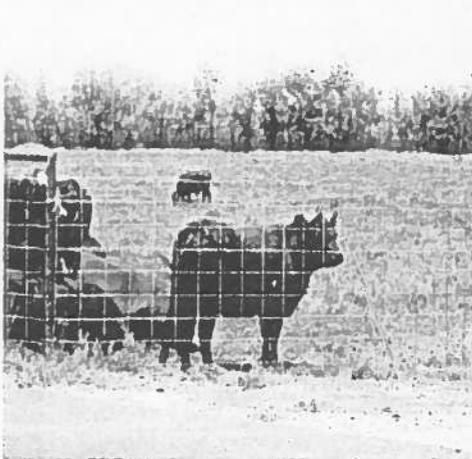


Southwest Area Plan

Adopted by the Board of County Commissioners and the Extraterritorial Land Use Authority on August 28, 2001

Adopted by the Albuquerque City Council June 10, 2002



Southwest Area Plan

Originally Adopted by the City Council and signed by the Mayor on June 10, 2002
 Council Bill C/S R-01-375
 City Enactment No. 42-2002
 and by the Board of County Commissioners
 Bernalillo County Resolution No. 59-2001

Amendments:

This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are inserted at the end of the Plan and are on file with the City Clerk’s Office. Resolutions adopted from December 1999 to the present date are also available (search for No.) on City Council’s Legistar webpage at <https://cabq.legistar.com/Legislation.aspx> .

<i>Date</i>	<i>Council Bill No.</i>	<i>City Enactment No.</i>	<i>Plan References</i>	<i>(see Note 1)</i>	<i>Description</i>
7/6/15					<i>No amendments at this time.</i>

Notes:

1. The amendments in the Resolutions may or may not be reflected in the Plan text: “Yes” in this column indicates they are; “No” indicates they are not.
2. The original adopting Resolution(s) and the Resolutions listed in the table above are inserted at the end of this Plan in chronological order.
3. This Plan may include maps showing property zoning and/or platting, which may be dated as of the Plan’s adoption. Refer to the Albuquerque Geographic Information System (AGIS) for up-to-date zoning and platting information at <http://www.cabq.gov/gis> .

COUNTY OF BERNALILLO

Juan R. Vigil, County Manager
Thaddeus Lucero, Community Services Division Director
Sanford Fish, Director of Zoning, Building and Planning

MAYOR'S OFFICE

Mayor, Jim Baca
Lawrence Rael, Chief Administrative Officer
Vickie Fisher, Deputy Chief Administrative Officer
Connie Beimer, Deputy Chief Administrative Officer

EXTRATERRITORIAL LAND USE AUTHORITY

Councilor Alan B. Armijo, Chair
Commissioner Tim Cummins, Vice-Chair
Commissioner Steve Gallegos
Commissioner Tom Rutherford
Commissioner Ken Sanchez
Councilor Brad Winter
Councilor Hess Yntema

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Commissioner Tom Rutherford, Vice-Chair
Commissioner Tim Cummins
Commissioner Ken Sanchez
Commissioner Les Houston

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Hess Yntema, Vice-President, District 6
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Eric Griego, District 3
Michael J. Cadigan, District 5
Sally Mayer, District 7
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Tina L. Cummins, District 9

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Elizabeth Begay, Vice-Chair
Steve Becerra
Marion Cottrell
Mick McMahan
Susan Noftsker
Alan Schwartz
Steve Wentworth

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Susan Noftsker, Vice-Chair
Duane Keating
Steve Becerra
Marion Cottrell
Rex King
Richard Elwell

ENVIRONMENTAL PLANNING COMMISSION

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Larry Chavez
Susan Johnson
Chuck Gara
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STAFF

Nano Chavez
Enrico Gradi
Rene Sedillo
Frank Gallegos

INTERNS

Christina Sandoval
Monica Abieta
Moises Gonzales
Alina Bokde
Paula Garcia
Rodolfo Monge
Rosabelle DeNoi
Bernadette Miera

TECHNICAL TEAM

Enrique Aguilar, Housing
Jim Barr, Environmental Health Dept
Larry Blair, AMAFCA
Chris Blewett, Public Works
Russell Brito Planning Department, COA
Stephen Burstein, MRGCOG
Tim Callahan, State Land Office
Clay Campbell, Parks & Recreation, COA
Jim Casaus, Environmental Health
Art DeLa Cruz, Parks & Recreation
Emmett Francis, Planning Department, COA
Anthony Garcia, Fire & Rescue
Ray Gomez, MRGCOG
Jim Hamel, Public Works Dept, COA
Kate Hildebrande, Family & Community Services, COA
Jane Hockett, Fire & Rescue
Governor Roland Johnson, Laguna Pueblo
Diego Jordan, Planning Department, COA
Susan Kelly, Planning Department, COA
Ondrea Linderoth, Parks & Recreation, COA
Governor Alvino Lucero, Isleta Pueblo
Pat McCurray, Albuquerque Public Schools

Norbert Montoya, Sheriff's Dept
Tom Murphy, Public Works Dept, COA
Sgt. Andy Nazario, Sheriff's Dept
Lisa Nicholas, Parks & Recreation, COA
Joe Oliva, MRGCOG
Jeff Peterson, Environmental Health
Joe Quintana, MRGCOG
John Slown, Parks & Recreation, COA
Pearl A. Stratton, NRCS
Dan Warren, Environmental Health, COA
Jerald Widdison, Public Works, COA
Resource Center for Raza Planning

CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. C/S R-01-375 ENACTMENT NO. 42-2002

SPONSORED BY: Hess Yntema

RESOLUTION

1
2 ADOPTING THE REVISED SOUTHWEST AREA PLAN AS A RANK 2 AREA
3 PLAN; REPEALING ENACTMENT NO. 139-1988 (R-32).

4 WHEREAS, the Council has the authority to adopt plans for geographic areas
5 within its planning jurisdiction as authorized by the New Mexico State Statutes;
6 and

7 WHEREAS, the Council recognizes the need for area plans to guide the City,
8 other agencies, property owners and other individuals to ensure orderly
9 development and effective utilization of resources; and

10 WHEREAS, the Southwest Area Plan, a Rank Two Plan, provides the
11 framework within which Rank Three Plans can be developed to further define
12 future development within smaller geographic subareas of the plan; and

13 WHEREAS, the Southwest Area Plan was prepared with the assistance of
14 residents, property owners, neighborhood associations and others in accordance
15 with their desires and needs as expressed through public meetings; and

16 WHEREAS, changed conditions in the Plan Area justify the revisions to the
17 existing policies and background information in the existing Southwest Area
18 Plan; and

19 WHEREAS, the adoption of the revised Southwest Area Plan will further
20 detail and implement the Albuquerque/Bernalillo County Comprehensive Plan
21 (the Comprehensive Plan), Long Range Roadway System Map, Facility Plan For
22 Arroyos and the Bikeways Master Plan; and

23 WHEREAS, the Environmental Planning Commission in its advisory role for
24 all matters related to planning and zoning has approved and recommended the
25 adoption of the Southwest Area Plan at a public hearing.

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

3 Section 1. The Southwest Area Plan attached hereto and made part
4 hereof, to the extent that it is not in conflict with the Comprehensive Plan, is
5 hereby adopted as a Rank Two Area Plan, to guide and govern all development,
6 both private and public, as follows:

7 With regard to the area where the boundaries of the Southwest Area Plan
8 and the West Side Strategic Plan overlap south of Central Avenue and west of
9 Coors Boulevard as depicted on Exhibit A attached hereto, the policies
10 contained in the Southwest Area Plan shall apply to the properties situated in
11 the unincorporated area of the County, and the policies contained in the West
12 Side Strategic Plan shall apply to the areas situated within the municipal
13 boundaries, as they are amended from time to time.

14 Section 2. Enactment 139-1988 (Bill No. R-32, Eighth Council), which
15 adopted the original Southwest Area Plan, is repealed.

16 Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
17 clause, word or phrase of this resolution is for any reason held to be invalid or
18 unenforceable by any court of competent jurisdiction, such decision shall not
19 affect the validity of the remaining provisions of this resolution. The Council
20 hereby declares that it would have passed this resolution and each section,
21 paragraph, sentence, clause, word or phrase thereof irrespective of any
22 provisions being declared unconstitutional or otherwise invalid.
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[+ Bracketed/Underscored Material +] - New
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1 PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2002
2 BY A VOTE OF: 8 FOR 0 AGAINST.

3
4 Yes: 8
5 Excused: Payne
6
7
8
9

10 Brad Winter
11 _____
12 Brad Winter, President
13 City Council
14

15
16
17 APPROVED THIS 10 DAY OF June, 2002
18

19 C/S Bill No. R-01-375

20 _____
21 _____
22 Martin Chávez, Mayor
23 _____
24 City of Albuquerque

25 ATTEST:

26 _____
27 _____
28 City Clerk

[+ Bracketed Material +] - New
[- Bracketed Material -] - Deletion

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BERNALILLO COUNTY
BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. 59-2001

ADOPTING THE REVISED SOUTHWEST AREA PLAN.

WHEREAS, the Board of County Commissioners has the authority to adopt plans for geographic areas within its planning jurisdiction as authorized by New Mexico State Statutes; and

WHEREAS, the Board of County Commissioners recognizes the need for area plans to guide the County, other agencies, property owners and other individuals to ensure the orderly development and effective utilization of resources; and

WHEREAS, the Southwest Area Plan provides the framework within which lower ranking plans can be developed to further define future development within smaller geographic sub areas of the plan; and

WHEREAS, the Southwest Area Plan was prepared with the assistance of residents, property owners, neighborhood associations and others in accordance with their desires and needs as expressed through public meetings; and

WHEREAS, the adoption of the Revised Southwest Area Plan will further detail and implement the Albuquerque/Bernalillo County Comprehensive Plan, the Middle Rio Grande Council of Government Long Range Roadway System map, Facility Plan For Arroyos and the Bikeways Master Plan; and

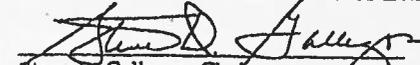
WHEREAS, the County Planning Commission in its advisory role on all matters related to planning and zoning has approved and recommended the adoption of the Southwest Area Plan at a public hearing.

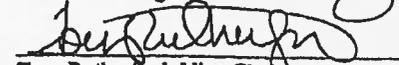
NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION ONE: The Southwest Area Plan attached hereto and made part hereof, is hereby adopted to guide and govern all development, both private and public, within the plan area.

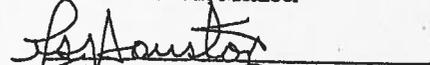
DONE, this 28th day of August, 2001.

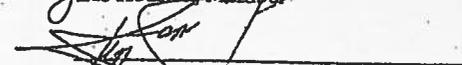
BOARD OF COUNTY COMMISSIONERS


Steve D. Gallegos, Chair


Tom Rutherford, Vice Chair


E. Tim Cummins, Member


Les Houston, Member


Ken Sanchez, Member

APPROVED AS TO FORM:

County Attorney

Date: _____

ATTEST:


Mary Herrera, Clerk

Date: 8/28/01

THIS ORDINANCE WILL BECOME EFFECTIVE ON: _____

BERNALILLO COUNTY
EXTRATERRITORIAL LAND USE AUTHORITY
RESOLUTION NO. 5-2001

ADOPTING THE REVISED SOUTHWEST AREA PLAN.

1 WHEREAS, the Extraterritorial Land Use Authority has the authority to adopt plans for
2 geographic areas within its planning jurisdiction as authorized by New Mexico State Statutes;
3 and

4 WHEREAS, The Extraterritorial Land Use Authority recognizes the need for area plans
5 to guide the County, other agencies, property owners and other individuals to ensure the orderly
6 development and effective utilization of resources; and

7 WHEREAS, the Southwest Area Plan provides the framework within which lower
8 ranking plans can be developed to further define future development within smaller geographic
9 subareas of the plan; and

10 WHEREAS, the Southwest Area Plan was prepared with the assistance of residents,
11 property owners, neighborhood associations and others in accordance with their desires and
12 needs as expressed through public meetings; and

13 WHEREAS, the adoption of the Revised Southwest Area Plan will further detail and
14 implement the Albuquerque/Bernalillo County Comprehensive Plan, the Middle Rio Council of
15 Government Long Range Roadway System map, Facility Plan For Arroyos and the Bikeways
16 Master Plan, and

17 WHEREAS, the Extraterritorial Land Use Commission in its advisory role on all matters
18 related to planning and zoning has approved and recommended the adoption of the Southwest
19 Area Plan at a public hearing.

