RESOLUTION

ADOPTING THE ALBUQUERQUE INTERNATIONAL SUNPORT SUSTAINABLE AIRPORT MASTER PLAN, PROJECT NUMBER 1000270, 18EPC-40029, AS AN OFFICIAL CITY DOCUMENT.

WHEREAS, the Albuquerque International Sunport is one of two airports under the City’s jurisdiction; and

WHEREAS, the Comprehensive Plan designates the Albuquerque International Sunport as a Special Activity Center; and

WHEREAS, the Albuquerque International Sunport is the location for most air-cargo operations for the City; and

WHEREAS, the Albuquerque International Sunport is a facility shared by civilian and military operations; and

WHEREAS, air travel demand and general aviation use has increased steadily over time and this trend is expected to continue into the future; and

WHEREAS, the Albuquerque International Sunport is a gateway to the City for many tourists; and

WHEREAS, improvements made to airport facilities are instrumental to the increase in demand for airside and landside operations.

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

Section 1. The Albuquerque International Sunport Sustainable Airport Master Plan is adopted by the City of Albuquerque.
Section 2. FINDINGS ACCEPTED. The City Council adopts the following findings recommended by the Environmental Planning Commission (EPC):

(A) 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.

(B) The Albuquerque International Sunport Sustainable Airport Master Plan (2018, the "Sunport Master Plan") Supersedes the existing Master Plan for the Albuquerque International Sunport (2002).

(C) The 2018 Sunport Master Plan contains 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 and is integrated into the airport planning process.

(D) 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.

(E) 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.

(F) The request further the following Land Use Goal and policy (Chapter 5):
(i) 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.

   (ii) 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.

   (G) The request furthers the following Comprehensive Plan Goal and policies regarding City development areas:

   (i) Goal 5.6- City Development Areas: Encourage 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.
(ii) 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.

(iii) 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 airfield areas, which are not envisioned to change except for updates to meet Federal safety requirements.

(H) The request furthers the following Comprehensive Plan Goal and polices regarding transportation:

(i) 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.

(ii) 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.

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

The Sunport Master Plan discusses leverage investments to be re-
invested in the continued development of non-aviation properties along
Sunport Blvd. (a commercial corridor) and nearby properties would result in
redevelopment of those properties and other properties nearby via private
investment.

(I) 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, through integration 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.

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

(K) 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 Areas of Change.

(L) Minor conditions and amendments are recommended to provide
clarification.

(M) Fourteen neighborhood organizations were required to be notified:
the Kirkland 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.

(N) 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.

(O) 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.
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.

Section 3. The following amendments are inserted into the Albuquerque International Sunport Sustainable Airport Master Plan.

1. In the Introduction Chapter on page 1, insert the following between the second and third paragraphs.

"The Albuquerque International Sunport Sustainable Airport Master Plan fulfills and is consistent with the Albuquerque, Bernalillo County Comprehensive Plan Policies (the governing planning document for the City of Albuquerque and the County of Bernalillo).

A. Policy 6.4.1 Promote individual and community health through active transportation, noise mitigation, and air quality protections. The plan promotes transit systems to service the airfield and converting airfield motorized equipment and service vehicles to electric power.

B. Policy 6.7.2 Regional Systems: Coordinate across transportation agencies to plan a transportation system for the region. The plan promotes linkage between air passenger traffic and transit and the regional roadway system.

C. Policy 13.1.3.5 Maintain and strengthen controls on the location, design, and monitoring of land uses that have potential nuisance effects, so no one neighborhood is burdened by proximity to such uses, especially neighborhoods with poor health outcomes. The Plan includes an aircraft noise mitigation plan, promotes transit services to the airport to reduce automobile traffic at the site and establishes polices for converting airfield motorized equipment and service vehicles to electric power.

D. Policy 13.1.3 Public Infrastructure and Facilities: Consider increasing temperatures and other potential impacts of climate change in the design and
operation of public infrastructure and community facilities. The plan includes
a set of comprehensive sustainability strategies to reduce the carbon footprint
of the Airport.

E. Policy 13.2.2 Water Conservation: Foster the efficient management
and use of water in development and infrastructure. The plan includes a
number of strategies to discourage wasteful water use.”

2. Chapter One Page 97 in the Section “Area Land Use” at the third
paragraph in front of the words “Exhibit 1A” insert the following as a new first
sentence.

“Zoning, land use, design and air-shed regulations pertaining to the
Albuquerque International Airport are regulated through the Integrated
Development Ordinance Airport Protection Overlay (APO) Zone. The purpose
of the zone is to require that land use and development at or around public
airport facilities comply with the regulations of the FAA. These regulations
protect the public from the noise, vibration, and hazardous impacts of airport
operations, and improve safety for aircraft operators.”

3. Replace Exhibit 1AA “Zoning Categories” with a new exhibit 1AA
titled, Integrated Development Ordinance (IDO) Zoning Categories and change
the graphics on the map to remove the previous Euclidean zones and replace
those graphics with the IDO Zones for the neighborhoods surrounding the
airport.”

4. Chapter 7, Page 31 before the section “Sustainable Plan Summary”
insert the following:

ART and Display Program:
The Airport is a primary gateway for persons traveling to New Mexico to
experience and participate in the State’s rich culture, its enchanting
landscapes and world class art community. The Aviation Department will use
a small portion of its revenue to display and conserve New Mexico's culture,
landscape and art. The Department will also employ information media
technology to inform travelers through the airport about these treasures. The capital investment in the display and media technology will often be less than one percent of the capital program. Projects will be scheduled with each new round of display and as digital media evolves requiring new equipment.

Section 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.
PASSED AND ADOPTED THIS 19th DAY OF February, 2020

BY A VOTE OF: 8 FOR 0 AGAINST.

Patrick Davis, President
City Council

APPROVED THIS 4 DAY OF , 2020

Bill No. R-19-168

Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:

Ethan Watson, Acting City Clerk