

CITY of ALBUQUERQUE

SEVENTEENTH COUNCIL

COUNCIL BILL NO. _____ ENACTMENT NO. _____

SPONSORED BY:

1 RESOLUTION

2 ADOPTING THE LEVEL A: COMMUNITY MASTER PLAN FOR MESA DEL SOL,
3 SUBJECT TO SPECIFIED CONDITIONS, WHICH PLAN AREA INCLUDES
4 APPROXIMATELY 13,000 ACRES LOCATED WITHIN THE SOUTHEASTERN
5 QUADRANT OF THE CITY OF ALBUQUERQUE.

6 WHEREAS, this is a request for approval and adoption of 05EPC-00987
7 (Project #1004260), a Level A: Community Master Plan, for lands owned
8 predominately by State Land Office (SLO), with smaller in-holdings by the
9 University of New Mexico (UNM) and six other land owners. The subject site is
10 an approximately 13,000-acre property in the southeast quadrant of the City of
11 Albuquerque located: east of Interstate 25, south of the Tijeras Arroyo, west
12 of Kirtland Air Force Base and north of the Pueblo of Isleta; between State
13 Road 47 (Broadway Boulevard) and Interstate 25; west of State Road 47
14 (Broadway Boulevard) and South of Interstate 25; and north and west of the
15 Interstate 25 / State Road 47 (Broadway Boulevard) Interchange; and

16 WHEREAS, the City Council, the governing body of the City of
17 Albuquerque, has the authority to adopt and amend plans for the physical
18 development of areas within its planning and platting jurisdiction as per the
19 City Charter, and as authorized by statute, Section 3-19-3, NMSA 1978, and
20 under home rule provisions of the Constitution of the State of New Mexico;
21 and

22 WHEREAS, the Rank I Albuquerque/Bernalillo County Comprehensive Plan
23 designates the property as Reserve Area; the Comprehensive Plan and
24 applicable Rank II Plans, such as the Planned Communities Criteria: Policy
25 Element, provides policies and procedures for development; and

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1 WHEREAS, the Mesa del Sol Level A Community Master Plan is in
2 conformance with the policies articulated in the Rank I Comprehensive Plan
3 and with applicable Rank II Plans, including the Planned Communities Criteria:
4 Policy Element; and

5 WHEREAS, the application for approval of this Level A Community Master
6 Plan was heard in fully noticed public hearings by the City of Albuquerque
7 Environmental Planning Commission on 11 August 2005 and 13 October 2005;
8 thus providing adequate opportunity for public information and testimony
9 regarding this plan; and

10 WHEREAS, the Environmental Planning Commission, in its advisory role
11 on land use and planning matters, recommended on 13 October 2005 that the
12 Albuquerque City Council approve and adopt the application for approval of
13 the Mesa del Sol Level A Community Master Plan based on 30 Findings and
14 subject to 9 Conditions of Approval.

15 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
16 ALBUQUERQUE:

17 SECTION 1. THE MESA DEL SOL LEVEL A COMMUNITY MASTER PLAN IS
18 HEREBY APPROVED AND ADOPTED. The application 05EPC-00987 (Project #
19 1004260), "Mesa del Sol Community Master Plan," located within the City
20 Limits and jurisdiction of the City of Albuquerque, attached hereto and made a
21 part hereof, is hereby approved and adopted as the guiding document for the
22 development of land within the identified plan boundaries based on the
23 findings and subject to the conditions of approval contained in the
24 Environmental Planning Commission's Official Notice of Decision dated 14
25 October 2005.

26 SECTION 2. FINDINGS AND CONDITIONS ACCEPTED. The following
27 findings and conditions for the Level A Community Master Plan are hereby
28 adopted by the City Council:

- 29 1. This is a request for approval of a Level A Community Master Plan for an
30 approximately 13,000-acre site generally located south of the Tijeras
31 Arroyo, east of Interstate 25, west of Kirtland Air Force Base, and north of
32 the Pueblo of Isleta, commonly known as Mesa del Sol.