20 NOW, THEREFORE BE IT RESOLVED BY THE EXTRATERRITORIAL LAND
21 USE AUTHORITY:

22 SECTION ONE: The Southwest Area Plan attached hereto and made part hereof, is hereby
23 adopted to guide and govern all development, both private and public, within the plan area.
24
25
26

1 DONE this 28th day of August, 2001.

3 EXTRATERRITORIAL LAND USE AUTHORITY

BOARD OF COUNTY COMMISSIONERS

EXCUSED

Alan B. Armijo, Chair

E. Tim Cummins, Vice-Chair

Steve D. Gallegos, Member

Tom Rutherford, Member

Ken Sanchez, Member

EXCUSED

Brad Winter, Member

EXCUSED

Hess Yntema, Member

27 APPROVED AS TO FORM:

28 Lita S. Clark
29 County Attorney

30 Date: _____

34 ATTEST:

35 Mary Herrera
36 Mary Herrera, Clerk

37 Date: 8/28/01

45 THIS ORDINANCE WILL BECOME EFFECTIVE ON: _____

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INTRODUCTION



Introduction

The South Valley and Southwest Mesa are characterized by their rural qualities. Within the valley area, agricultural lands are the primary landscape that is admired by many who live within the community and outside the area. The mesa top is open, most of it undisturbed, and defined by its steep sandy escarpments and its prominent eastern edge (or *ceja*).

There are other physical features that make the south valley and adjacent mesas unique. *Isleta Boulevard*, part of the historic *Camino Real*, and the original village centers testify to the long history of the area, pre-dating the founding of the City of Albuquerque. The irrigation ditches and the *bosque* are features that enhance the rural environment. All of these physical features greatly contribute to the identity of the area, and are also endangered from the pressures of urban growth.

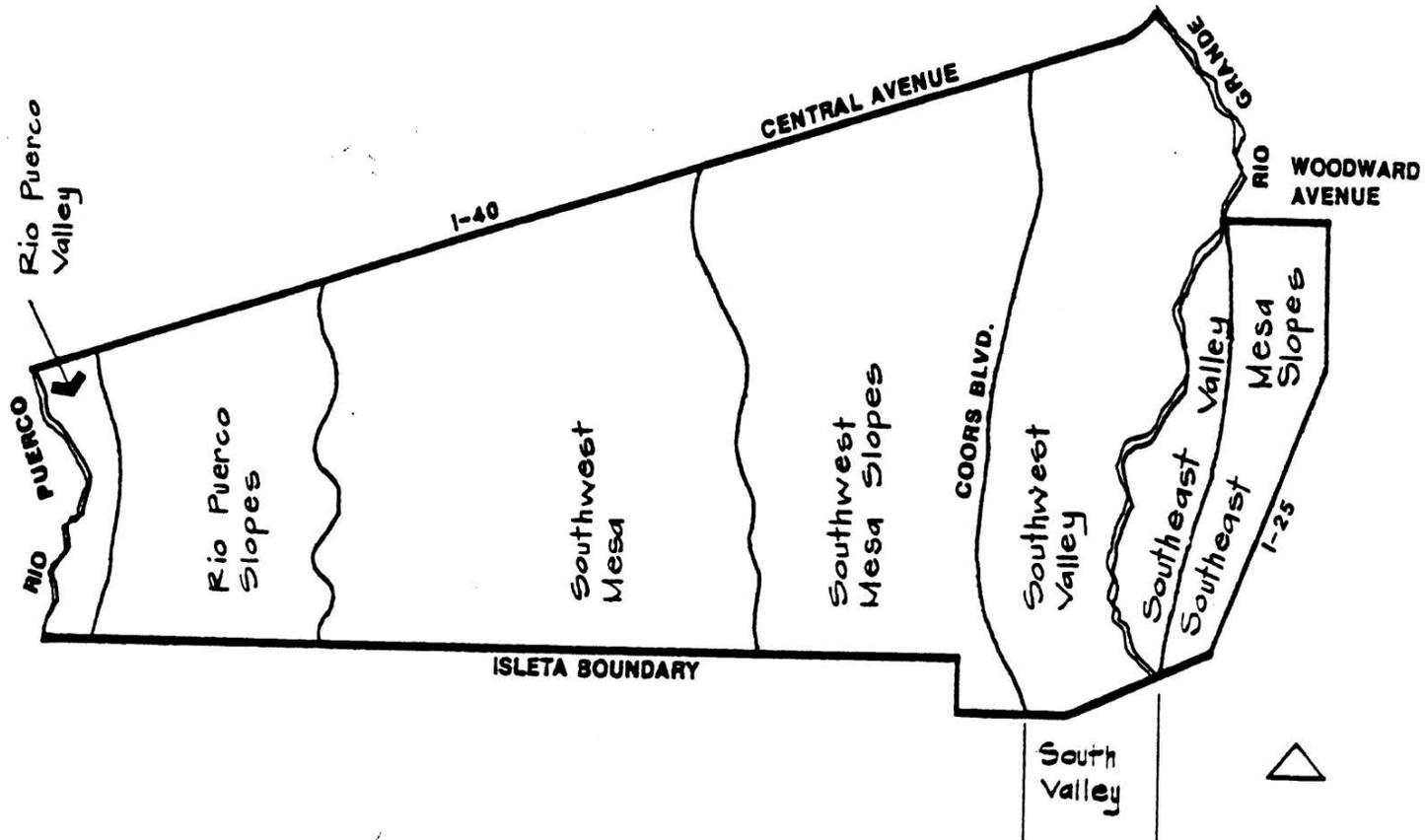
Physical Setting

The Plan area covers 115 square miles. Approximately 9 square miles are located within Albuquerque's municipal limits. The plan boundaries are *Central Avenue* and *Interstate 40* to the north, the *Rio Puerco* on the west, and *Isleta Pueblo lands* on the south. *Interstate 25* south of *Woodward Road* to *Broadway Boulevard* on the south, and the *Rio Grande* north of *Woodward Road* are its eastern boundaries.

The Plan area can be divided into three major geologic formations: the flood plains, the mesa slopes and the mesa. The flood plains include both the *Rio Puerco* and the *Rio Grande* valley floors. The mesa slopes lie to the east of the *Rio Puerco* flood plain, both east and west of the *Rio Grande* flood plain. The *Southwest Mesa* is the high, nearly flat area, between the mesa slopes east of the *Rio Puerco* and west of the *Rio Grande*.

The *Rio Grande* has been, and still is, an important feature of the valley. The *Rio Grande* flood plain has been formed over many centuries by the flow of the river alternately cutting and depositing soils from higher areas of the *Rio Grande* and its tributaries. The *Rio Grande* once meandered throughout the flood plain, and is now confined within the levees. Studies have shown that the *Rio Grande* provides wildlife habitat for nesting, breeding and feeding birds, mammals, and acts as a migratory corridor. For over a thousand years, from the earliest Pueblo settlements to the present time people have settled adjacent to the *Rio Grande*, and established ditches to bring water from the river to their crops. Today, people still live adjacent to the river and continue to use the river for agricultural purposes.

Geographic Sub Areas of Southwest Plan Area



Purpose of the Plan Update

The Bernalillo County Commission and the Albuquerque City Council adopted the first Southwest Area Plan (SWAP) in 1988. Since its adoption, very little of the plan has been implemented. The intent of SWAP is to create a living document that will continue to encourage community involvement, including the participation of the public and private sectors, and non-profit organizations, in order to implement the various policies and action strategies.

The plan update takes a comprehensive approach to shape the community more effectively, and to avoid potential costly mistakes, which may unnecessarily burden Bernalillo County taxpayers. This comprehensive approach emphasizes physical planning, including the connection between land use, transportation, natural resources, environmental protection, economic development, and their relationship to the residents of the South Valley and the adjacent Southwest and southeast Mesa areas.

Physical, social, and environmental planning are interrelated and should not be addressed separately. Therefore, in order to create a better community the Southwest Area Plan looks at the planning elements as a whole. To accomplish this, the Southwest Area Plan update includes two new sections: human resources and community economic development. These sections were added to fulfill the comprehensive approach this plan update has taken.

The Planning Process

Citizen participation has been an integral part of this plan update. Neighborhood associations, area residents (including young and old), property owners and business people worked together to identify issues, concerns, quality of life objectives and implementation strategies (See Appendix D for the list of public participation meetings).

This process was a "bottom-up" approach based on the input of many people over a long period of time and reflects the ideas and desires of the citizens. In order for their recommendations to be carried out, the Technical Steering Committee, composed of staff members of County, City and other agencies, provided assistance by identifying how to implement the citizens' recommendations within the parameters of their department's regulations.

The Citizen Steering Committee was composed of representatives of neighborhood associations, property owners of large and small areas, business owners, and concerned South Valley residents. This committee played a important role from the beginning to the end of this plan update, and will continue to play an important role as the plan is being implemented and followed. This Citizen Steering Committee identified issues in the South Valley and then developed the Quality of Life statements and reviewed the policies and implementation strategies. The policies and strategies were further refined by staff, and presented again to the citizenry as well as to the Technical Steering Committee for their review.

In addition to the involvement of the Citizen Steering Committee, meetings and interviews were held with senior citizens and with youth groups of the area. These two groups identified their own issues and what they felt were important for the South Valley. Each of these groups, the senior citizens, young people and the Citizen Steering Committee identified many concerns, such as the need to protect and promote agricultural land uses and to expand job opportunities.

The Population

The South Valley and the adjacent mesas are one of the fastest growing areas in Bernalillo County. This growth can be seen with the rising numbers of subdivisions within the valley floor and on the mesa slope near Westgate. Based on the Middle Rio Grande Council of Governments (MRGCOG) estimates the population in the plan area is projected to increase by approximately 8,800, from 82,145 in 1999 to more than 91,000 in 2010.

1999-2010 Projections
Population, Housing, and Employment by CPA*
For the Southwest Area Plan

	1999	2010
Population	82,145	91,046
Housing		
** Single Family	22,555	30,335
Multi-Family	2672	4162
Employment		
Agriculture	126	132
Construction	2384	3241
Manufacturing	2822	3296
TCU	1551	2276
Wholesale	1423	2005
Retail	4275	6341
FIRE	473	674
Services & Misc.	2718	4110
Government	4054	5610
Total Employment	19,826	27,685

* Community Planning Areas
 Southwest Mesa
 South Valley
** Excludes Mobile Homes
TCU- Transportation
 Commercial
 Utilities
FIRE-Finance
 Insurance
 Real Estate

Source: Urban Growth Projections 1999-2010

Employment growth is projected to increase from 19,826 in 1999 to approximately 27,600 in 2010. With expected growth on the Southwest Mesa slope area, the plan area will see above average employment growth in retail trade, government, and service type employment.

SOUTHWEST AREA PLAN VISION



SOUTHWEST AREA PLAN VISION

The rural character of the South Valley emerged as one of the prevalent themes throughout the development of the revised Southwest Area Plan. Residents also realized that the South Valley is changing as new people move into the area; they want growth planned to maintain a less intense life-style and, at the same time, allow economic opportunities for landowners and residents. The Southwest Area Plan is a plan for the people of the area. It is intended to address those goals and issues which residents and landowners articulated, while providing a positive influence on the metropolitan area as a whole. This will be achieved through planned, phased growth and wise investment in appropriate public infrastructure, and recognition and emphasis on the area's historic, physical, cultural resources.

