

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

June 14, 2018

COA Aviation Dept.
Attn: Jim Hinde
P.O. Box 9948
Albuquerque, NM 87119

Project# 1000270
18EPC-40029 Albuquerque International Sunport Master Plan

LEGAL DESCRIPTION:

The above action for all or a portion of Tracts A-1, A-2, B, C, D, E, F, G, H, J, K, L & M, Sunport Municipal Addition, Lands of Albuquerque International Airport, zoned SU-1 for Airport and Related Facilities, SU-1 for Airport and Related Facilities/Office/School & Cargo Facility, and M-2, located on Sunport Blvd., between Gibson Blvd., the Tijeras Arroyo, University Blvd., and Kirtland Air Force Base, containing approximately 2,500 acres. (L-16, M-15-18, N-15 -18, P-15-16).
Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

On June 14, 2018 the Environmental Planning Commission (EPC) voted to forward a recommendation of **APPROVAL** to the City Council regarding Project #1000270/18EPC-40029, the Albuquerque International Sunport Sustainable Airport Master Plan, based on the following Findings and Conditions:

NM 87103

FINDINGS:

www.cabq.gov

1. The request is for a master plan for the Albuquerque International Sunport, an approximately 2,500 acre site located on Sunport Blvd., between Gibson Blvd., the Tijeras Arroyo, University Blvd., and Kirtland Air Force Base (KAFB) (the "subject site"). The subject site is approximately four miles southeast of Downtown and east of Interstate 25.
2. The *Albuquerque International Sunport Sustainable Airport Master Plan* (2018, the "Sunport Master Plan") would supersede the existing *Master Plan for Albuquerque International Sunport* (2002).
3. The 2018 Sunport Master Plan contain standard elements such as a facilities inventory, a needs assessment, forecasts, an evaluation of alternatives, selection of the recommended alternative, and a Capital Implementation Plan (CIP) with a 20 year horizon. The 2018 Sunport Master Plan differs from previous airport master plans because it integrates sustainability is integrated into the airport planning process.

OFFICIAL NOTICE OF DECISION

Project #1000270

June 14, 2018

Page 2 of 6

4. The subject site is located almost entirely in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. The exception is the 65-acre Sunport Business and Technology Center, which is an Area of Change and accounts for 2.6% of the subject site.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following Land Use Goal and policy (Chapter 5):

- A. **Goal 5.3- Efficient Development Patterns:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The Albuquerque International Sunport Sustainable Airport Master Plan (2018)(the “Sunport Master Plan 2018”) addresses landside facilities that support aviation functions, such as the Sunport Business Park to the west and the Center for Aviation Excellence (ACE) to the north. These developments maximize the utility of existing infrastructure due to their location near the airport, and use land efficiently to generate revenue so that the airport is self-sustaining, which generally supports the public good.

- B. **Policy 5.3.1- Infill Development:** Support additional growth in areas with existing infrastructure and public facilities.

The Sunport Master Plan 2018 evaluates aviation and non-aviation development alternatives for the future. Some additional aviation growth could be for air cargo expansion and adding hangars. The Sunport Master Plan also explores development potential for airport-specific parcels and contains a non-aviation land use plan (Exhibit 6G). Growth would occur in areas with existing infrastructure and public facilities.

7. The request furthers the following Comprehensive Plan Goal and policies regarding City development areas:

- A. **Goal 5.6- City Development Areas:** Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

In general, airport and non-aviation growth would be directed to Areas of Change where it is expected and desired, and the Areas of Consistency would remain constant.

- B. **Policy 5.6.2- Areas of Change:** Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Future growth would occur in the Areas of Change, in business and industrial parks, where change is encouraged.

OFFICIAL NOTICE OF DECISION

Project #1000270

June 14, 2018

Page 3 of 6

- C. Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is primarily an Area of Consistency, since that is the designation for the airfield areas, which are not envisioned to change except for updates to meet Federal safety requirements.

8. The request furthers the following Comprehensive Plan Goal and policies regarding transportation (Chapter 6):

- A. Goal 6.6-Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.

As discussed in the Master Plan, air travel is part of a larger transportation system that facilitates the movement of people, goods, and services. The Sunport stimulates and supports job creation because expansion of the landside facilities would provide jobs in the terminal and in support services (such as shuttles and rental cars). The non-aviation properties owned by the City are intended to be developed with office, commercial, and industrial uses, which supports business development and job creation.

- B. Policy 6.2.10- Aviation: Provide adequate accommodations for domestic travel, shipping, and military purposes.