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- 1 2. Policy guidance for review and approval of the plan come from the
2 Comprehensive Plan, Reserve Area Goal and Policies and the Planned
3 Communities Criteria. The submitted Level A Plan will be the highest
4 ranked development plan for the community, which will guide future Level
5 B and Level C Plans.
- 6 3. Five principles of community building are expressed in the submittal,
7 including: economic development; district and neighborhood structure;
8 ecological sustainability and restoration; diversity and balance; and human
9 scale. New urbanism and sustainability are common themes throughout
10 the Level A Master Plan, with emphasis on community building, mixed-use
11 centers, and multi-modal transportation. Job creation and sustainability
12 will play key roles in the development of the community over the next 35 to
13 50 years.
- 14 4. The preponderance of Comprehensive Plan Goals and Policies are
15 furthered by the submittal. The submittal demonstrates substantial
16 consistency with the Planned Communities Criteria (PCC), but requires
17 additional information and studies to meet all required criteria for a Level A
18 Master Plan.
- 19 5. Comprehensive Plan, Reserve Area Goal and Policies:
 - 20 a. The submittal furthers the Goal by proposing a plan that will allow
21 for future development that will be mixed-use, largely self-sufficient,
22 bounded by open space and in an appropriate outlying area. The
23 submittal is sufficiently detailed to guide future development by
24 designating activity centers for commercial, employment and mixed
25 uses and separate, but connected, areas for residential
26 development.
 - 27 b. The proposed mix of uses will create opportunity for self-sufficiency
28 by recognizing and promoting live, work and recreation areas and
29 activities in one cohesively planned area. The area is appropriate
30 for development because of its close proximity to the existing urban
31 area and its accessibility to the regional transportation system. The
32 Master Plan area will be bounded by open space on or near the
33 north, east, south and west boundaries. A draft development

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- 1 agreement between the City of Albuquerque and the applicant
2 outlines proposed cost-sharing strategies that will ensure that this
3 planned community shall not be a net expense to local government
4 (Policy a). This document is subject to further discussion and
5 negotiation at the City Council level.
- 6 c. The overall gross density of the proposed planned community is
7 less than 3 dwelling units per acre with clustering in Activity Centers
8 and an open space network surrounding and throughout the Plan
9 area. Future Level B and Level C Plans will prescribe specific
10 housing densities and land use mixes and public services (Policy b).
- 11 d. Development within this Reserve Area shall take place in
12 accordance with the proposed planned community master plan
13 (Policy c).
- 14 e. The submitted planned community master plan, with its
15 development criteria and land use strategy will serve to implement
16 the Comprehensive Plan. The submittal demonstrates its own sense
17 of place, the potential for self-sufficiency, environmental sensitivity,
18 and separation from the contiguous urban area by permanent open
19 space. A draft development agreement between the City of
20 Albuquerque and the applicant outlines cost-sharing strategies that
21 will ensure that this planned community shall not be a net expense
22 to local government (Policy d). This document is subject to further
23 discussion and negotiation at the City Council level.
- 24 6. Comprehensive Plan, Activity Centers Goal and Policies:
- 25 a. The submitted Level A Master Plan proposes several concentrations
26 of moderate and high-density mixed land use and social/economic
27 activities. They are arranged and connected to each other in such a
28 way as to help reduce urban sprawl, auto travel needs and will
29 enhance the identity of this planned community (Activity Center
30 Goal).
- 31 b. Each of the proposed activity centers meets the policy objectives
32 outlined in the Comprehensive Plan for Activity Centers
33 (Comprehensive Plan, Table 10) in terms of service area, access,

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- 1 land uses and scale. Future Level B and Level C Plans will allow for
2 further analysis to identify specific design elements, appropriate
3 uses, transportation service and other details of implementation
4 (Policy a).
- 5 c. The submittal proposes higher density housing within the Major
6 Activity Center areas with lower densities in the areas surrounding
7 them to serve as transitions to lower density residential
8 neighborhoods. Future Level B and Level C Plans will ensure that
9 low-density residential development is buffered from the most
10 intense uses in the Activity Centers (Policies b, f and i).
- 11 d. The proposed development standards of the submittal (Table 7-2)
12 allow for structures with heights, massing and volume within the
13 Major Activity Center areas that are higher than the surrounding
14 areas. The locations of the proposed activity centers will provide for
15 visual variety and functional diversity that will be further described
16 in future Level B and Level C Plans (Policies c and g).
- 17 e. The proposed Village Centers appear to be located based on
18 functional diversity and supporting market area, which include
19 groups of neighborhoods. These smaller Activity Centers are not
20 specifically designated or mapped by the Comprehensive Plan, but
21 are intended to meet all the Plan's policy objectives (Policy d).
- 22 f. The City and the applicant are working collaboratively to create a
23 capital expenditure strategy that will entail cost sharing for
24 infrastructure development. The general development standards of
25 the submittal provide the framework for future, more specific land
26 use regulations that support multi-use Activity Centers (Policy j).
- 27 7. Comprehensive Plan, Air Quality, Goal and Policies:
- 28 a. The submitted Level A Master Plan intends to address the issue of
29 air quality through a comprehensive approach that entails a
30 coordinated system of land uses, transportation systems and
31 service provision that will allow for fewer vehicle miles traveled for
32 residents and visitors. Transit Oriented Development (TOD) is
33 proposed for the Activity Centers and the connections between

1 them (e.g. Mesa del Sol Boulevard). As the area develops, the Plan
2 proposes to track vehicle miles traveled and mode splits between
3 auto, public transit, pedestrian and bicycle, and then incorporate
4 development standards to address them in future Level B and Level
5 C Plans (page 53). This approach will aid in improving air quality to
6 safeguard public health and enhance the quality of life for residents
7 and visitors to Mesa del Sol and the metropolitan area (Air Quality
8 Goal and Policies b, d and e).