A shallow water table in the South Valley and highly erodible, porous soils on the mesa slopes have played a major role in the development of land use, transportation and drainage policies. Groundwater presently contains contamination from various sources, which raises public health and safety concerns. The erodible, porous soils on the mesa slopes west of Coors Boulevard require special treatment before, during and after development to keep them in place and prevent large amounts of soil deposition from occurring in the area just west of Coors Boulevard. The plan also mandates limited, controlled development of the mesa escarpment and slopes west of Coors Boulevard to help stabilize the fragile soils. Soil erosion structures built in harmony with the environment also are important to soil stabilization and protection of the lower lying areas.

Residential densities in the plan include a maximum of one dwelling unit per net acre in the valley generally south of a line drawn westward along existing lot lines from the Rio Grande parallel to the beginning of the Los Padillas Drain to Coors Boulevard, east of the Gun Club Lateral, west of Second Street, and north of the Isleta Pueblo; and south of Pajarito Road and west of 118th Street south of Rio Bravo Boulevard on the mesa slopes. Limited, lower density is also proposed for the upper mesa slopes north of Pajarito Road to protect the fragile environment.

Densities up to three dwelling units per net acre are proposed for the mesa slopes east of the area just described, north of Rio Bravo Boulevard and south of Central Avenue. Similar densities are proposed south of Bridge Boulevard, east of the Arenal Main Canal and Coors Boulevard, north of a line drawn westward along existing lot lines from the Los Padillas Drain to Coors Boulevard; and west of the Rio Grande.

Densities up to six dwelling units per net acre are proposed for the area bounded by Rio Bravo on the north, 118th Street on the west, Pajarito Road on the south, and the Gun Club Lateral on the east. Densities up to nine dwelling units per acre are proposed for the area south of Central Avenue, east of 118th Street, north of Rio Bravo Boulevard and west of the Arenal Main Canal. The South Valley north of Bridge Boulevard is also included in this area.

Planned communities, as defined in the Planned Communities Criteria, which would contain a mix of land uses and provide their own infrastructure, are proposed within the time frame of the plan for the Southwest Mesa. The costs of extending municipal services and infrastructure and the desire to maintain orderly, planned growth out from the existing urban service area provide the basis for proposing these semi-self sufficient communities.

Appropriately scaled and planned regional commercial and office uses are generally encouraged for the future near Rio Bravo and Paseo del Volcan. Neighborhood commercial and office uses are appropriate in the historic village centers. Additional strip commercial and spot zones are discouraged.

A major light industrial corridor with office and commercial uses is planned generally east of Second Street, south of Woodward Road, and west of Interstate 25. A sector development plan for the area is an important element for the realization of appropriately scaled mixed-use development in this area. Such development should not threaten the rural character of the portion of the Plan area generally west of Second Street. Water quality, roadway access, appropriate zoning, open space trails and protection for existing residential uses are specific issues to be addressed in the sector plan.

This corridor, as well as an additional area on the Southwest Mesa near I-40 and Paseo del Volcan, are intended to provide major employment for Plan area residents and to help minimize the need for future river crossings that may result from a concentration of primary employment in only one portion of the plan area. Both of these areas feature close access to major transportation facilities.

Open space is a key element in the Southwest Area Plan. The Plan area as it exists today is attractive to residents of the metropolitan area because of the many acres of open mesa areas, and cultivated farmland. As compatible development takes place a process for implementing and maintaining, designated public open space will become more important. The plan proposes an extensive network of recreational trails linking the mesa top to the river bosque; the village centers to each other; the eastern industrial corridor to the bosque; and the more urban portion of the plan area to the southern, more rural portion. The plan also proposes to maintain the panoramic views from the eastern edge of the mesa with a permanent public easement for trails and scenic overlook parks. (See map on preceding page)

Village centers are planned to recognize and enhance the rich historic and cultural heritage of the South Valley. The five historic village centers in the plan are located where past and/or present residents settled and socially gathered. The plan proposes that a village center plan for each center be developed by neighborhood planning task forces assisted by County planning staff. The centers would include neighborhood scale commercial and office uses, public services, residential uses, a village park or plaza, pedestrian-scale uses, and restored historic buildings. Visual, written and oral histories of the areas would be an integral part of each center.

The Southwest Area Plan is consistent with the goals of the Middle Rio Grande Council of Government's (MRGCOG) recently adopted Focus 2050 Regional Plan. The Focus 2050 Plan attempts to balance housing and job growth, preserve open space and agriculture, stem sprawl and improve transportation. The MRGCOG balanced communities plan attempts to reduce commuting, traffic congestion and air pollution by stemming sprawl and creating a more compact plan area that puts jobs and housing closer together. This approach is distinct from the trend scenario evaluated in the MRGCOG study, which depicts a drastic decline in the amount of agricultural land in the valley and a significant increase in residential housing on the Southwest Mesa.

The policies of the Southwest Area Plan are designed to promote a vision that implements and makes explicit the goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan within the area of its jurisdiction. It is also consistent with the Middle Rio Grande Council of Governments Balanced Communities Plan.

SUPPORTING DOCUMENTATION



Policy Preamble

The Southwest Area Plan (SWAP) makes general recommendations for land use, development, and community service activities in the Southwest Plan Area. As a greater level of detail is needed in the planning of a specific area of the South Valley, a rank three plan (or sector plan) is the appropriate tool.

The City Council or County Commission adopt Area Plans, such as SWAP, by Resolution. Resolutions and other actions that can be taken by the City Council or County Commission are defined below.

Ordinance - This is the most powerful action a City Council or County Commission can take. It is law enacted through formal procedures. An ordinance usually requires publication in the newspaper and a certain period of time (normally 30 days) before it becomes effective. An ordinance supersedes any motion or resolution in conflict with it no matter when the motion or resolution was made. In the case of zoning ordinance, it must almost always be preceded by at least one advertised public hearing. Zoning has precedence over all planning documents.

Resolution - Certain actions that a City Council or County Commission may take are called "resolutions." Such actions are recorded on a separate piece of paper clearly identified as a " resolution" with a certain number assigned to it. Resolutions are more formal than motions and equally binding. In the case of a conflict between a motion and a resolution, the most recent action prevails, regardless of the form of its adoption.

Motion - City Councils and County Commissions can accomplish certain things by a simple motion approved by a majority vote of the body. Actions by motion are recorded by council or commission minutes. Motions are the weakest action a council can take. Approving an appointment to a city committee is an example of an action taken by motion approved by a majority vote of the body.

Implementation of SWAP Studies, Surveys and Guidelines

Many policies in this plan call for feasibility studies, surveys, assessments, design guidelines, and performance criteria. The Extraterritorial Land Use Commission shall not inherit or act on policy language regarding these aforementioned studies until such time that the appropriate criteria and committees have been established and these studies are completed and formally adopted by the appropriate body.

Studies, surveys, assessments, design guidelines, and performance criteria mentioned in SWAP's policy section shall be prioritized and initiated within two years of the plan's adoption. A checklist will be created in order to track progress on initiating these actions and the County Planning Manager will delegate and direct the work through the appropriate agency. These respective County agencies are responsible for developing criteria and an evaluation process for measuring impacts. As these actions are completed, a two-year review process will be established.

NATURAL ENVIRONMENT AND RURAL COMMUNITY

Water Quality

The primary environmental concern in planning for development is protection of the shared aquifer. Ground water is the primary source of domestic water for all households in the South Valley and Southwest and Southeast Mesa whether they get water from their own wells, from shared wells or from municipal systems. The aquifer in the inner valley area is very susceptible to contamination because the water table is shallow. Depth to the seasonal high water table ranges from ten to thirty five feet over much of the inner valley. Depth to the aquifer on the mesa top varies from more than 300 feet near the eastern escarpment edge (ceja) to more than 1000 feet on the western edge of the Southwest mesa.

There are serious and widespread contamination problems within the valley floor, particularly in those areas with a very shallow depth to ground water. In the flood plain area, the upper portions of the aquifer have taste and odor problems that involve elevated levels of iron, manganese, salinity and hardness. Localized problems with potentially adverse health implications include contamination from petroleum products, organic solvents and pesticides, as well as contamination by nitrates, from both improperly maintained septic systems and sewer pipes . Attempts to address these issues have resulted in a revised Liquid Waste Ordinance, residential densities adjustments, and rigorous review of all platting action in these areas.

Elevated iron and manganese levels were detected in shallow ground water in an area encompassing one-third of the South Valley, primarily the inner valley west of the Rio Grande. Individual liquid waste disposal systems and localized decomposition of naturally occurring organic matter were identified as primary causes of anaerobic (oxygen-deficient) conditions which result in elevated iron and manganese concentrations in ground water. Iron and manganese do not pose a threat to health at the levels measured, but they are associated with unpleasant taste and smell in water and can cause staining of plumbing fixtures and laundry.

NATURAL
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COMMUNITY

At least twenty incidents of ground water contamination with petroleum products have resulted from spills and leaking underground storage tanks in the South Valley.

These contamination problems are generally local in nature and occur primarily along Isleta Boulevard and Bridge Boulevard. Contamination of soil and ground water by petroleum products poses the added danger of explosion from accumulated gases affecting nearby dwellings, manholes, sewers and other underground structures. To prevent further ground water contamination, it is important to review all proposed subdivisions and to have a program of water quality monitoring in existing developed areas. This can assure that further contamination will not occur as a result of future development, and that each person has access to safe drinking water.

The Environmental Improvement Division recommended that a more restrictive lot size standard for on-site wells and individual liquid waste disposal systems be implemented due to the potential for further degradation of the ground water under present conditions. The County Environmental Health Department lot size standard of one dwelling unit per $\frac{3}{4}$ acre for individual wells and liquid waste disposal systems was changed in the 1988 SWAP for the A-1 land in the Southwest Area including a maximum density of one dwelling unit per one acre in the areas generally bounded by (1) Prosperity Road on the north, the river on the west, and Interstate 25 on the south and east, and (2) Bridge Boulevard on the north, the Isleta Pueblo boundary on the south, Coors Boulevard on the east and the 5050' elevation line on the west.

Soils

Soil type must be considered when planning for development in the Plan area. The area west of Coors Boulevard is very porous. They also are highly erodible especially on the edges of the Southwest Mesa, its escarpment and upper slopes. The combination of highly erodible soils and steep topography create a very real potential for many tons of soil to erode through the action of wind and water and travel down the escarpment. These soils are then deposited on the lower mesa slopes, in the arroyos, and the Albuquerque Metropolitan Arroyo Flood Control Authority facilities west of Coors Boulevard. The same potential for high rates of erosion also exist in the Plan area west of the Southwest Mesa and west of the Southeast Mesa between I-25 and Second Street.

A study conducted by the U.S. Soil Conservation Service (Natural Resources Conservation Service) identified five zones by soil type within the area from the western edge of the Southwest Mesa to just west of Coors Boulevard (see soils Map 1).

Zone 1 (Southwest Mesa top), the predominant soils belong to the Madurez-Wink Association. These soils have high wind erosion potential. However, of the five zones, this soil type is the most suited for development at varying densities if appropriate erosion control strategies are used.

Zone 2, (including the mesa edge/ceja) is located between the eastern ceja and 500 feet west of that edge. Latene Sandy Loam Soils are found on the ceja and consist of a thin (approximately eleven inch deep) topsoil covering a pink gravelly loam high in lime content and are extremely susceptible to wind erosion. Preserving a portion of this area above the ceja as open space would be less destructive to Zones 3, 4 and 5 which lie below on the mesa escarpment and slopes than if the top of the mesa adjacent to the ceja were developed.

Because of the very porous soils, individual liquid waste disposal systems, unlined sewage lagoons, and storm water runoff holding ponds should not be constructed within 200 feet of the ceja. Care must also be taken to direct water runoff away from the ceja to prevent serious damage to the edge and more deposition of soils on the escarpment and slopes of the mesa.

