 'a', improving lighting, site design, and durable materials, is the action that solves the challenge of cruising, traffic, and drinking in and around parks. See comment # 98.
 - E. On page 10-22, Action 10.3.7.1, revise the text to be consistent with the Proposed Open Space map as follows: "Preserve the ceja from Central Avenue south to the Bernalillo County limits." See comment # 64.
2. The comments and recommendations made by **AMAFCA** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. On page 10-9, add the New Mexico State Land Office to the list of regulating agencies to the paragraph on the Rio Grande Valley State Park. See comment #4.
 - B. On page 10-11, add AMAFCA to the list of partner agencies that are responsible for the Valle de Oro National Wildlife Refuge. See comment #5.
 - C. On page x, add Environmental Protection Agency (EPA) to the list of acronyms and add EPA before all references to the MS4 Permit. See comment #6.
 - D. On page 12-9, Figure 12-1, revise the legend from "AMAFCA Detention Dam" to "Detention Dam" to reflect that some are owned and maintained by the City or other agencies. See comment #7.
 - E. On page 12-29, revise Action 12.1.4.1 to read: "Facilitate coordination with area agencies to secure sufficient funds..." to reflect the need to coordinate with multiple agencies, not just AMAFCA. See comment #8.
3. The comments and recommendations made by **Bernalillo County** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. On page 4-18, Figure 4-3, remove the boundaries for the Community Planning Areas (CPAs) to improve the legibility of the map. See comment #9.
 - B. On page 4-22, add the following text: "In 2000, the SWAP was updated in accordance with the Comp Plan as a Rank II Area Plan." See comment #10.
 - C. On page 5-21, Figure 5-6, amend the map to darken Quail Ranch/Rio Rancho, so that it clearly shows as another jurisdiction, and not part of Bernalillo County's Development Areas. See comment #16.
 - D. On page 6-27, revise the first sentence of the Bernalillo County section to read: "The

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- County's Technical Services Department of the Public Works Division...". See comment #19.
- E. On page 6-45, revise Policy 6.3.1.d to apply to City and Bernalillo County, i.e. add "BC" to the end reference [ABC]. See comment #20.
 - F. On page 8-13, revise the second paragraph of the Government Jobs and Spending section to refer to 2011, not 2008. See comment #23.
 - G. On page A-69, revise the Metropolitan Redevelopment Area (MRA) map to include the South Valley MRA, and add a cross reference to this map on page 8-15. See comment #24.
 - H. On page 9-23, add the following sentence to the end of the first paragraph: "Bernalillo County Housing Authority owns and manages public housing units and manages the Section 8 program in the unincorporated area." See comment #29.
 - I. On page 10-23, add a new Action to Policy 10.4.2, System Planning, to: "Coordinate with the US Forest Service in their updates to the Cibola National Forest and Cibola Wilderness Forest Plans." See comment #31.
4. The comments and recommendations made by **MRCOG** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. On pages 7-25, 12-29, 13-24, in Policies 7.6.1, 12.1.4, and 13.2.2, respectively, add a cross reference to Policy 6.8.1 to connect the policies related to respecting the natural and cultural context in the location and design of roadways with considerations for green infrastructure and low impact stormwater management. See comment #40.
 - B. On page 6-39, add new actions to Policy 6.2.1, Complete Networks, to perform a gap analysis for and prioritization of projects for each mode and to develop a lane reconfiguration/road diet policy that is in line with NMDOT's approach. See comment #44.
 - C. On page 6-45, add new actions to Policy 6.3.1 that would provide more guidance on appropriate encouragement, enforcement, and evaluation efforts, as recommended by MRCOG and supported by DMD and Parks and Recreation. Consider revision of Action 6.3.2.1 to apply to all users, not just pedestrians, in Policy 6.3.1. See comment #45.
 - D. On page 6-49, Goal 6.6 Economy, consider addition of Actions to implement the goal and related policies, in order to provide steps to attain the goal and actions to track for plan implementation. See comment #47.
5. The comments and recommendations made by **PNM** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. On page 4-26, strike the bullet point about Victorian architecture in the Near North Valley Community Planning Area. See comment #49.
 - B. On page 7-26, modify Policy 7.6.3.e and Action 7.6.3.1 and on page 11-25, modify Policy