9 b. Enforcement of air quality standards to safeguard public health and
10 welfare is and will be possible because the Mesa del Sol area is
11 already within the jurisdiction of the City of Albuquerque, which has
12 control over particulates and toxic air emissions (Policies a, g and
13 k).

14 c. The Level A Plan is accompanied by Technical Appendices that
15 address street design, intersection design, parking, and
16 transportation systems (multi-modal). Traffic engineering
17 techniques, such as narrow streets and traffic calming intersections,
18 are proposed that may improve traffic flows at steady, moderate
19 speeds that are safe for drivers, pedestrians and bicyclists (Policy
20 c).

21 d. The submittal's land use "districts" show that air quality/land use
22 conflicts were considered when developing their relative intensities,
23 locations and sizes. The Land Use map on page 19 will provide the
24 framework for future zoning and specific land use designations in
25 future Level B and Level C Plans (Policy i).

26 8. Comprehensive Plan, Water Quality, Goal and Policies:

27 a. The submitted Level A Master Plan states on page 61: "Mesa del Sol
28 will promote and encourage sustainable water system practices,
29 including such innovative approaches as aggressive water
30 conservation, high desert landscaping design, wastewater reuse
31 plans and aquifer recharge programs that will ideally result in less
32 water per capita than average for the rest of the City." On page 62,
33 the Plan states: "The Mesa del Sol water supply and distribution

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- 1 system will conform to the City of Albuquerque Water Resources
2 Management Strategy goals and policies.” These two statements
3 indicate that a high standard is being proposed for development of
4 Mesa del Sol. Water conservation and management will help to
5 maintain a dependable, quality supply of water for the urbanized
6 area’s needs with an emphasis on a total systems approach to water
7 as a valuable resource (Water Quality Goal and Policies d and e).
- 8 b. The Level A Plan proposes satellite treatment plants to supplement
9 treatment of liquid waste at the Southside Water Reclamation Plant.
10 Septic systems or other potential water quality degradation sources
11 will not be allowed, and those that exist, such as for the Journal
12 Pavilion, will be phased out of service (Policies a and b).
- 13 c. Proposed well sites appear to be upstream from two existing landfill
14 sites (see Figure 5-4, page 63) and may not be affected by these
15 solid waste disposal sites (Policy c).
- 16 d. The Albuquerque Bernalillo County Water Utility Authority
17 (ABCWUA) has no major issues with the Level A Community Master
18 Plan. The applicant is working with the Water Authority to address
19 water rights or payment of such by the Developer to the ABCWUA.
20 The applicant and the Water Authority are drafting a development
21 agreement and exploring expansion of the service area to serve
22 Mesa del Sol.
- 23 9. Comprehensive Plan, Solid Waste, Goal and Policies:
- 24 a. Solid waste services will be provided by the City of Albuquerque to
25 remove refuse from the area to the regional landfill on the far west
26 mesa. The submittal specifically mentions recycling as a strategy to
27 minimize solid waste. The Level A Plan identifies an existing solid
28 waste transfer station just north of the Mesa del Sol area, accessible
29 by Los Picaros Road (Solid Waste Goal and Policies a and b).
- 30 b. Development of the Mesa del Sol planned community will place
31 residential and commercial neighborhoods in positions of passive
32 surveillance, which is a proven deterrent to illegal dumping (Policy
33 c).