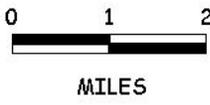
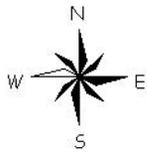
Zone 3, located on the steepest portion of the Southwest Mesa escarpment is a sand escarpment with predominately Bluepoint-Kokan Soils. These soils generally have poor suitability for growing vegetation, high soil erosion potential, and are not suited for individual liquid waste disposal systems due to their poor capacity for holding water. Due to the soil type, (1) limited development will be allowed to occur on the ridges and slopes away from runoff areas; (2) extreme care should be taken to hold soil in place during development and restrict soil disturbance within building envelope in an effort to avoid severe blowing and soil erosion; (3) naturalistic erosion and water control measures should be taken in the area from the top of the small watershed downward to reduce the rate and volume of runoff and help hold the soils in place; (4) lot sizes should be no smaller than one net acre per dwelling unit unless centralized community or municipal sewage systems are used.

Zone 4, located on the upper east slope, contains five to fifteen percent slopes and extensive Bluepoint-Kokan Soils. This area is suitable for a wider range of residential densities than previous zones. However, erosion and water control measures should be developed throughout the area as a prerequisite to the approval of development in order to retard runoff and limit the amount of soil erosion which impacts Zone 5.

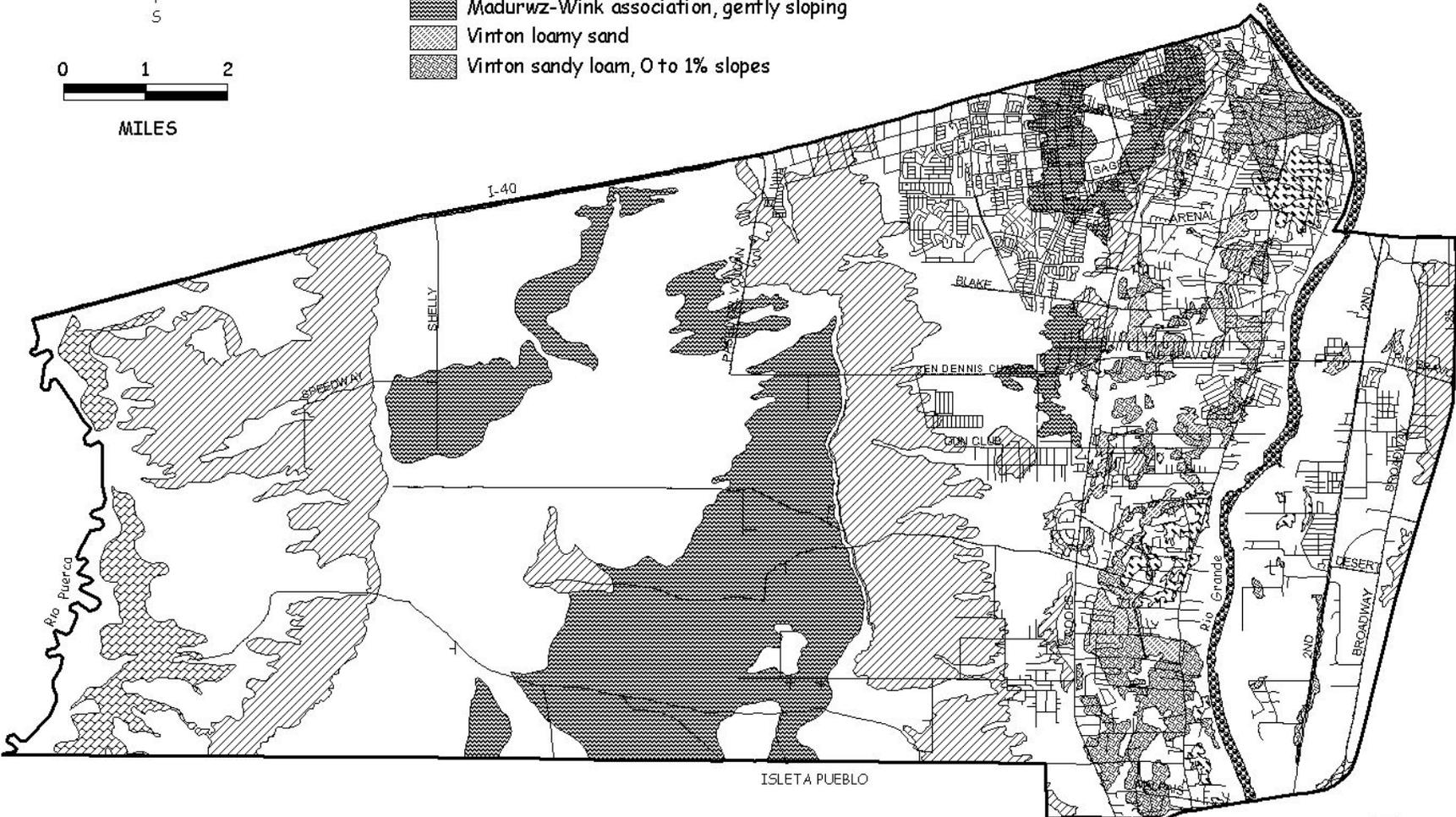
The Bluepoint-Kokan Soils support little vegetation and holds little water. Native or naturalized landscaping should be used or retained during development. Due to the soil type, (1) provisions for controlling runoff should be made from the top downward through a regularly scheduled program of drainage management and enhancement due to the relatively steep slopes and broken topography; (2) roads and development should respect the natural contour of the terrain; (3) roads should use all weather crossings of arroyos to minimize concentration and acceleration of runoff with resulting erosion downstream from the crossing; (4) larger lot sizes should be required when individual liquid waste disposal systems are used, otherwise, centralized community systems, or municipal sewer systems should be used to prevent surface seepage; (5) native or naturalized landscaping should be planted as a soil retention requirement to reduce the use of water and fertilizer.

Zone 5, located on the far east slope, extends almost to Coors Boulevard and contains large areas of Bluepoint-Kokan Soils. This is the deposition area for the sediment, which erodes from the up slope zones. To fully realize Zone 5 development potential of mixed densities, the recommendations for erosion and water control measures in Zones 3 and 4 should be implemented.

The use of contoured north/south cross slope roads and ridge located east/west access roads with gabion step channel or other water infiltrating arroyo treatments will help protect development in this zone from sediment deposition and flooding.



- Soils**
-  Bluepoint-Kokan association, hilly
 -  Gila clay loam
 -  Gila-Hantz complex
 -  Madurwz-Wink association, gently sloping
 -  Vinton loamy sand
 -  Vinton sandy loam, 0 to 1% slopes



Soils

Within Southwest Area Plan



14 Aug 2003

Open Space

The Albuquerque/Bernalillo County Comprehensive Plan designates which land is suitable for Major Public Open Space and public easements.

Bernalillo County has acquired the Durand property (10.5 acres) and the Beck property (15 acres) as agricultural open space. The County has also acquired the Hubbell House which is a 150 year-old adobe hacienda situated on 10 acres of cultivated farmland. The management of the newly acquired County open space has not been determined. A Joint Powers Agreement or similar agreement with the City Open Space Division is the most logical way to program and plan for the use of and access to these properties.

The Hubbell Oxbow

The City of Albuquerque recently purchased the Hubbell Oxbow. Currently, there are no specific plans for the property other than to keep it in agricultural use. The Albuquerque Metropolitan Arroyo Flood Control Authority maintains a portion of the southern end of the Hubbell Oxbow as part of a detention dam. The Hubbell Oxbow facility is designed to control floodwaters at runoff rates equal to the 100-year storm. City Open Space acquired the northern 2/3 of the Oxbow and has been farmed for many years. Residents of the South Valley have a strong desire to see it remain in agricultural use, as parkland or open space.

Playa Lakes

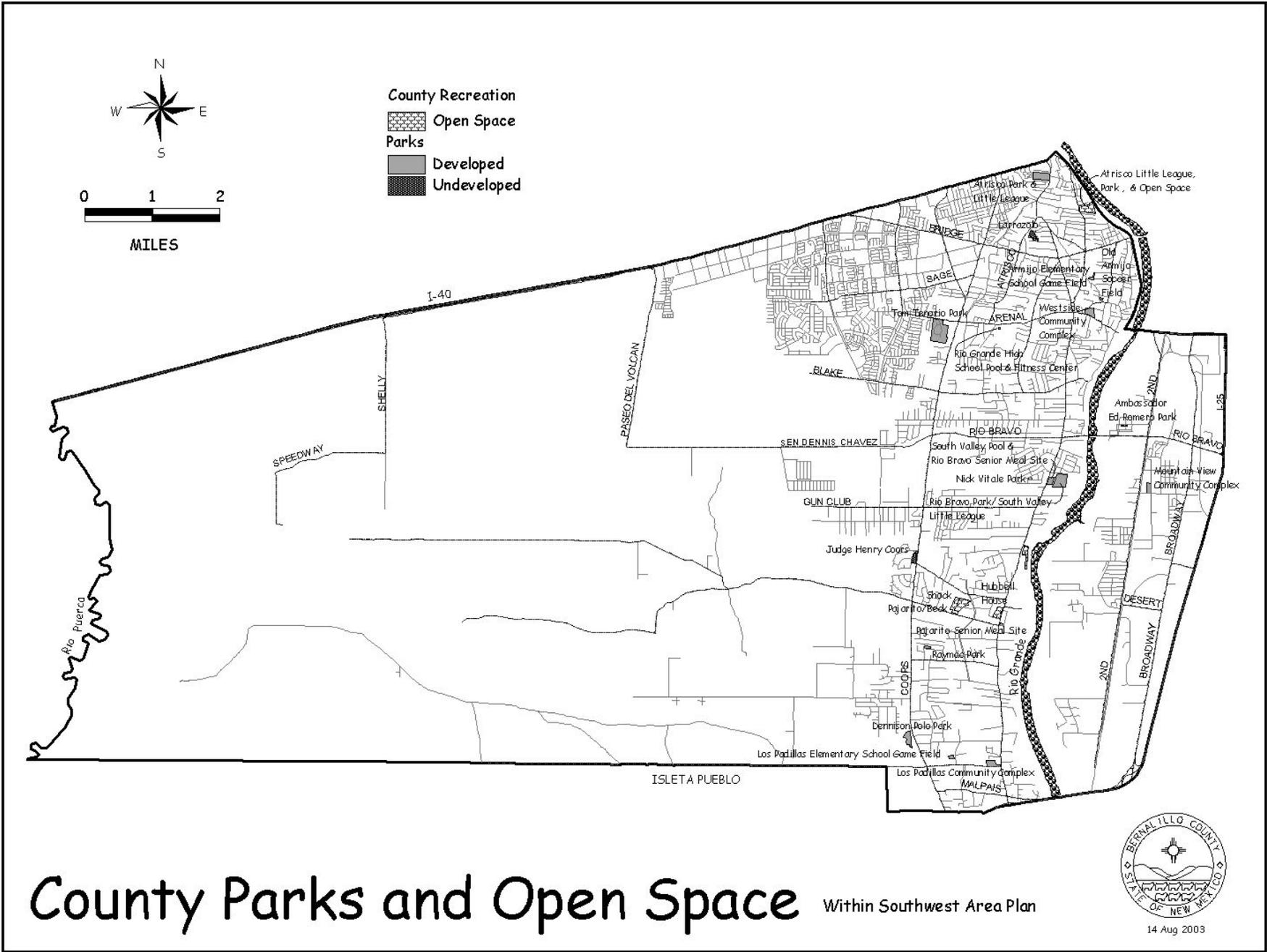
Playas are low-lying areas that are intermittently flooded and act as a natural drainage outlet. To avoid the cost of constructing outfall structures and providing maintenance for the playas, development densities on the large nearly flat area on top of the Southwest Mesa, should be limited around the playas. The playas serve as important water recharge areas and should be retained in an undeveloped state. A drainage management plan for the entire Southwest Mesa should be completed so that flooding does not occur below the escarpment and to avoid costly flood control measures. The City of Albuquerque Open Space Division is currently working with Mesa del Sol to designate on-site "open space" through the Playa Lakes. They are proposed to be a part of open space only as a trail link or other similar purposes. At this point, the Playa Lakes are not being considered for purchase as Major Public Open Space.