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- 11.3.1 and Action 11.3.1.1 to specify that undergrounding electric distribution lines is to be prioritized only in *designated* view corridors, to avoid confusion about which locations this policy applies. See comment #52.
- C. On page 7-9, relabel the captioned image as a Figure, 7-1. On page vii, add "Figure 7-1" to the Table of Contents. See comment #56.
6. The comments and recommendations made by **Kim Murphy, on behalf of the Albuquerque Academy**, shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. Review approved Site Development Plans for Subdivision that are also labeled "Master Plan" to determine if they are more appropriately considered Master Plans for the purpose of inclusion as an Area of Change. See comment #399.
- B. Include the Albuquerque Academy Master Plan on the list of plan areas to be included as an Area of Change. This will convert the remainder of the property to be an Area of Change, except for the private park, which falls within the criteria for an Area of Consistency. See comment #399.
7. The comments and recommendations made by **Kim Murphy, on behalf of the University of New Mexico**, shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. On page 5-15, Figure 5-5: Centers & Corridors, change the designation of UNM South Campus to Employment Center, to be consistent with UNM's plans for the area. See comment #400.
- B. Revise the boundaries of the UNM South Campus Employment Center to include the entire land area owned by UNM, and guided by their Master Plan. See comment #400.
8. The comments and recommendations made by **community reviewers** shall be evaluated and incorporated into the draft Plan as feasible and appropriate.
- A. Chapter 1
- i. Revise for brevity and clarity. See comment #143.
- ii. On page 1-12, Section 1.7.2, add a cross reference to section 5.1.2.5 starting on page 5-24 and Appendix L. See comment #144.
- B. Chapter 2
- i. On page 2-8, section 2.4.1, add paragraph to Chapter 2 that explains State law removed the City's ability to annex over the County's objections. See comment #86.
- ii. On page 2-11, Section 2.4.5 Coordinating Regional Growth, add paragraphs about ABCWUA. See comment #135.
- C. Chapter 3
- i. Revise to explain the structure of each chapter but remove other content in the interest of

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brevity and clarity. See comment #157.

- ii. On page 3-34, add a new sub-policy to Policy 5.1.11 similar to Policy 5.1.10.b. to protect single-family areas. See comment #179.
- iii. On page 3-6, third paragraph, add phrase about protecting rural areas. See comment #135.
- iv. On page 3-6, revise the narrative to add the following phrase: "while protecting the safety and health of those living and working along the transportation network." See comment #333.

D. Chapter 4

- i. On page 4-2, insert a new text box similar to the one found on page 13-2 to define "equity" as used throughout the Comp Plan. Revise definition on page A-18 to be consistent. See comment #279.
- ii. On page 4-8, Figure 4-1, edit the map to make the CPA naming consistent for the Mid-Heights CPA (i.e. not Uptown). See comment #406.
- iii. On page 4-12, in the text box, first sentence of the second paragraph, delete "the" and "area" before and after "Uptown" so that the text refers specifically to Uptown Urban Center, not adjacent single-family neighborhoods. See comment #407.
- iv. On page 4-15, add a reference to updating Facility Plans in first paragraph, to ensure discoveries made during the CPA process will inform amendments to the appropriate plan or regulation. See comment #117.
- v. On page 4-15, rewrite the second sentence of the first paragraph to read: "Every four months, City staff will work with stakeholders in one CPA to assess development, demographic, and health trends; identify important character elements in neighborhoods and special places; identify area challenges and any problematic land uses; recommend changes to Comp Plan policies or zoning regulations to address issues; and prioritize capital projects and partnerships that can leverage opportunities for area revitalization and enhancement." See comment #192.
- vi. On page 4-15, at the end of the first paragraph, add a cross reference to Appendix D for more detailed description of the CPA process. See comment #519.
- vii. On page 4-31, Policy 4.1.4.c, revise to read as follows: Encourage transformative change in neighborhoods expressing the desire for revitalization." See comment #474.
- viii. On page 4-33, add a new Policy 4.3.1 to read: Perform Community Planning Area Assessments. Move Actions under each CPA to become 3 new sub-policies under 4.3.1. In Goal 4.3, delete: "Follow area-specific policies to." See comment #162.