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- 1 **10. Comprehensive Plan, Noise, Goal and Policies:**
- 2 a. The internal land use arrangement is such that residential uses,
- 3 especially lower density residential uses, are located away from the
- 4 Activity Centers where noise-generating activities are more
- 5 prevalent. Noise considerations appear to have been integrated into
- 6 the planning process in order to minimize noise/land use conflicts
- 7 (Noise Goal and Policies a and b).
- 8 b. Additional information is necessary to ascertain potential land
- 9 use/noise conflicts with Kirtland Air Force Base (KAFB) that may
- 10 occur with the development of Mesa del Sol.
- 11 **11. Comprehensive Plan, Archaeological Resources, Goal and Policies:** The
- 12 submittal furthers the Archaeological Resources Goal and Policies a, b and
- 13 c by making a commitment to identify and manage or acquire and protect
- 14 archaeological and paleontological sites. A protective program, created in
- 15 association with the City and State governments, can now be created in
- 16 future Level B and Level C Plans that are specific to smaller geographic
- 17 areas and phases of development.
- 18 **12. Comprehensive Plan, Developed Landscape, Goal and Policies:**
- 19 a. The submitted Plan creates a land use arrangement and open space
- 20 network that preserves and highlights unique views of
- 21 geographically significant features such as Mt. Taylor, Mt. Ladron,
- 22 Mosca Peak, Sandia Peak and Crest, and the Rio Grande Bosque.
- 23 Establishing these line of sight corridors creates a workable
- 24 framework to respect and maintain the visual environment in future
- 25 development decisions (Goal and Policy a).
- 26 b. Future Level B and Level C Plans will be able to ensure appropriate
- 27 design of public facilities to realize opportunities for beautification
- 28 (Policy b).
- 29 c. Specific design standards, which are created for specific locations
- 30 and types of development, will make up much of the content of
- 31 future planning efforts. The submittal proposes Street Sections for
- 32 rights-of-way (pages 30 – 44) that include landscaping in medians
- 33 and along street edges that will add to a pleasing visual

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1 environment; this, in conjunction with the Plan’s commitment to
2 “sustainable water system practices, including such innovative
3 approaches as aggressive water conservation, and high desert
4 landscaping design” (page 61), will further the intent of Policy d.

5 **13. Comprehensive Plan, Community Identity and Urban Design, Goal and**
6 **Policies:**

- 7 a. The Level A Plan proposes to create a distinct planned community
8 with collections of identifiable neighborhoods through development
9 that will preserve and enhance the natural characteristics of the area
10 (Goal). The Plan clearly intends to respect the unique character of
11 the area by creating the framework for new neighborhoods that will
12 be further planned through Level B and Level C plans (Policy a).
- 13 b. The submittal is a strategic document that outlines the intent of
14 future development and its relationship to and effect on the natural
15 environment and surrounding areas of existing development and
16 use (Policy b).
- 17 c. The Plan’s unique layout of land uses already creates a sense of
18 connectivity and cohesiveness that should continue through future
19 planning and development processes (Policy c).
- 20 d. The Plan’s five principals of community building (economic
21 development, district and neighborhood structure, ecological
22 sustainability and restoration, diversity and balance, and human
23 scale) demonstrate that future Level B and Level C Plans will be
24 required to meet a high standard for development (Policy d).
- 25 e. The submittal proposes Street Sections for rights-of-way (pages 30
26 – 44) that will connect the community’s Activity Centers with
27 designs that will reinforce the community’s unique identity. The
28 Plan’s intent to use high desert landscaping and minimize water use
29 (page 61) and to require off-street parking to be towards the rear of
30 properties to maximize pedestrian connectivity furthers Policy e.

31 **14. Comprehensive Plan, Service Provision, Goal and Policies:**

- 32 a. The Level A Plan submittal contains discussion regarding
33 stormwater facilities, water and sanitary sewer utilities and

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- 1 transportation facilities that will guide future development and
2 provision of services in an efficient and equitable manner. The
3 phased development of the community (figure 2-4, page 24) reflects
4 the regional nature of these systems and the need for long range
5 analysis (Goal and Policy a).
- 6 b. New capital projects in the Mesa del Sol community may have to be
7 privately funded or delayed as the existing public service area is the
8 highest priority for service, capacity, use, maintenance and
9 rehabilitation (Policies b and c).
- 10 c. A draft development agreement between the City of Albuquerque
11 and the applicant outlines cost-sharing strategies that will ensure
12 that this planned community shall not be a net expense to local
13 government (Policy d).

14 **15. Comprehensive Plan, Water Management, Goal and Policies:**

- 15 a. The Level A Master Plan submittal indicates that a high standard is
16 being proposed for development of Mesa del Sol. Water
17 conservation and management will help to discourage wasteful
18 water use (Water Management Goal and Policy a).
- 19 b. The land use map demonstrates retention of natural arroyos and
20 other means of runoff conservation, such as open space corridors,
21 within the context of the overall community (Policy b).
- 22 c. The applicant is working with the Albuquerque Bernalillo County
23 Water Utility Authority to address water rights or payment of such
24 by the Developer to the Water Authority. The applicant and the
25 Water Authority are drafting a development agreement and
26 exploring expansion of the service area to serve Mesa del Sol.
27 (Policy c).