Rio Puerco

The Rio Puerco escarpment lies on the far western extent of the West Mesa on the eastern edge of the Rio Puerco Valley, south of I-40 to the Isleta Pueblo boundary. This area has gained the attention of archaeologists as an area rich with the evidence of past cultures, containing landforms, habitat, viewshed and fossil deposits. This property is designated in the Comprehensive Plan and is partially listed on the Open Space Advisory Board Acquisition Priority List.



The Eastern Ceja Parks



County Parks and Open Space

Within Southwest Area Plan



14 Aug 2003

Parks

Additional parks are needed within the boundaries of the Southwest Area Plan (SWAP). Recently, a number of parks and community centers have been upgraded either by facility expansion or by adding new amenities.

A unique opportunity exists within the plan area to establish a comprehensive network of jogging/walking, bicycle and equestrian trails adjacent to several of the arroyos, drains and ditches which traverse the entire area. A network of these multi-use open space trails has been identified for the plan area. The east/west trails will link the Southwest Mesa escarpment and the proposed industrial corridor/enterprise zone east of the Rio Grande with the bosque of the Rio Grande Valley State Park. Trail links also will exist between the historic village centers. The trails will play an important role in the permanent preservation of the quality of life that people in the South Valley can continue to enjoy.

New Trails are present at the following locations:

- Riverside, between Bridge and Rio Bravo on the east side of the Rio Grande.
- Rio Bravo and the South Diversion Channel.
- The Atrisco Riverside Trail is programmed to be built on the west side of the river in 2000.

Cejas and Escarpments

The major portion of Zone 2, the edge of the eastern escarpment of the Southwest Mesa, consists of soil particularly vulnerable to wind and water erosion. The Soil Conservation Service (Now known as the Natural Resource Conservation Service) calculated present soil loss in this zone between five and ninety tons per acre per year. The allowable soil loss is four tons per acre per year. The area has a surface topsoil of approximately eleven inches thick covering a pink gravelly loam high in lime content. Once the topsoil is eroded away by water or foot and vehicular traffic, the very light, limy substratum is highly susceptible to winds.

Based on the soil study conducted as part of the 1988 SWAP, a five hundred foot wide strip along the eastern edge of the Southwest Mesa shall be maintained as an area free of individual liquid waste disposal systems, unlined sewage lagoons and water runoff holding ponds, to be maintained in open

space through density transfer to more appropriate areas. This will help protect eastern mesa escarpment and slopes from seepage and erosion.

Agriculture

For centuries, agriculture has been a traditional way of life for people of the flood plain of the Rio Grande. The South Valley maintained itself as a nearly self-sufficient agricultural community until the early 1940's. Many residents continue to appreciate the rural life style and are now concerned about the demise of large tracts of agricultural land in their area. Recently, the amount of agricultural acreage has declined due to the conversion of land from agriculture to residential, commercial and manufacturing uses. Less than 3% of land owners in the plan area own parcels of agricultural land that are larger than 40 acres. Most of these landowners are former commercial farmers or dairymen who found agricultural work economically unreliable and chose to quit working the land themselves. Many of those who lease land from these landowners to farm are also phasing out unless they have another reliable source of income. In general, these large landowners are selling their property so they can retire and provide some inheritance to their children, many of whom are not interested in farming.

Historically, agriculture has also provided the economic base for South Valley residents, however, this is no longer true. Because agriculture has been a major element of the cultural heritage within the South Valley community, agricultural uses of the land should continue as long as the residents desire to maintain this tradition. Commercial agriculture has many challenges. There are collaborative efforts by many South Valley community groups to address these challenges so that viable, sustainable agriculture is carried on into the future. These proactive efforts include: creation of agricultural cooperatives, building existing farmers markets and expanding into new markets through value-added food products produced with the use of a commercial kitchen. By combining tradition with modern technologies and by promoting organic crops and herb production grown with drip irrigation methods, agriculture can continue in a way that is environmentally sound. These methods can contribute to future economic growth and meet the challenge of water conservation and local food production in the growing Albuquerque/ Bernalillo County area.

Since the rural quality of the South Valley is at risk, the Southwest Area Plan supports continued agricultural activities in the area. The need to preserve farmland in the South Valley is based on the numerous benefits agriculture provides. For example, farming provides for aquifer recharge for the middle Rio Grande valley and the production of locally grown produce. Agriculture also preserves the

open space and rural character of the region, as well as provides recreation and trails along the acequia system.

The dilemma of how to maintain the separate identities of the rural South Valley and preserve agricultural land became a major issue during the revision of the Southwest Area Plan. One major consideration has been the feasibility of the various farming techniques and crops used traditionally in the Valley, given the economic difficulties of farming for large commercial as well as smaller scale farmers. Of equal concern has been the appropriateness of these crops, the strong tradition of agriculture, and the unique cultural expressions of that tradition. Maintaining the rural scale of the Valley has also been a concern because the majority of South Valley farmers work small parcels of land, less than five acres. Most of these individuals work full time in non-agricultural jobs and maintain their ties to the land and tradition by farming small parcels on a part time basis.

Current Agricultural Land Use Policies

Bernalillo County Greenbelt Assessment

The agricultural policy that most directly impacts farmers and farmland in the study area is the preferential tax status for agriculturally productive land in Bernalillo County. The tax classification is referred to as the "Greenbelt Tax" assessment. The preferential assessment for agricultural property is based on the present use of the property rather than the potential developable or market value.

Preferential tax assessment currently allows the landowner in Bernalillo County who has at least one acre in agricultural use to pay a lower property tax rate.

A tax relief is based on the production of agricultural goods. The value of the land used primarily for agricultural purposes is determined on the basis of the lands capacity to produce agricultural products. The burden of demonstrating primary agricultural use is on the landowner who must produce objective evidence of legitimate agricultural use for the year preceding the year in which application is made for greenbelt assessment.

Three types of agricultural uses qualify for greenbelt tax. They are land uses that include: 1) irrigated farmland, 2.) dry farmland, and 3) grazing land. The tax for each of the three varies with irrigated farmland being taxed at a higher rate than grazing land or dry farm land.

Development Approaches That Preserve Agriculture

A residential development prototype that could help promote agricultural preservation in the South Valley is a "cluster development" model. A cluster development pattern would allow developers to develop at a higher density while preserving the use of agriculture and the open space network within the valley floor area.

The "cluster" residential development model would be more conducive with surrounding environmental conditions than the "traditional grid" model of residential development. The "grid model" usually allows the developer to subdivide property into one-acre lots in the rural area. However, this model disrupts agricultural patterns and irrigation networks because the land is dissected into neatly uniform lots providing building envelopes for homes and accessory structures such as garages that may not fit the existing land areas.

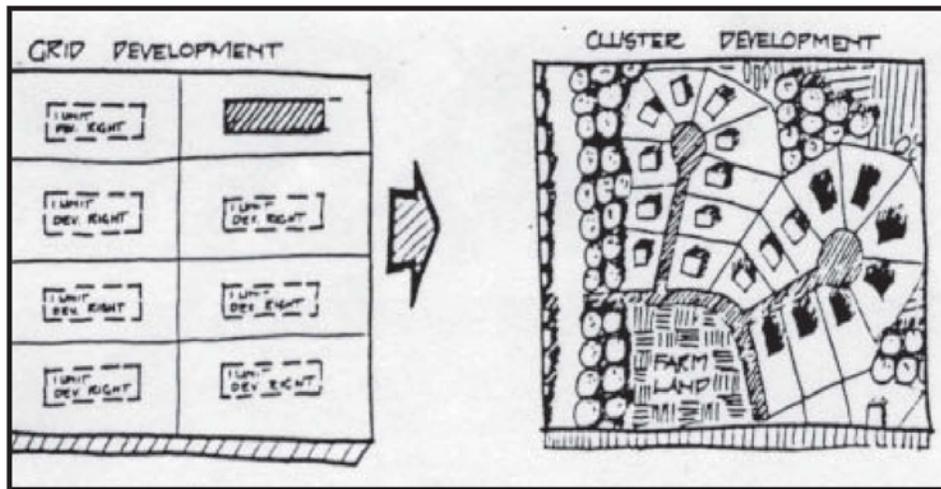
A thoughtful and balanced approach to rural type development serves to preserve the remaining farmland in the South Valley. Design guidelines for both large and small-scale developments achieve agricultural preservation. Rural development design guidelines allow higher density in cluster development areas.

Cluster Housing

"Clustering" allows homes to be grouped together while the remaining land is reserved for open space. Such siting of homes allow for preservation of views, open space, and agricultural activities. This development pattern is similar to a pueblo or plaza type development. The pattern may allow for growth but also preserves irrigated land as well as irrigation infrastructure. Developers can be allowed to develop at a higher density as an incentive to develop cluster communities. Cluster development is identified in the Albuquerque/Bernalillo County Comprehensive Plan and the Albuquerque/Bernalillo County Extraterritorial Subdivision Ordinance as a technique for retaining agricultural and scenic qualities in the Rural, Semi-Urban, Established and Developing Urban areas. Clustering also allows the

developer to save on the cost of streets, water and sewer lines and other infrastructure because of the reduced distances between structures and lots.

Cluster housing may require formation of a homeowners association or other strategies to manage the open space or other areas owned in common. A cluster project that preserves and maintains open space or other features through a homeowners association is a type of "Common Interest Community" as defined by banks and lending institutions.



TRANSFER OF DEVELOPMENT RIGHTS

Transfer of Development Rights (TDR) is a mechanism for transfer of the legal right to develop from one piece of property to another. This allows a landowner to sell his/her development rights on a parcel of property to another landowner who wants to develop a parcel in another location at a higher density. For example, if land owner "A" has the right to place one unit on his parcel due to the existing zoning on that parcel and the potential density allowable under SWAP is three units, under a TDR program, land owner "A" may acquire the development rights for three units from other land owners in a designated area as the basis for obtaining zoning approval, allowing three dwelling units on that acre. Thus, landowner "A" is able to place six units on his or her parcel.

A TDR program requires the designation of a preservation zone, as well as a transfer zone, which receives density transferred from the conservation zone. The application of TDR's is done administratively through the existing planning review process. TDR programs work best in urbanizing areas because a development market exists there and a shifting of densities is more commonplace. TDR's also work best when used in conjunction with other techniques of open space preservation.

Landowners in the South Valley who want to realize financial gain from their land without having to develop it can do so under a "TDR" program. With the use of this technique, property owners can realize the financial gain and can retain ownership of their property for agricultural purposes. Other benefits of a TDR program include directing development toward designated areas while retaining other land for open space and agriculture. With planned infrastructure, the development pattern can be more efficient and provide for higher densities in the served area.

NATURAL ENVIRONMENT AND RURAL COMMUNITY POLICIES

QUALITY OF LIFE STATEMENT

Through citizen understanding of and commitment to land use approaches, we want a clean environment for healthy communities to prosper and for the rural quality and character to be maintained. Beauty of the open areas is enhanced through natural processes, environmental preservation and awareness, peaceful surroundings and resource conservation. The rural quality and character throughout the community should be emphasized through cultural promotion and facilitates viable farmland. By recognizing the values of our community, its pattern of historic villages and plazas, and agricultural areas, a positive image will be enhanced, encouraging new generations to stay in the area.

POLICY 1

Techniques to ensure water quality and to enhance water conservation shall be established by the appropriate governmental agencies to enforce policies adopted in the Ground-Water Protection Policy and Action Plan and to prevent further groundwater contamination in the Plan area.

ACTIONS:

- a) Encourage and facilitate appropriate wastewater management actions as recommended in the Southwest Valley Service Options Evaluation. Appropriate wastewater management actions are:
 1. **Urban style:** similar to City system;
 2. **Semi-urban style:** smaller capacity lines; collection of liquid septic tank effluent for central treatment;
 3. **Community-cluster style:** clusters of homes on one well or disposal system; or,
 4. **Individual on-site style:** private wells and liquid waste disposal systems.
- b) Encourage alternative waste water systems which substantially improve the treatment and disposal of waste water to appropriate County standards for new development, including, but not limited to: 1) contour systems, particularly for those areas with steeper terrain; 2) intermittent sand filters; or, 3) constructed wetlands or centralized community systems.
- c) Provide information to the public on bioengineered options, installation and maintenance of septic tanks, including alternative treatment methods.
- d) Prevent ground water contamination that may result from commercial, industrial, or any other private/public facilities or systems. In event of such occurrence, the responsible party and the appropriate County and/or City departments shall take immediate action.
- e) Protect the soils and avoid fertilizer build-up by utilizing native and naturalized landscaping in the plan area.