E. Chapter 5

- i. On page 5-3, change "Separating" to "Buffering." See comment #164.
- ii. On page 5-9, add to the end of the first paragraph under the heading "Development Areas" the following sentence: "County and City Development areas are discussed in

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- more detail Section 5.1.2.4 for the County and Section 5.1.2.5 for the City and are shown in Figure 5-6 and Figure 5-7, respectively." See comment #171.
- iii. On page 5-18, in the description of Premium Transit Corridors, add language about the spacing of stations in different contexts. See comment #350.
 - iv. On page 5-30, add a cross reference as a new n) under Policy 5.1.1 to refer the reader to the Parks & Open Space chapter. See comment #182.
 - v. On page 5-30, add a cross reference as a new l) under Policy 5.1.3 to refer the reader to the Infrastructure chapter. See comment #183.
 - vi. On page 5-37, Policy 5.3.4, add a cross reference to Policy 12.5.3.a, and on page 5-29, Policy 5.1.1, add a cross reference to Policy 12.5.3.a. See comment #134.
 - vii. On page 5-38, Action 5.3.6.2, revise to read as follows: "Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts." See comment #193.
 - viii. On page 5-38, Policy 5.3.6, revise text to read: "Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully, equitably, and evenly, and work to minimize their impacts on surrounding areas through policies, regulations, and enforcement." See comment #194 and #484.
 - ix. On page 5-38, add a new Policy before Policy 5.3.5 as follows: "Discourage zone changes from non-residential to residential uses other than senior housing when local public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units" to reflect currently adopted policies 1.3 and 2.5 of the West Side Strategic Plan. On page 12-32, add to Policy 12.2.3.d: Change "APS" to "public." Add to Appendix D: school capacity information as part of the data gathered for each CPA Assessment Report. See comment #408.
 - x. On page 5-38, add new Action 5.3.6.4 to map objectionable land uses as they are identified through the CPA process to identify potential concentrations; analyze existing policies, regulations, and processes that address them; and recommend any changes to mitigate negative impacts on the immediately surrounding area. See comment #106.
 - a. On page 4-32, Policy 4.2.1, add a cross reference to 13.5.4 and 5.3.6.
 - b. On page 5-38, Policy 5.3.6, add a cross reference to 4.2.1 and 13.5.4.
 - c. On page 13-31, Policy 13.5.4, add a cross reference to 4.2.1.
 - xi. On page 5-48, Policy 5.6.2.f, add "stormwater runoff, contaminants," before "noise." See comment #206.
 - xii. On page 5-50, Policy 5.7.1, add a cross reference to Policy 4.1.4 for Policies related to partnerships and investments to reinvest in neighborhoods. See comment #208.
 - xiii. On page 5-52, add new Action 5.7.4.2 as follows: "Engage communities through the CPA Assessment process to assess zoning regulations and adopted policies and recommend updates to the IDO or Comp Plan. [A]" See comment #211.

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F. Chapter 6

- i. On page 6-9, insert a reference to the map of Limited Access Facilities in the MTP (Futures 2040 MTP, Map 3-10). See comment #351.
- ii. On page 6-12 and 6-13, combine text currently under the heading Bus Rapid Transit into the text under heading High-capacity Transit to be more concise. See comment #212.
- iii. On page 6-19, add a new Section 6.1.2.3 that discusses health and environmental impacts of the transportation network, including air quality, crashes, and noise. See comment #212.
- iv. On page 6-19, Section 6.1.2.3 Connecting Land Use & Transportation, add text regarding transportation-related noise and mitigation. See comment #347.
- v. On page 6-26, in the third paragraph, delete the first sentence. Add a new second sentence to read as follows: "As the largest metropolitan area in the state, Albuquerque has high rates of crashes involving pedestrians and cyclists." See comment #213.
- vi. On page 6-32, Policy 6.1.1.b, add text to the beginning of the policy as follows, "On major streets..." See comment #214.
- vii. Beginning on page 6-33, Tables 6-3 through 6-8, change the heading -- "Access Control" -- to read: "Access Management." See comment #217.
- viii. On page 6-40, Action 6.2.3.3, revise to read as follows: "As development occurs along Commuter Corridors, consider grade-separated crossings, special signalization, and/or other alternatives that improve access for pedestrians and cyclists and improve safety for all modes of transportation." See comment #220.
 - a. On page 6-41, Policy 6.2.5, add a new sub-policy c) to read as follows: "Where bikeways and trails are planned along streets with high traffic speeds or volumes, including Commuter and Multi-Modal Corridors, provide buffered bike lanes and/or off-street trails to allow the greatest separation between cyclists and automobiles." See comment #217.
 - b. On page 6-43, add a new sub-policy 6.2.8.f to encourage ride-sharing programs. On page 6-43, add a new sub-policy 6.2.8.g to improve signal-timing. See comment #357.