28 **16. Comprehensive Plan, Energy Management, Goal and Policies:**

- 29 a. In general, the land use layout for Mesa del Sol is based on a design
30 that is intended to maximize the actual and potential efficient use of
31 alternative and renewable energy sources (Goal and Policies a and
32 b). The developer has taken steps to encourage long-term and
33 sustainable planning and development practices.

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1 b. The roadways within Mesa del Sol are planned to accommodate
2 mass transit options as well as bicycle lanes and pedestrian
3 walkways (Policies c and d). Residential areas are planned in close
4 proximity to transit as well as neighborhood centers, which will
5 facilitate walking and decrease dependence on the automobile.

6 **17. Comprehensive Plan, Transportation and Transit, Goal and Policies:**

7 a. The submittal proposes an extensive system of roadways that
8 correspond to corridors that provide a balanced circulation system
9 through efficient placement of employment and services. The open
10 space network and the mix of uses in the Activity Centers and
11 Corridors encourages bicycling, walking, and use of
12 transit/paratransit as alternatives to automobile travel. The Master
13 Plan will provide for sufficient roadway capacity to meet mobility
14 and access needs through Level B and Level C planning efforts
15 (Transportation and Transit Goal).

16 b. The Master Plan’s proposed Primary Roadways meet or create the
17 opportunity to meet the policy objectives outlined in the
18 Comprehensive Plan for Corridors (Comprehensive Plan, Table 11)
19 in terms of street design, transit service, and development form.
20 Future Level B and Level C Plans will allow for further analysis of
21 corridors to identify specific design elements, appropriate uses,
22 transportation service and other details of implementation (Policy a).

23 c. Capital expenditure strategies and land use regulations in support
24 of creating housing and jobs within key Corridors will be possible in
25 subsequent Level B and Level C Plans (Policy b).

26 d. The Plan includes language that addresses transit connections,
27 routes, increased residential densities along Mesa del Sol
28 Boulevard, transit stops, and right-of-way (Policies c and f).

29 e. Traffic engineering techniques, such as narrow streets and traffic
30 calming intersections, are proposed that may improve traffic flows
31 at steady, moderate speeds that are safe for drivers, pedestrians
32 and bicyclists. Pedestrian and bicycle access and mobility is

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- 1 frequently cited in the Plan as a major determinant for development
2 standards to create a human scale community (Policies g, h, i and l).
- 3 f. Vehicular crossings of steep slopes and open space corridors
4 appear to be minimized, which will minimize harmful effects and
5 possibly engineering costs (Policy n).
- 6 g. Peak hour demands on the circulation system will be decreased
7 because of the self-sufficient nature of the planned community,
8 mixed-use activity centers, the accessibility and connectivity of
9 different uses, and the envisioned multi-modal transportation
10 system (Policies o and q).
- 11 **18. Comprehensive Plan, Housing, Goal and Policies: The Level A Master Plan**
12 **addresses and furthers the housing Goal and Policies a and d by planning**
13 **and designing for a diverse range of residential types in a variety of price**
14 **ranges, including, but not limited to, accessory units, single-family**
15 **detached units, apartments, town homes, and condominiums. Housing will**
16 **be oriented in cluster-like development in order to preserve and utilize the**
17 **street network and open space areas most effectively.**
- 18 **19. Comprehensive Plan, Economic Development, Goal and Policies:**
- 19 a. The Goal for Economic Development is furthered because the Level
20 A Master Plan will allow for steady and diversified economic
21 development balanced with other goals that will be further
22 delineated through Level B and Level C Plans. The submittal will
23 allow for future creation of new employment opportunities which
24 can accommodate a wide range of occupational skills and salary
25 levels and promote new jobs located convenient to areas of most
26 need, such as the south valley and future residents of Mesa del Sol
27 (Policy a).
- 28 b. The subject request will aid in the development of local businesses
29 and outside firms because of the site's close proximity to KAFB,
30 SNL and the airport (Policy b).
- 31 c. The potential employment and educational uses resulting from this
32 and future Plans will provide opportunities for improvement in
33 occupational skills and advancement (Policy c). Development of

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1 employment and commercial uses throughout the community will
2 help ensure a sound fiscal position for local government through
3 property taxes and gross receipts taxes (Policy e).
4 d. Approval of the Level A Plan will remove an obstacle to sound
5 growth management and economic development (Policy f). The
6 proposed Plan will promote a concentration of employment in a
7 variety of proposed Activity Centers in an effort to balance jobs with
8 housing and population (Policy g).