"The U.S Geological Survey estimates that 12% of wells in farm areas have elevated nitrate levels, while the Environmental Protection Agency figures that 23 million septic systems and 1.2 million underground storage tanks pose threats to ground water. (Throughout the United States)"

George Homsy

- f) Promote surface and groundwater quality by requiring development to conform to water standards identified in the Albuquerque/Bernalillo County Comprehensive Plan, the Subdivision Ordinance, the Ground Water Protection Policy and Action Plan, Southwest Valley Service Options Evaluation and other applicable and adopted water management strategies.
- g) Evaluate all major development in terms of potential impact upon the ditch and irrigation systems. All new subdivisions and developments shall endeavor to maintain existing conveyance system to ensure flow to downstream water users.
- h) Prohibit new septic tanks, new septic tank drain fields and substandard sewer lines within 200 feet of public and 100 feet of private water supply wells.
- i) Prohibit underground petroleum storage tanks within 200 feet of public and private water supply wells.
- j) Develop a water resources management plan which shall be included as part of the zone map amendment application for environmentally sensitive areas in the County. The water resources management plan shall include the following information:
 - 1. proposed water use;
 - 2. impacts to surrounding water users;
 - 3. water rights availability;
 - 4. impact on water quality;
 - 5. impact on surface water rights; and
 - 6. identifiable water waste.

POLICY 2

All lands designated as proposed Major Public Open Space as identified in adopted Bernalillo County/Albuquerque plans shall be pursued for acquisition by County, City and/or other agencies.

ACTIONS:

- a) Acquire and maintain Major Public Open Space as identified in the Albuquerque/ Bernalillo County Comprehensive Plan, the County Capital Improvements Program, mil levy ballot items or lands in the plan area that possess historical and cultural significance, agricultural potential, environmentally sensitive (i.e., 9% or greater slopes) and/or significant aesthetic views as defined by County open space criteria.
- b) Acquire a 500-foot wide strip, which contains the Lateen Sandy Loam soil on the top eastern edge of the Southwest Mesa from Central Avenue/Interstate 40 to the Isleta Pueblo Reservation. This area shall be designated as Major Public Open Space.
- c) Develop a feasibility study to examine the potential of establishing density transfer, transfer of development rights, and purchase of development rights.
- d) Promote enabling legislation, which allows density transfer, development rights, and purchase of development rights.
- e) Designate the irrigable agricultural lands, escarpment and ceja as areas to be protected through density transfer, as a requirement for granting increased residential density in designated comparable zoned areas.
- f) Prohibit individual liquid waste disposal systems, sewage lagoons or storm water holding ponds within the designated Major Public Open Space area on top of the Eastern Ceja.
- g) Develop a survey, which shall determine the exact boundaries of the designated Major Public Open Space area for the Eastern Ceja.

Open Space

Soil type must be considered in planning for development in the plan area. The area west of Coors Boulevard is very porous, highly erodible on the edges of the Southwest Mesa, its escarpment and lower slopes. The combination of highly erodible soils and steep topography create a real potential for many tons of soil to erode.

These eroded soils travel through the action of wind and water down the escarpment and are deposited on the lower mesa slopes, and arroyos. The same potential for high rates of erosion also exist in the Plan area west of the escarpment.

- h) Preserve the vegetative cover (due to the critical nature of the area) on the West Ceja sand dunes and sheets through maintenance or by leaving undisturbed. Develop a survey, which shall determine the exact boundaries for the portions of the Western Ceja as Major Public Open Space. No vehicular activities and development shall be allowed in the sand dunes and active sand sheets area.
- i) Designate the network of acequias and drains to provide a trail network in the South Valley consistent with the Trails and Bikeways Facility Plan.
- j) Establish a schedule and funding process for recreational trails and small nodal, scenic overlook parks within the open space networks.
- k) Cooperate with the Middle Rio Grande Conservancy District to identify abandoned canals and laterals (public and private) for open space designation.

POLICY 3

Bernalillo County shall investigate amending contract procedures to allow farming contracts of open space agricultural properties for more than one year at a time. This will make it more practical for contract farming to continue to keep the open space lands in agricultural production.

The County shall have an open public policy process to ensure that the public interest is maintained, anti-donation requirements are ensured, and contracted production can be profitable.

POLICY 4

All public utility facilities proposed to be located in the plan area shall be approved by the Board of County Commissioners.

POLICY 5

In areas zoned R-2, multi-family dwellings, a minimum amount of usable on-site open space shall be a requirement for the development.

ACTIONS:

- a) Provide on-site open space equal to 400 square feet for each efficiency or one bedroom dwelling unit, 500 square feet for each two bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms.
- b) Require xeriscape landscaping for usable open space on any lot where two or more dwelling units are constructed.

Drainage & Erosion

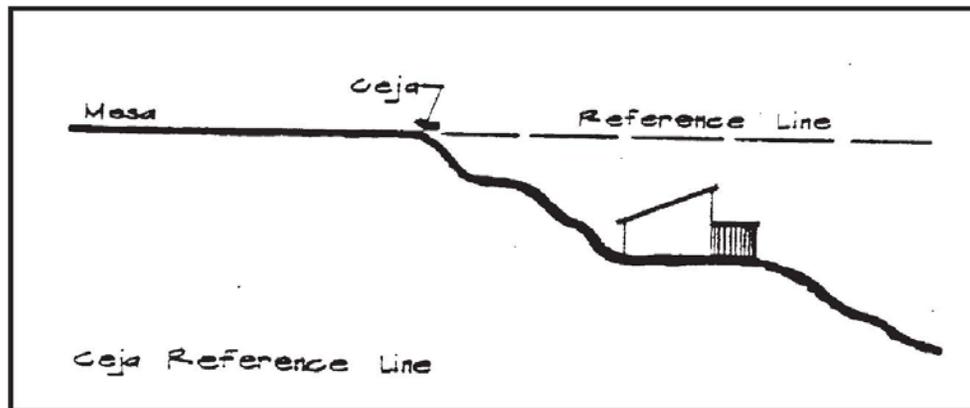
POLICY 6

As development occurs in the Plan area, provisions shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be developed throughout Soil Conservation Service Zones 3 & 4 to protect Zone 5.

ACTIONS:

- a) Bernalillo County and other appropriate agencies shall develop a drainage management plan for the mesa top of the entire area south of I-40.
- b) Require major development applicants in zones 3 and 4 to develop a soil and erodability statement (to be included in the zone change application) that identifies the appropriateness of soil conditions for the proposed development.
- c) Establish an open space buffer strip to protect the mesa edge and slope area greater than 9%. Promote development of a plan for erosion control, runoff delay filter dams, or other drainage management design for the 9% slopes protected area.
- d) Implement acquisition of the 9% or greater slope area through approval of new density consistent with this plan in exchange for higher density in areas with lower or less erosive slopes as a requirement for zone changes.
- e) Protect the visual setting of the escarpment by regulating the reflectivity on buildings above and below the escarpment in order to minimize color contrast with the natural surrounding area (see graphic next page).
 1. The recommended colors include the yellow ochres, browns, dull reds, and grey-greens which currently exist on the mesa and escarpment.
 2. Residential structure height shall not exceed the reference line drawn straight eastward from the Eastern Ceja.
 3. Residential structures further than 250 feet from the escarpment face on sites with gross residential densities less than one dwelling unit per acre may have height up to 26 feet.

- f) Prohibit development on slopes greater than 9%. Establish an erosion setback that considers the erodibility and vegetative cover of the area to protect the fragile edge of the mesa top from erosion and to preserve existing native vegetation.
- g) Applicants for new development shall address soil erosion and sediment control for new and impermeable surfaces, such as new roofs, paving, etc. for development more than 2,500 square feet.
- h) Require a "no build" buffer consistent with County Public Works drainage standards for all development at the edge of the erosion setback drainage ways, arroyos and other waterways. This will help to ensure the full capacity of drainage ways, and protect public health and safety by keeping structures for human habitation out of flood danger.
- i) Allow density transfer and cluster development in an effort to provide economic compensation to landowners and developers for the protection of the 9% slope area, productive agricultural land and other fragile areas.



POLICY 7

Specific land use regulations, with performance and improvement standards, shall be created to protect agricultural lands.

ACTIONS:

- a) Identify methods to preserve agricultural lands that the Extraterritorial Land Use Authority shall consider for implementation.
- b) Agricultural land in the valley shall not be acquired or used for public facility development unless all other land use options have been fully evaluated, including an impact analysis and an approved Facilities Plan of the recommended alternative.
- c) Develop a Land Evaluation Site Assessment ordinance to determine which lands are appropriate for protection from conversion to non-agricultural uses.
- d) Promote small-scale agriculture to assist local growers and promote valley producers by allowing County facilities to be used for farmers market activities and agricultural pilot projects.
- e) Examine the feasibility of implementing one or more of the following: agricultural districting, agricultural overlay, conservation easements or performance-based zoning.
- f) Pursue alternative land preservation techniques such as transfer of development rights, purchase of development rights, conservation and agricultural easements, density bonuses, and other equitable land density increases. These market mechanisms shall be used to provide compensation by exchanging higher density for the preservation of agricultural lands.
- g) Preserve the historic agricultural practice in the South Valley by controlling the scale of adjacent subdivisions.

h) Cluster housing shall be permitted when it meets the following general guidelines:

PROPOSED CLUSTER DENSITY GUIDELINES FOR THE SOUTHWEST AREA PLAN								
ZONE TYPE	SWAP AREA	COMP PLAN AREA	SEWER AVAILABLE	EXISTING DENSITY IN SWAP	CLUSTER	% OF OPEN SPACE	PROPOSED DENSITY PER ACRE	LOT SIZE SQ FT +/-
A-1	RES-1	DEV-URBAN	YES	MINIMAL	YES	50%	1 DU/ACRE	17,220
A-1	RES-1	DEV-URBAN	YES	MINIMAL	NO	NONE	MINIMAL	N/A*
A-1	RES-2	RURAL	YES	1/DU/ACRE	YES	50%	1.5 DU/ACRE	11,616
A-1	RES-2	RURAL	YES	1/DU/ACRE	NO	NONE	1 DU/ACRE	43,560
A-1	RES-2	RURAL	NO	1.25 DU/ACRE	YES	50%	1.5 DU/ACRE	11,616
A-1	RES-2	RURAL	NO	1.25 DU/ACRE	NO	NONE	1.25 DU/ACRE	54,450
R-1	RES-3	SEMI-URBAN	YES	3 DU/ACRE	NO	NONE	3 DU/ACRE	14,520
R-1	RES-3	SEMI-URBAN	YES	3 DU/ACRE	YES	30%	3.5 DU/ACRE	6,970

THESE FIGURES ASSUME 2% OF THE OVERALL SITE IS NECESSARY FOR ROADS AND OTHER RIGHTS-OF-WAY. THE OPEN SPACE IS THEN DEDUCTED FROM THE NET AREA TO OBTAIN THE BUILDABLE AREA. THE NUMBER OF CLUSTERED UNITS IS BASED ON THE CLUSTER DENSITY TIMES THE TOTAL SITE ACREAGE. THE LOT SIZE IS ESTIMATED BY DIVIDING THE NUMBER OF CLUSTERED UNITS INTO THE BUILDABLE AREA.

* ALL CLUSTER PROPOSALS WILL BE EVALUATED ON A SITE-BY-SITE BASIS.

Agricultural District

POLICY 8

The unincorporated area between the Gun Club Lateral and Arenal Main Canal on the west, Central Avenue on the North, the Rio Grande River to Rio Bravo Blvd., then Second Street on the east, and the Isleta Pueblo on the south is an area where agricultural preservation is most appropriate and should be prioritized.