A major purpose of the Sunport Master Plan is to ensure that future demand for air travel (passenger and military) and air cargo can be accommodated. The master plan evaluates existing facilities, uses forecasts to determine future needs, and proposes strategies to ensure that these functions can be adequately accommodated.

- C. Policy 6.6.4 -Redevelopment: Leverage transportation investments to spur redevelopment and private investment along commercial corridors and Interstates.

The Sunport Master Plan discusses leveraging investments to be re-invested in the continued development of non-aviation properties along Sunport Blvd. (a commercial corridor) and near Interstate 25. The Master Plan's vision to develop nearby properties would result in redevelopment of these properties and other properties nearby via private investment.

9. The request furthers Policy 8.1.3- Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending (Chapter 8-Economic Development).

The vision in the Sunport Master Plan regarding development of non-aviation properties as a revenue source, though initiated with municipal funding, would help reduce reliance on government spending as the properties are developed and private investment is secured. The Sunport Business and Technology Center and the Aviation Center for Excellence, for example, would contain manufacturing and industrial uses that would strengthen and diversify the economic base.

10. The request furthers Goal 12.1 Infrastructure: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the

OFFICIAL NOTICE OF DECISION

Project #1000270

June 14, 2018

Page 4 of 6

Comp Plan's vision for future growth (Chapter 12-Infrastructure, Community Facilities, and Services).

The 2018 Sunport Master Plan focuses on sustainability and providing airport infrastructure (runways, terminals, support services) in an environmentally sound manner. As a Rank II master plan, the Sunport Master Plan supports the Comp Plan's vision for future growth by providing and creating economic development and redevelopment opportunities and accommodating air transportation needs for domestic travel, shipping, and military purposes.

11. The applicant and Planning Department Staff will coordinate in the future to discuss potential revisions to the Comprehensive Plan to be consistent with the Sunport Master Plan, such as the following: change the Puerto del Sol Golf Course, the Aviation Center for Excellence, and the property north of Airport Loop Rd. and west of Girard to be Areas of Change.
12. Minor conditions and amendments are recommended to provide clarification.
13. Fourteen neighborhood organizations were required to be notified: the Kirtland Community Association, the Clayton Heights Lomas del Cielo Neighborhood Association (NA), the Siesta Hills NA, the Elder Homestead NA, the Parkland Hills NA, the Yale Village NA, the Southeast Heights NA, the San Jose NA, the Trumbull Village Association, the South San Pedro NA, the South Broadway NA, the Victory Hills NA, the South Valley Coalition of NAs, and the District 6 Coalition of NAs. Property owners within 100 feet of the subject site were also notified as required.
14. A facilitated meeting was held on June 5, 2018 as requested by the Victory Hills NA. Representatives of four neighborhood associations attended. Neighbors had questions about the potential, future impacts of the master plan, especially air traffic and noise. Participants also discussed the idea of improving the area near the airport so it can serve as a gateway to Albuquerque and New Mexico. They do not oppose the request, but would like more coordination and communication between the parties.
15. As of this writing, Staff has received three inquiries (one written and two phone calls). One person asked if the master plan would affect zoning, which it will not. An out-of-state property owner would like a copy of the Staff report. A neighbor called to express concern about traffic. None are opposed to the request.
16. The Aviation Department has agreed to further meet with and coordinate with adjacent neighborhoods on a regular basis to address concerns related to the impact of airport noise, runway closures and maintenance, and other concerns.

RECOMMENDED CONDITIONS and AMENDMENTS:

Condition

1. The applicant shall submit a Certificate of No Effect or Approval pursuant to Zoning Code §14-16-3-20, Archaeological Sites.

OFFICIAL NOTICE OF DECISION

Project #1000270

June 14, 2018

Page 5 of 6

Amendments

2. Updates:

- A. Update the language on p. 64 regarding the Integrated Development Ordinance (IDO).
- B. The applicant shall consider adding the Goals and policies analyzed in the Staff report to supplement the policy analysis beginning on p. 106 of Chapter 1.
- C. MRCOG: Update the section that refers to the Metropolitan Transportation Plan (MTP) to reflect the current 2040 MTP and 2010 census data on commuter mode share. A study on the possibility of extending bus rapid transit along University to the Sunport was included in the 2040 MTP, but the study regarding a streetcar line serving the Sunport is outdated, and has since been removed from the MTP. The extension of Sunport Blvd from Broadway Blvd to I-25 exit 221 is a fully funded project of the current Transportation Improvement Plan (TIP).