9 **20. Comprehensive Plan, Education, Goal and Policies:**

- 10 a. The Level A Master Development Plan identifies the location of
11 schools and libraries near the mixed-use nodes of activity. The
12 siting and placement of educational facilities is dependent upon the
13 developer in conjunction with APS planning and land acquisition
14 (Policy b). However, in general, schools will be located adjacent to
15 joint use park sites with multi-purpose fields and will offer an
16 assortment of programming for both youth and adults (Goal and
17 Policy a).
- 18 b. Siting criteria for elementary, middle, and high schools vary slightly.
19 Elementary schools will be sited to serve as an anchor for
20 neighborhood centers along with swimming pools, plazas, and
21 small-scale retail shops. Middle schools will generally be co-located
22 with elementary or high schools in order to maximize opportunities
23 for athletic, recreational, and educational programming (Policy e).
24 High schools will be typically located within the mixed-use centers.
- 25 c. The submittal also proposes two branch campuses of the University
26 of New Mexico (UNM), one adjacent to the Employment Center and
27 another next to the Urban Center. This may allow residents to
28 continue their education without having to travel outside of the
29 community (Goal and Policy a).

30 **21. Comprehensive Plan, Human Services, Goal and Policies:**

- 31 a. Development within the Mesa del Sol community, as detailed in the
32 Level A Master Plan, addresses the Human Services Goal through
33 the five principals of community building that were adhered to while

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- 1 developing the Plan (pg. 8 section 1.2). Care has been taken to
2 identify mixed-use areas that will be the focal points of the
3 community and will house human services appropriate to
4 community need.
- 5 b. The mixed-use areas are conveniently located for walkability and
6 transit access (Goal). Adherence to the five principals of community
7 building is integral to the Plan and will ensure that future zoning,
8 land use, transportation and economic development strategies will
9 be consistent with the goal of maximizing access to human services
10 (Policy a).
- 11 c. Mesa del Sol development will occur in phases so as to limit the
12 adverse effects on existing populations and services (Policy c). In
13 addition, the specific location of human service related uses will be
14 more clearly defined in future Level B and Level C Plans.

15 **22. Comprehensive Plan, Public Safety, Goal and Policies:**

- 16 a. Generally, the developer will continue to work with the City of
17 Albuquerque to ensure that police and fire station sites are located
18 appropriately and designed as community focal points. The mixed-
19 use centers, located at the intersections of major roads, are
20 potential locations for future fire stations. The Level A Master Plan
21 furthers the Public Safety Goal through continued collaboration
22 between the applicant and the City of Albuquerque and Bernalillo
23 County regarding the appropriate placement of public safety
24 services.
- 25 b. In the Mesa del Sol area, a comprehensive system of emergency
26 medicine and rescue services will be developed as future fire
27 stations are sited to comply with the City's four-minute response
28 time performance criteria and as police stations are sited in
29 appropriate locations (Policies a and f).
- 30 c. The efficient use of technological and human resources will be
31 maximized due to the proposed locations of police and fire stations
32 in mixed-use centers and intersections (Policy c). As is true in all
33 quadrants of the City, law enforcement and optimum use of the

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1 criminal justice system will be emphasized as priority activities of
2 City and County government within the Mesa del Sol area (Policy e).
3 Future Level B plans will identify proposed locations, capacity, and
4 public safety services.

5 **23. Planned Communities Criteria (PCC) submittal requirements, Land Use:**

- 6 a. Land Use. 1. The submittal illustrates the generalized land uses
7 including several activity centers, employment areas and residential
8 areas. The development program (Table 2-1, page 20) details
9 proposed development intensity.
- 10 b. Land Use. 2. The submittal outlines the hierarchy of mixed-use
11 activity centers on pages 21-22 of the Plan (Urban Center,
12 Community Center, and Village Center).
- 13 c. Land Use. 3. The Master Plan details the open space system within
14 the community, its internal links and its connections to the regional
15 open space network in chapter four.
- 16 d. Land Use. 4. The Master Plan details the open space system within
17 the community, its internal links and its connections to the regional
18 open space network in chapter four.
- 19 e. Land Use. 5. The submittal provides intricate details of a phasing
20 strategy that breaks the community up into three distinct phases of
21 planning and development. The phasing plan (figure 2-4)
22 incorporates the timing and sequencing of related activity centers
23 and surrounding residential neighborhoods.
- 24 f. Land Use. 6. The concept of sustainability is used repeatedly
25 throughout the submittal, including the discussion of utilities
26 (Chapter 5). Strategies for stormwater facilities, water and sewer
27 utilities, solid waste, and electric and gas service are all part of the
28 Master Plan

29 **24. Planned Communities Criteria (PCC) submittal requirements,**

30 **Transportation:**

- 31 a. Transportation. 1. Approximate boundaries of Level B and Level C
32 plan areas should be provided that relate to the submittal's phasing
33 plan (figure 2-4, page 24). The Department of Municipal