G. Chapter 7

- i. On page 7-9 and 7-10, section 7.1.2.5 Landscaping, revise narrative to better reflect the intent of the text as "landscape design," "landscape," or "landscape elements," as appropriate to the context. See comment #58.
- ii. On page 7-20, Action 7.3.2.1, revise text to read: "Develop design standards for lighting, utility enclosures compatible with safety codes, walls, and landscape design that create a high-quality built environment with lasting character that draws on regional styles and traditions." See comment #481.
- iii. On page 7-21, Policy 7.2.1, add a cross reference to Ch. 6 Transportation Policy 6.2.4 and 6.5.2. On page 6-41, Policy 6.2.4, and on page 7-18, policy 7.2.1, add a cross

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reference to 6.5.2, to connect the concepts of walkability, pedestrian network design, and ADA accessible design. See comment #389.

- iv. On page 7-22, Policy 7.4.2.b.iii, add the phrase "except where residential parking permits are used" to the end of the sentence, to clarify that on-street parking credits cannot be applied where there are residential permit parking areas. See comment #334.
- v. On page 7-26, Policy 7.6.3.b, revise text to read "Minimize disturbance to environmentally such as Major Public Open Space, cultural landscapes, and designated view corridors and minimize visual impact of utilities with careful siting and design." See comment #478.

H. Chapter 8

- i. On page 8-8, delete second sentence of the second paragraph under the heading "Wages." Delete Table 8-3. On page 8-10, Table 8-4, add the year for which the data was generated in the title name. See comment #234.
- ii. On page 8-10, add the following chapter cross references, to the sentence at the end of the third paragraph on page 8-10: "Community Identity, Land Use, Resilience & Sustainability." See comment #233.
- iii. On page 8-20, under 8.1.2.7, heading "Office Capacity," revise paragraph to add a definition of Class A and Class C. See comment #236.

I. Chapter 9

- i. On page 9-9, revise text to consistently reflect updated data. See comment #244.
- ii. On page 9-13, add text to the last paragraph to discuss a land trust as a strategy to lower development costs. See comment #248.
- iii. On page 9-25, Goal 9.1, shift language to aim toward mixed-income neighborhoods, instead of only for a range of housing types and price levels. See comment #322.
- iv. On page 9-26, Policy 9.1.2, strike the phrase "in appropriate areas" so that the policy for affordable housing applies to all areas. See comment #319.

J. Chapter 10

- i. On page 10-4, Staff will work with Parks & Recreation departments to compare our region to national data and add this text to. See comment #251.
- ii. On page 10-21, Policy 10.3.6.e, revise to read as follows: "Limit utilities and roads to areas that are least sensitive to disturbance, avoiding the following areas: Piedras Marcadas Canyon, the point where the mid branch of the San Antonio crosses the Escarpment, the Marsh peninsula, and Rinconada Canyon, and the escarpment immediately south of Rinconada Canyon." See comment #385.

K. Chapter 11

- i. On page 11-23, Goal 11.2, revise language to read "Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to

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- strengthen our sense of identity." Add Policy 11.2.2.a: "Encourage the adaptive reuse of historic structures as a strategy to preserve character and encourage reinvestment." See comment #471.
- ii. On page 11-25, Goal 11.3, revise the text, "and sub-areas" to "cultural landscapes and view corridors." In Policy 11.3.1 and associated sub-policies, revise language related to views for consistent reference to "view corridors." See comment #479.
 - iii. On pages 11-26 and 11-27, Action 11.3.1.2 and Policy 11.3.4.e, revise to include reference to reflectivity. See comment #382.
 - iv. On page 11-27, Policy 11.3.4.d, add "and mitigate" after "minimize." Add to page 11-15, above the heading Petroglyph National Monument, a new paragraph about the impacts of development on these resources. Add a cross reference to Section 13.1.3.4 Natural Resources. See comment #372.
 - v. On page 11-31, Policy 11.4.5.a, replace the text to read as follows: "Protect archaeological resources and rock outcroppings on the Northwest Mesa through in-place avoidance, if possible, or mitigation." See comment #378.