3. Clarification:

- A. Re-label Exhibit 1AA to be "Existing Zoning Types.
- B. Clarify the acreage for the Puerto del Sol Golf course in Exhibit 4M.


4. Conditions from the Public Service Company of New Mexico (PNM):

- A. Coordinate with PNM regarding updating information about electric infrastructure in Chapters 3 through 7 based on current information.
- B. Coordinate with regarding updated information in the following locations in the Sunport Master Plan: Chapter 1 (page 94), Chapter 3 (pages 11-12, 15-16, 21), Chapter 4 (page 62), Chapter 6 (page 40), Chapter 7 (pages 25, 28 through 31).

PROTEST: It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation. If you wish to protest this decision, you must do so by JUNE 29, 2018. The date of the EPC's non-final decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered the deadline for filing the appeal.

A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the protest is filed. You will receive notification if any person files a protest.

Sincerely,


for David S. Campbell
Planning Director

OFFICIAL NOTICE OF DECISION

Project #1000270

June 14, 2018

Page 6 of 6

DSC/CL

cc: COA Aviation Dept., Attn: Jim Hinde, P.O. Box 9948, ABQ, NM 87119
Molzen Corbin, Attn: Mike Provine, 2701 Miles Rd SE, ABQ, NM 87106
Kirtland Comm. Assoc., Elizabeth Aikin, 1524 Alamo SE., ABQ, NM 87106
Kirtland Comm. Assoc., Kimberly Brown, P.O. Box 9731, ABQ, NM 87119
Clayton Heights Lomas del Cielo NA, Isabel Cabrera, 1720 Buena Vista SE., ABQ, NM 87106
Clayton Heights Lomas del Cielo NA, Eloisa Molina-Dodge, 1704 Buena Vista SE, ABQ, NM 87106
Siesta Hills NA, Michelle Wafer, 1325 Odlum SE, ABQ, NM 87108
Siesta Hills NA, Dee Whitfield, 2811 Ridgecrest Dr. SE, ABQ, NM 87108
Elder Homestead NA, Marian Jordan, 816 Arizona SE, ABQ, NM 87108
Elder Homestead NA, Carmen Pennington, 1004 San Pedro SE, ABQ, NM 87108
Parkland Hills NA, Cecilia Brooke Cholka, 4916 Pershing Ave., SE, ABQ, NM 87108
Parkland Hills NA, Rob Leming, 712 Truman St, SE, ABQ, NM 87108
Yale Village NA, Kim Love, 2122 Cornell Dr., SE, ABQ, NM 87106
Yale Village NA, Donald Love, 2125 Stanford Dr. SE, ABQ, NM 87106
Southeast Heights NA, John Pate, 1007 Idlewilde Ln. SE, ABQ, NM 87108
Southeast Heights NA, Michael Gallegos, 308 Adams St., SE, ABQ, NM 87108
San Jose NA, Olivia Price, 408 Bethel Dr., SE, ABQ, NM 87102
San Jose NA, Robert Brown, 2200 William Street SE, ABQ, NM 87102
Trumbull Village Assoc., David Standridge, 1501 Shirley St., NE, ABQ, NM 87108
Trumbull Village Assoc., Alyce Ice, 6902 4th St., NW, #11, ABQ, NM 87108
South San Pedro NA, Donna Orozco-Geist, 933 San Pedro SE, ABQ, NM 87108
South San Pedro NA, Reynaluz Juarez, 816 San Pedro SE, ABQ, NM 87108
South Broadway NA, Frances Armijo, 915 William SE, ABQ, NM 87102
South Broadway NA, Gwen Colonel, 900 John St., SE, ABQ, NM 87102
Victory Hills NA, Erin Engelbrecht, P.O. Box 40298, ABQ, NM 87196
Victory Hills NA, Patricia Willson, 505 Dartmouth SE, ABQ, NM 87106
South Valley Coalition, Rod Mahoney, 1838 Sadora Rd SW, ABQ, NM 87105
South Valley Coalition, Marcia Fernandez, 2401 Violet SW, ABQ, NM 87105
District 6 Coalition of NAs, Eileen Jessen, 420 General Hodges NE, ABQ, NM 87123
District 6 Coalition of NAs, Gina Dennis, 1816 Buena Vista Dr. NE, #102, ABQ, NM 87106
Linda Tigges, 4404 Pershing Ave SE, ABQ, NM 87108