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- 1 **Development (DMD), Transportation Planning Division does not**
2 **believe that the applicant has provided a comprehensive**
3 **transportation system analysis acceptable to the City at this time.**
- 4 **b. Transportation. 2. Chapter 3 of the Plan covers the vehicular**
5 **transportation system as well as transit, walking and bicycling as**
6 **critical elements of sustainability for Mesa del Sol. Intermodal**
7 **connections within the community and connections to the**
8 **surrounding area are adequately addressed in the Plan.**
- 9 **c. Transportation. 3. The Master Plan details and illustrates the**
10 **hierarchy of roadway facilities both within the site and their**
11 **connections to regional facilities (Boulevards, Avenues and**
12 **Connectors). The submittal also details and illustrates Local**
13 **streets, alleys and pedestrian ways.**
- 14 **25. Planned Communities Criteria (PCC) submittal requirements, Environment**
15 **and Open Space:**
- 16 **a. Env. & OS. 1. Chapter 4 of the Level A Plan is dedicated to the**
17 **Environment and Open Space. Natural areas, major landforms, and**
18 **site amenities are protected and incorporated into the proposed**
19 **open space and park system (figure 4-1).**
- 20 **b. Env. & OS. 2. The Master Plan identifies topography, soil conditions**
21 **and drainage (figures 5-1, 5-2, and 5-3) as part of its Utilities chapter.**
22 **Natural resources, including vegetation and wildlife are addressed**
23 **as part of Chapter 4, Environment and Open Space. Noise zones are**
24 **mapped on figure 2-2 and discussed in Chapter 2, Land Use. The**
25 **noise contours of the Albuquerque International Sunport are used to**
26 **plan land use arrangements that minimize adverse effects of noise.**
27 **Recreation and open space resources are integrated into the land**
28 **use arrangement and shown on figure 2-3.**
- 29 **c. Env. & OS. 3. The Master Plan identifies topography, soil conditions**
30 **and drainage (figures 5-1, 5-2, and 5-3) as part of its Utilities chapter.**
31 **This chapter details a stormwater management plan for the**
32 **community with existing and proposed hydrologic conditions.**

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- 1 d. Env. & OS. 4. A Class I archaeology resources investigation,
2 including literature search has been conducted. A plan for field
3 survey is still necessary, possibly in conjunction with future Level B
4 planning efforts.
 - 5 e. Env. & OS. 5. Air quality is addressed in Chapter 4 of the Plan,
6 which discusses meteorological and physiographical conditions at
7 Mesa del Sol. As the area develops, the Plan proposes to track
8 vehicle miles traveled and mode splits between auto, public transit,
9 pedestrian and bicycle, and then incorporate development
10 standards to address them in future Level B and Level C Plans (page
11 53).
 - 12 f. Env. & OS. 6. The submittal identifies proposed onsite well fields on
13 figure 5-4, but there is no identification of depth to groundwater.
14 The Albuquerque Bernalillo County Water Utility Authority
15 (ABCWUA) has no major issues with the Level A Community Master
16 Plan. The applicant is working with the Albuquerque Bernalillo
17 County Water Utility Authority to address water rights or payment of
18 such by the Developer to the Water Authority. The applicant and the
19 Water Authority are drafting a development agreement and
20 exploring expansion of the service area to serve Mesa del Sol.
 - 21 g. Env. & OS. 7. Solid waste services will be provided by the City of
22 Albuquerque to remove refuse from the area to the regional landfill
23 on the far west mesa. The Level A Plan identifies an existing solid
24 waste transfer station just north of the Mesa del Sol area, accessible
25 by Los Picaros Road. The strategy for wastewater is for the Mesa
26 del Sol community to become part of the ABCWUA with a reuse
27 concept for non-potable irrigation water.
- 28 **26. Planned Communities Criteria (PCC) submittal requirements, Government**
29 **and Public Services:**
- 30 a. Gvt. & Pub. Svcs. 1. The submittal discusses planning and design
31 considerations for public facilities in Chapter 6 of the Plan.
 - 32 b. Gvt. & Pub. Svcs. 2. A draft development agreement between the
33 City of Albuquerque and the applicant outlines proposed cost-

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1 sharing strategies that will ensure that this planned community shall
2 not be a net expense to local government. This document is subject
3 to further discussion and negotiation at the City Council level.

4 c. Gvt. & Pub. Svcs. 3. The subject area is within the jurisdiction of
5 the City of Albuquerque.

6 d. Gvt. & Pub. Svcs. 4. A draft development agreement between the
7 City of Albuquerque and the applicant outlines proposed cost-
8 sharing strategies that will ensure that this planned community shall
9 not be a net expense to local government. This document is subject
10 to further discussion and negotiation at the City Council level.