L. Chapter 12

- i. On page 12-6, revise language as follows: "Through ongoing conservation efforts, Albuquerque has achieved a daily per capital water use below the maximum set through the San Juan Chama Drinking Water Project of 155 gallons per capita per day" to clarify that we have achieved a better per capita water use rate than the permit specified. See comment #258.
- ii. On page 12-12, first paragraph on third text column, change "provision" to "department." See comment #260.
- iii. On page 12-12, revise last sentence in second paragraph under the heading "Landfills" to read as follows: "Convenience centers located throughout the city and county provide residents the opportunity to dispose of their refuse and recyclables." See comment #261
- iv. On page 12-21, first text that appears, replace "more mature" with "older." See comment #264.
- v. On page 12-33, Policy 12.3.2, add a cross reference to a new sub-policy a) in Policy 13.5.3 to read as follows: "Recognize, analyze, and minimize the potential adverse, disproportionate impact on at-risk communities in siting new public infrastructure and services." Add cross reference in Policy 13.5.4 to new sub-policy in 13.5.3. Add cross references between Policy 5.3.6 and Policy 13.5.3. See comment #272.
- vi. On page 12-39, Policy 12.5.4, add "and water" before "lines." See comment #278.

M. Chapter 13

- i. On page 13-17, Unique Landforms and Habitat Section, incorporate the following sentences: "Unique geological formations and land forms are fragile and valuable environmental resources that harbor plant and wildlife. Disturbances to the natural environment, in particular to the drainage, basaltic caprock, slopes and vegetation could

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result in erosion and caving of slopes and boulders and pose a threat to the public safety and welfare by impacting existing and future downstream and down slope development." See comment #372.

- ii. On page 13-20: Add a new first bullet with text as follows: "Ensuring meaningful participation of residents who may be impacted by proposed policies, plans, or projects in the Community Identity chapter." See comment #288.
- iii. On page 13-20: Move the endnote from the paragraph to the header. See comment #289.
- iv. On page 13-24, Policy 13.5.3 and 13.5.4, add a cross reference to address impacts on communities. See comment #290.

N. Chapter 14

- i. On page 14-8, Implementation Strategic Action 2.1, add a bullet to describe key opportunities with APS, including school siting, growth trends and school capacity, and joint-use of facilities. Add ABCWUA to the list of entities to coordinate with in the 4th paragraph under Description. See comment #321.
- ii. On page 14-10, first bullet, replace "City's planning priorities" with "Comp Plan goals and policies." See comment #304.
- iii. On page 4-14, add a new sentence to the last paragraph under the heading "Furthering Community & Neighborhood Engagement" to explain the idea of Citizens Academy and cross reference to Ch. 14 Strategic Action 1.2 and Appendix D where it is discussed in more detail. See comment #309.
- iv. On page 14-18, Policy Implementation Action Matrix introduction, add a paragraph that describes Table 14-1 as a consolidation of the Actions listed in each chapter, by policy, and it is intended to facilitate tracking of the actions and to demonstrate progress towards implementation of the Comp Plan. See comment #142.

O. General

- i. Staff will review the Comp Plan to identify potential appropriate changes based on the comment to replace the word "urban" throughout the Comp Plan with the word "Community." See comment #520.
- ii. Staff will review the draft Comp Plan to ensure there is no conflict with the 2010 Electric Facility Plan. See comment #476.
- iii. Staff will work with MRCOG, which maintains data layers that identify vulnerable and sensitive areas, to add text to define these areas and a new map. See comment #284.

P. Appendices

- i. On page A-13, Appendix B, add a definition for by-right zoning as follows: "zoning that does not require a discretionary public hearing to approve projects for permitted uses that meet required design standards. Sometimes referred to as 'straight zoning.'" See comment #209.
- ii. On page A-23, add "sprawl" to the list of definitions. See comment #174.