ACTION:

- a) Provide incentives to encourage farmers to join the agricultural district. Incentives include right-to-farm laws, protection from annexation, Open Space purchase priority and cluster development regulations.
- b) Work with the community to explore the feasibility of the following: Automatic eligibility for greenbelt tax assessment, conservation easement programs, establishing a sending zone for transfer of development rights.

POLICY 9

Bernalillo County shall work with community representatives to create a South Valley agricultural land trust or incorporation within an existing land trust to establish procedures for voluntarily donated and purchased conservation easements where appropriate.

POLICY 10

Bernalillo County shall amend the Subdivision Ordinance to require the preservation of existing private ditches and ancillary facilities. Bernalillo County shall amend the Subdivision Ordinance to require the depiction of all ditches and ancillary facilities on all approved plats in order to preserve the irrigation system network.

POLICY 11

In order to preserve and enhance the unique heritage of the South Valley, review requirements shall be established for historic and cultural sites, as well as landmarks and archaeological areas. These historical sites include, but are not limited to, the New Mexico Cultural Properties Review Committee designated structures or properties that may contain historic or prehistoric structures, ruins, sites or objects to be preserved in some form. Desecration or destruction of these sites would result in an irreplaceable loss to the public of their scientific, educational, informational, or economic interest or value.

ACTIONS:

- a) Preserve historic, cultural, landmark and archaeological sites by establishing a procedure for discovering, evaluating, reporting and treating such resources at the application stage of development proposals.
- b) Ease the financial burden on historic property owners that result from difficult preservation demands by encouraging adaptive reuse of eligible structures, as identified by the New Mexico Historic Preservation criteria, for commercial and residential purposes.
- c) Develop an information brochure for owners of historic properties that addresses the benefits of historic preservation for both the built environment and landscapes.
- d) Develop an inventory of historic buildings, beginning with resources on the State and National register, to provide information on important local and vernacular sites as they relate to development proposals.
- e) Use General Obligation Bonds to aid in programs that promote historic preservation for sites identified by the community.
- f) Amend the zoning and building code in ways that can aid in the preservation, restoration, and renovation of historic sites.

Historical Cultural & Archaeological Sites

- g) Identify and recognize the importance of historic preservation and its role in defining the unique character of the South Valley and its relationship to appropriate levels of economic development.
- h) Avoid unwarranted deterioration and destruction of historical, cultural, natural, and other community assets when approving subdivisions.

Built Environment

Land Use

Residential Uses

Residential development is now, and will continue to be, the predominant use of developed land within the plan area. Densities in the plan area (see residential area densities map) vary, generally, from very low in the southern half of the South Valley and in steep erodible slope areas, to high densities within the boundaries of the urban center along Central Avenue behind existing commercial uses. Higher densities adjacent to arterial roads north of Rio Bravo Blvd. may be appropriate if these densities are compatible with surrounding existing land uses, if City water and sewer services are provided, and air quality is not adversely impacted.

Residential Area 1

Minimal residential development is allowed within the light industrial corridor east of the river. Industrial development is appropriate since several modes of transporting industrial products exist in this area (i.e. rail, interstate, airport), and some already existing industry. Additional residential development would be appropriate west of the Barr Canal and east of the river if adequate buffering were required to separate the light industrial corridor east of the Barr Canal, and if densities for individual liquid waste disposal systems are upheld until a solution to the groundwater contamination is found and implemented. Ground water in this area contains some contamination, and it is important to minimize further degradation from uncontrolled industrial discharges and from additional individual liquid waste disposal systems on small lots.

BUILT
ENVIRONMENT

Residential Area 2

This area contains the southern half of the South Valley, generally south of the Adobe Acres Subdivision west of the river and south of the Second Street treatment plant and east of the river and has a depth to ground water of less than ten feet. Residential Area 2 also includes the area just below Southwest Mesa escarpment (Zone 3) and a portion of the Southwest Mesa slopes (Zone 4), containing highly porous and erodible Bluepoint-Kokan soils.

For these reasons, a maximum density of one dwelling unit per net acre is recommended even in areas that have centralized community systems or municipal sewer services. Residential densities are based on evaluated considering site-specific conditions such as soil type, erodibility or agricultural capacity.

Residential Area 3

Residential densities up to a maximum of three dwelling units per net acre are allowed in Area 3, reflecting availability of municipal sewer systems with equivalent performance. The soil type supports a more intense residential use than in Residential Area 2, if development uses centralized community sewage systems, or municipal sewer systems. If individual "soil dependent" or "septic and leach field" liquid waste disposal systems are proposed, large lot sizes (one dwelling unit per net acre) should be required.

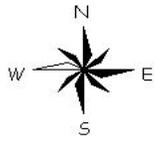
Residential Area 4

This area is located west of the Gun Club Lateral, south of the extension of Rio Bravo Boulevard (Dennis Chavez) westward, north of Pajarito Road and east of 118th street. This area allows densities of up to six dwelling units per net acre except in the portion of Area 4, that lies between the Gun Club Lateral and the 5050 feet elevation line. In this segment, densities should not exceed one dwelling unit per net acre due to existing nitrate contamination in ground water unless centralized, maintained community systems or municipal sewer is provided.

Residential Area 5

Residential Area 5 is located south of Central Avenue, east of 118th Street, west of the Rio Grande between Central and Bridge, west of the Arenal Main Canal, and north of the extension of Rio Bravo Blvd, now called Dennis Chavez Boulevard. This area contains the highest proposed densities for the plan area. Up to nine dwelling units per net acre could be allowed without significant adverse impact on the environment or existing neighborhoods. However, the portion west of Coors Boulevard lies within the identified soil deposition area for sediment from up slope. Individual wells and liquid waste disposal systems should not be allowed between the 5050 feet elevation line and Coors Boulevard due to their potential to further increase the existing high nitrate concentrations.

The residential densities identified on the following page are used as a basis to design sewer lines, water treatment and other public infrastructure for the Plan area. This is important because the availability of existing sewer lines serving adjacent areas should not precipitate an increase in density beyond those identified on the map.

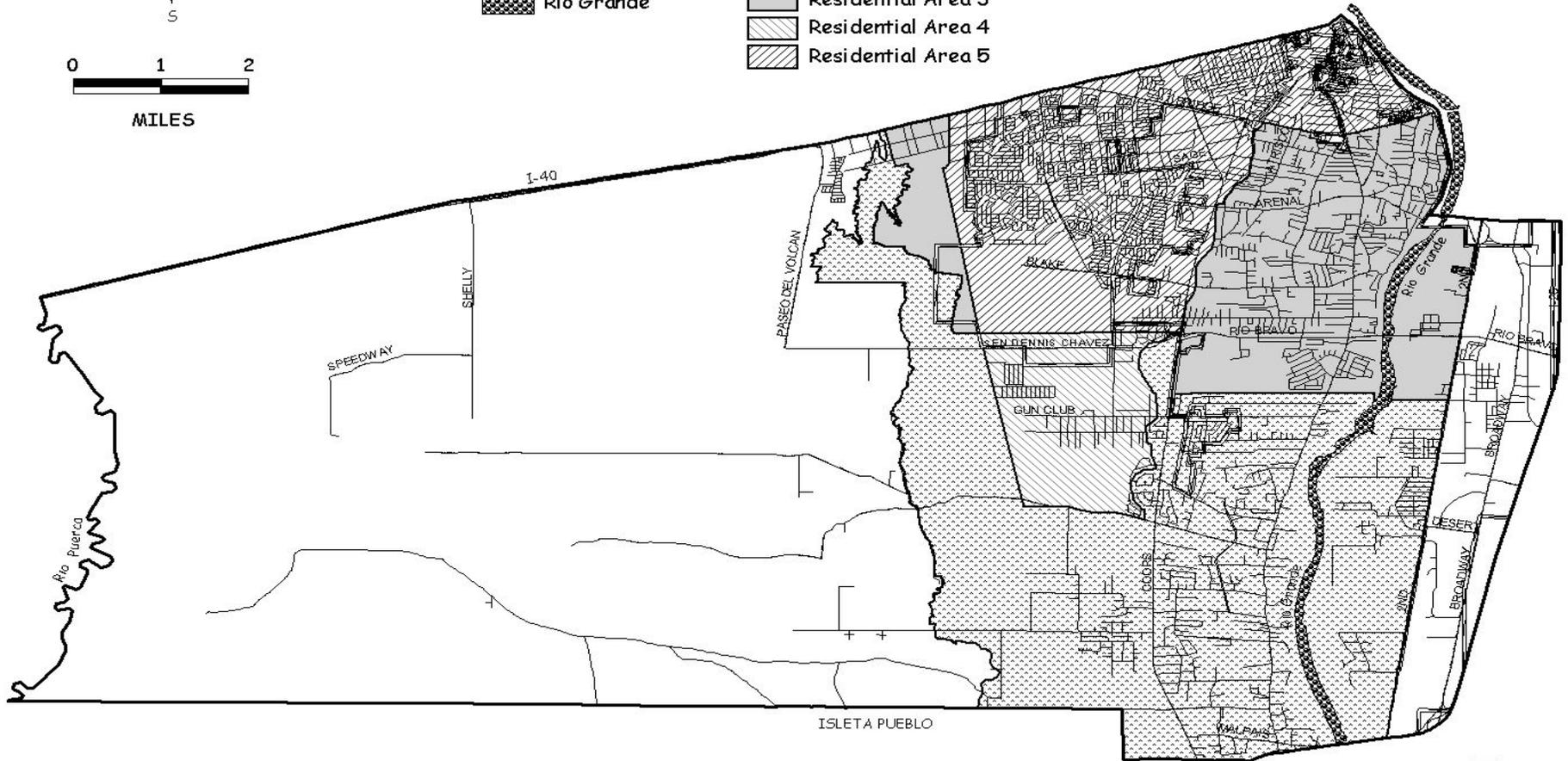


MILES



Residential Densities

-  Residential Area 1
-  Residential Area 2
-  Residential Area 3
-  Residential Area 4
-  Residential Area 5



Residential Area Densities

Within Southwest Area Plan



14 Aug 2003

Land Use and Development Patterns

The Bernalillo County Subdivision Ordinance regulates the subdivision of land. The regulations in these ordinances are applied uniformly in the County. However, all new subdivisions require conformance with the Albuquerque/Bernalillo County Comprehensive Plan as well as all additional relevant area, master, sector, neighborhood, corridor, facility plans, and overlay zones.

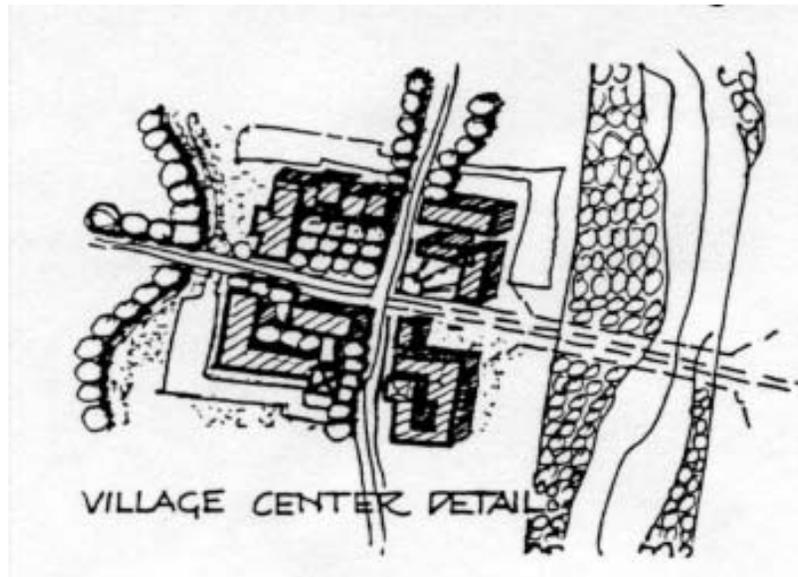
The Subdivision Ordinance requires compliance with these applicable plans. It also assures that development patterns reflect the long history of cultural values and the variety of land uses in the South Valley. These different types of subdivision patterns that exist in the South Valley and adjacent areas are shown below.