11 27. The proposed Level A Master Plan furthers the majority of applicable
12 Comprehensive Plan Goals and Policies. The submittal demonstrates
13 substantial consistency with the Planned Communities Criteria, but will
14 require additional information and studies to meet all applicable criteria for
15 a planned community. This additional information should be relatively
16 straightforward for the applicant to provide. Additional information and
17 clarification of existing information is necessary to address PCC
18 requirements and comments from City Departments and other Agencies.

19 28. The submittal is complete enough to proceed forward through the review
20 and approval process, but the following Comprehensive Plan and PCC
21 requisites and comments from City Departments and other Agencies
22 should be addressed prior to final action by the City Council:

- 23 • City Engineer/DMD/NMDOT comments: provide more clarification
24 and detail regarding transportation and roadway standards.
- 25 • Refine the comprehensive transportation system plan and include
26 studies supporting the plan. Specify land use proposals in terms of
27 timing, location, quantity, and type as assumptions underlying the
28 travel demand estimates (Planned Communities Criteria, Submittal
29 Requirements, B.1.)
- 30 • ABCWUA comments: A development agreement between the
31 applicant and the ABCWUA is needed, as well as an expansion of the
32 service area to serve Mesa del Sol.

- 1 • Comments from KAFB are forthcoming. The Level A Master Plan
 - 2 should address noise generated by military aircraft and other base
 - 3 activities that may affect or be affected by development of this
 - 4 Planned Community.
 - 5 • Continue to address comments from the Pueblo of Isleta and work
 - 6 with the Pueblo Government to resolve potential concerns.
 - 7 • Identification of depth to groundwater and proximity to production
 - 8 wells; documentation of physical and legal availability, quantity and
 - 9 quality (existing data) (Planned Communities Criteria, Submittal
 - 10 Requirements, C.6.).
 - 11 • Create a plan for archaeological field survey, possibly in conjunction
 - 12 with future Level B planning efforts (Planned Communities Criteria,
 - 13 Submittal Requirements, C.4.).
 - 14 • Address all PNM comments and concerns.
- 15 29. The applicant is encouraged to work with APS to create a quality plan for
- 16 future educational facilities.
- 17 30. The applicant is encouraged to establish a transportation management
- 18 association (TMA) and an energy management strategy, similar to those
- 19 that were implemented at the applicant's Stapleton Development in Denver.
- 20 1. Address City Engineer/DMD comments: provide more clarification and
 - 21 detail regarding transportation and roadway standards.
 - 22 2. Refine the comprehensive transportation system plan and include studies
 - 23 supporting the plan. Specify land use proposals in terms of timing,
 - 24 location, quantity, and type as assumptions underlying the travel demand
 - 25 estimates (Planned Communities Criteria, Submittal Requirements, B.1.)
 - 26 3. ABCWUA comments: A development agreement between the applicant
 - 27 and the ABCWUA is needed, as well as an expansion of the service area to
 - 28 serve Mesa del Sol.
 - 29 4. Comments from KAFB dated 13 October 2005 have been received. A Level
 - 30 A Master Plan should address noise generated by military aircraft and
 - 31 other base activities, including unexploded ordinances that may affect or
 - 32 be affected by development of this Planned Community.

- 1 5. Continue to address comments from the Pueblo of Isleta and work with the
- 2 Pueblo Government to resolve potential concerns.
- 3 6. Identification of depth to groundwater and proximity to production wells;
- 4 documentation of physical and legal availability, quantity and quality
- 5 (existing data) (Planned Communities Criteria, Submittal Requirements,
- 6 C.6.).
- 7 7. Create a plan for archaeological field survey, possibly in conjunction with
- 8 future Level B planning efforts (Planned Communities Criteria, Submittal
- 9 Requirements, C.4.).
- 10 8. Address all PNM comments and concerns.
- 11 9. The plan shall include a requirement that all construction be Night Sky
- 12 compliant.

13 **SECTION 3. EFFECTIVE DATE AND PUBLICATION.** This legislation shall
14 take effect ninety days after publication by title and general summary.

15 **SECTION 4. SEVERABILITY CLAUSE.** If any section, paragraph, sentence,
16 clause, word or phrase of this resolution is for any reason held to be invalid or
17 unenforceable by any court of competent jurisdiction, such decision shall not
18 affect the validity of the remaining provisions of this resolution. The Council
19 hereby declares that it would have passed this resolution and each section,
20 paragraph, sentence, clause, word or phrase thereof irrespective of any
21 provisions being declared unconstitutional or otherwise invalid.

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