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- iii. On page A-32 and A-33, Appendix D, add sentence that Facility Plans and the IDO should be amended as needed based on recommendations to ensure discoveries made during the CPA process will inform amendments to the appropriate plan or regulation. See comment #117.
 - iv. On page A-69, Figure A-25, add County MR areas to the map. See comment #204.
 - v. Add a new Appendix to contain a map of NM Department of Health boundaries compared to CPA boundaries. See comment #160.
 - vi. Add a new Appendix K to include a list and map of current recognized City and County Neighborhood Associations, with a brief description of how these associations work. See comment #518.
9. Planning staff shall revise the draft Comprehensive Plan to disaggregate and further refine the policies listed below, which contain multiple concepts, to make them clearer and easier to apply effectively to future development projects. These shall be identified with text tracking in a Council redline version of the draft Comprehensive Plan, including but not limited to:
 - A. Policy 4.1.1 on Page 4-30
 - B. Policy 5.2.1 on Page 5-35
 - C. Policy 5.6.4 on Page 5-49 (add actions)
 - D. Policy 6.1.1 on Page 6-32
 - E. Policy 6.2.7 on Page 6-42
 - F. Policy 6.3.1 on Page 6-45
 - G. Policy 8.2.3 on Page 8-31 (add actions)
 - H. Policy 8.3.2 on Page 8-32 (add actions)
 - I. Policy 9.1.2 on Page 9-26
 - J. Policy 9.7.2 on Page 9-32
 - K. Policy 11.2.2 on Page 11-23
 - L. Policy 11.3.5 on Page 11-28
 - M. Policies 12.4.4 and 12.4.5 on Page 12-37 (add actions)
 - N. Policy 13.5.1 on Page 13-30
10. Planning Staff shall revise the draft Comprehensive Plan to clarify certain concepts, improve readability, and make editorial changes. Proposed revisions shall be identified with text tracking in a Council redline version of the draft Comprehensive Plan.
11. Planning Staff shall revise the draft Comprehensive Plan to correct errata, errors, missing or incorrect image captions, page numbers, and internal cross references. Proposed revisions shall be identified with text tracking in a Council redline version of the draft Comprehensive Plan.

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12. In response to testimony received at the August 25, 2016 public hearing, Planning Staff shall make the following revisions:
- A. On pages 4-29, 5-28, 6-31, 7-11, 8-27, 9-24, 10-15, 11-20, 12-27, and 13-22, include a brief note describing the organization of Policies, Sub-policies, and Actions. See comment #554.
 - B. On p. 4-8, replace Figure 4-1 with a map showing expansion of the city over time to better illustrate the growth of the city and areas of influence of the different eras. Clarify in the text on pages 4-6 through 4-12 (Historic Eras & Patterns) that these patterns are not mutually exclusive and many parts of the city and county have been influenced by multiple eras. See comment #538.
 - C. On p. 4-17, Figure 4-2, staff will consider this boundary change to be considered by City Council. See comments #522 and #458.
 - D. On p. 4-34, add an action to a new Policy 4.3.1 as follows: "Incorporate narratives of adopted SDPs into the CPA assessments." See comment #558 and Condition 8.D.viii.
 - E. On p. 5-38, Policy 5.3.6, staff will consider additional actions that may be appropriate to make this policy clearer and more effective. See comment #557.
 - F. On p. 5-38, revise a new proposed policy 5.3.5 to read as follows: "Discourage zone changes from non-residential to residential uses ~~other than senior housing~~ when affected local public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units." See comment #599 and Condition 8.E.ix.

PROTEST: It is not possible to appeal EPC recommendations to the City Council. Rather, a formal protest of the EPC's recommendation can be filed within the 15 day period following the EPC's decision, which in this case is by 5 pm on **SEPTEMBER 19, 2016**.

APPEAL TO THE CITY COUNCIL: If you wish to appeal a final decision, you must do so in the manner described below. A non-refundable filing fee is required at the time the appeal is filed. For more information regarding the appeal process, please refer to Zoning Code Section 14-16-4-4.

Persons aggrieved with a determination of the EPC, and who have legal standing as defined in Zoning Code Section 14-16-4-4(B)(2), may file an appeal to the City Council by submitting a written application, on Planning Department forms, to the Planning Department within 15 days of the decision. The date the determination in question is not included in the 15-day period for filing an appeal and, if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered the deadline for filing the appeal.

Appeals to the City Council are heard by the Land Use Hearing Office (LUHO), who will make a recommendation for approval, denial, or remand to the EPC. The City Council may accept or reject, in whole or in part, the LUHO's recommendation. The City Council has the option of hearing the appeal if it decides to do so. Such appeal, if heard, shall be heard within 45 days of its filing.

You will receive notification if any person files an appeal. If there is no appeal, you can receive building permits, if applicable, any time after the appeal deadline, provided that all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the

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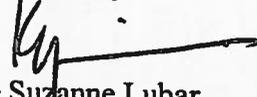
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City Zoning Code must be complied with, even after approval of the referenced application(s).

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


Suzanne Lubar
Planning Director

SL/CLL

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