South Valley Subdivision Patterns

The long narrow lots (lineas) are the earliest land subdivision patterns to evolve in the valley. This pattern was formed as a way to divide lots among family members in order to allow access to irrigation ditches for various agricultural uses. This pattern is most evident in the southern portion of the plan area.

Over time, these long narrow lots have become subdivided crosswise which may limit the potential for irrigation and use of the ditch system. This type of development can promote the loss of more traditional development patterns as ditches are no longer used for irrigation and are vacated. Native vegetation, such as Cottonwood trees, are no longer able to survive and the general valley character could diminish. Typical suburban lots became a dominant pattern in many areas in the 1950's. Cluster development patterns are now occurring in many areas of the County due to their economy of infrastructure and the sense of community created by the grouping of homes. These can occur at a variety of scales from traditional family lineas to groups of clusters forming a village center.



Commercial and Office Uses

Several of the existing roadways, such as Isleta Boulevard, Coors Boulevard, Bridge Boulevard and Central Avenue have small scale commercial and office uses with unlimited driveway access. These strip commercial land uses create traffic congestion and safety hazards, increase air pollution by slowing down vehicular traffic and sometimes lead to poor economic conditions when the amount of area zoned for commercial uses exceeds the demand.

Some strip commercial areas uses now found along portions of the major roadways will continue to provide services and products to area residents. However, when the opportunity occurs, driveways serving these individual shops should be combined where possible, especially along those roads meant to function as collectors. Combined commercial access with limited or combined access should be permitted in the Plan area north of Pajarito Road, west of Coors, and north of Rio Bravo east of Coors as market demand indicates.

Two roadways within the plan area, Bridge and Isleta Boulevards, need detailed studies of existing and future land uses and existing and future roadway functions in relation to economic development opportunities. Corridor plans should examine these issues in relation to the revitalization of the adjacent land uses and efficient function of the roads. Isleta Boulevard's historic importance as part of El Camino Real should be a primary consideration in the corridor plan for this historic road.

Neighborhood scale commercial and office uses south of Pajarito Road are most appropriately located within the proposed historic Pajarito and Los Padillas village centers. Neighborhood scale commercial and office is defined as service-oriented businesses to meet the day-to-day needs of residents in the immediate area. Specific uses permitted are those included in the County's C-N zone.

The highest intensity commercial and office uses would be contained in the urban center near Westgate Heights, east of Second Street and along Rio Bravo Blvd. Commercial areas along Rio Bravo would be east of Second Street and should be programmed of an appropriate scale to contain attractive mixed use office and commercial development to attract and provide employment opportunities and a wider range of shopping for area residents who seek a major center for shopping. The stores and offices could also provide much needed additional economic activity for the area and also help to diminish the potential for future river crossings by creating areas of primary employment on both sides of the river.

Industrial Uses

In the plan area, a partially developed industrial corridor presently exists east of Second Street. A number of industrial and manufacturing uses, including a brick manufacturing plant, a dairy, lumber yard, poultry egg producer, oil company distribution center and a meat packing plant, are scattered throughout the area. The area east of the Barr Canal (north of Prosperity Road), and east of Second Street (south of Prosperity Road) within the plan area should be developed as a light industrial corridor which contains clean industry as well as office and commercial uses.

Industry in this area developed many decades ago when the railroad located next to Second Street was the prime mover of people and goods. Though many people were aware that legislation was needed to help preserve the environment, few regulations existed at that time. It wasn't until the 1960's that people became active to ensure that clean air and water were preserved. Regulations and ordinances to protect the environment and to maintain human health were a result of these efforts.

Although the problems have existed for decades, the full extent of the contamination of the shallow aquifer in the South Valley is now better understood. Decades of indiscriminate use of farm fertilizers, dumping of hazardous wastes and the widespread use of poorly designed or inadequately monitored septic tanks and leaking sewer lines in porous soils have seriously affected the groundwater. Further, for many decades, the criteria for quality of discharge was not designed to protect water quality for down stream water users.

It is believed that certain industrial uses are still a viable land use for this area today. Good access to the railroad, interstate highway and airport, as well as the proximity to Mesa del Sol of the existing the present industrial uses support additional industrial use in the area. However, continuing concern for the quality of ground water and the presence of the shallow water table, which is less than five feet below the surface in the flood plain portion of the Valley (and up to 35 feet in the south east mesa slop area west of I-25), have prompted the recommendation that additional land uses within the corridor be restricted to appropriate industrial uses. Proposed uses that have the potential to produce liquid industrial wastes should not be permitted. Industry, which legally existed before adoption of the Southwest area Plan, will be allowed to remain as long as they conform to present and future environmental regulations required by law.

Additional appropriate industrial uses in the existing industrial corridor will provide an economic boost to the area and create additional employment opportunities for residents of the South Valley as well as the entire metropolitan area.

Limited industrial uses are also permitted where appropriate elsewhere within the plan area such as the area west of the river below the escarpment and a small area along south Coors which contains limited industrial zoning. These areas shall be subject to landscape and design criteria cited in the policy section in this plan. Care must be taken to protect the ground water in those areas which contain porous soils and/or a shallow water table.

Village Centers

The South Valley and adjacent mesa areas are rich in historic and cultural resources. The first known settlements in the valley began thousands of years ago when nomadic tribes entered the area. For over a thousand years, this area was inhabited by Pueblo settlements, remnants of these patterns are scattered throughout the area. In 1598, Juan de Onate traveled north along the Rio Grande with a large group of settlers. The route he traveled later came to be called El Camino Real, "the royal highway." Isleta Boulevard now exists along part of the 1,600 mile route of this historic trail. The Pueblo Revolt in 1680 caused the abandonment of these settlements established in New Mexico along the royal highway.

In the late 1600's and early 1700's many of these early settlements were reestablished. The early plazas and ranchos of Atrisco (1692), Pajarito (1699) and Los Padillas (1703) were the sites of land grants from the King of Spain to encourage resettlement of the area after the Pueblo Revolt. Over the years, the arable land in the South Valley was divided among family members into long strips running perpendicular to the acequias. The mesa grazing lands, however, were held jointly and used for cattle and sheep ranching. The revitalization of the historic village centers in the South Valley will recognize and preserve some of this rich history and culture that residents of the area treasure and to which many of their ancestors contributed.

The South Valley historic village centers will serve as a visible expression of the historic and cultural traditions and a vital resource for the people who have lived in the valley over the many past decades. The centers will seek to reintegrate historic buildings and spaces of local interest into the surrounding neighborhoods. Consistent with other plans for the area, the concept of village and community centers are similar to historic village centers in the South Valley. These centers will provide for some housing of higher density, such as residences over stores, provide day-to-day services to surrounding neighborhoods, and will provide combined public and private services in centralized locations. New development proposed for the centers will be compatible in design, scale and character with the existing surroundings.

Over time, a particular historic center would include neighborhood-scale commercial and office uses, public services such as a branch library or local health services, residential uses similar in scale and style to those existing in the area, a village park or plaza with a written history of the area on display, pedestrian-oriented pathways, a bicycle/pedestrian link to each historic center, and restored historic buildings and settlement patterns.

The Five Historic Village Centers

Los Padillas

Los Padillas is the farthest south of the village centers. Its suggested Village center area would include Isleta Boulevard between Malpais Road to just north of Los Padillas Park, between the Los Padillas Drain and east of the Isleta Indian Lateral. The old Los Padillas Church stood less than one half-mile north of the Isleta Pueblo boundary, east of Isleta Boulevard near Marcelino Road. An old store building at 7600 Isleta Boulevard may be eligible for historic designation.



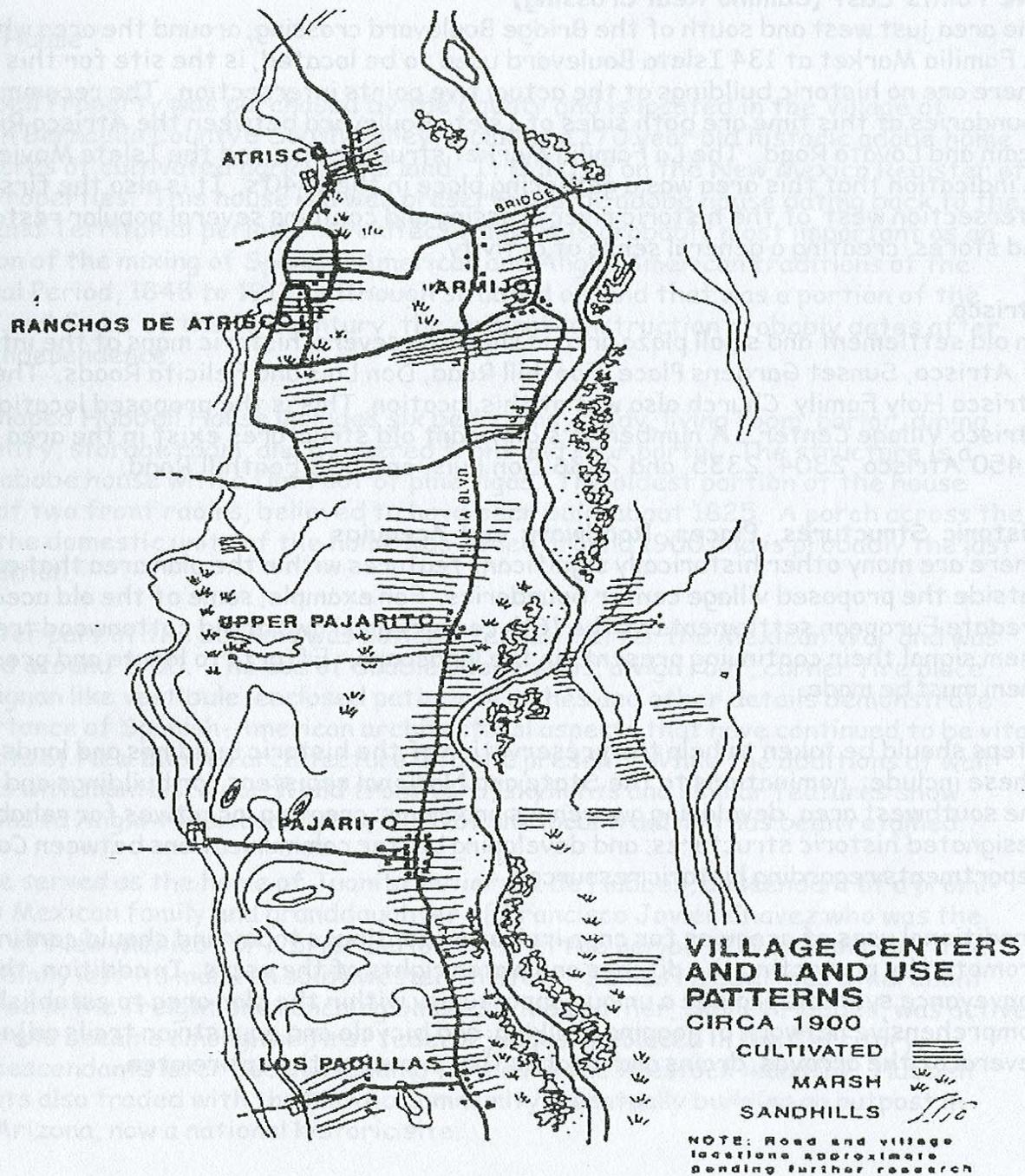
Pajarito

This village center was a linear settlement as can be seen in the alignment of many early twentieth century houses still standing along Isleta Boulevard. The original school site for this village was just northwest of the old church at Pajarito Road. However, the school moved farther north by the 1940's and has been a focal point for community activities of this part of Pajarito for fifty years. The boundaries proposed for this village center are Louise Road on the south and Torres Road on the north, extending roughly a block on either side of Isleta Boulevard. Designation of this larger center will encourage conservation of several historic properties along Isleta Boulevard and Appleton Way that are believed to be part of the turn-of-the-century village of Pajarito. The Hubbell House, built before 1825 and located at 6029 Isleta Boulevard, would also be within this center and be provided a protective buffer from incompatible development.

Armijo

The historic Armijo School is the focal point for this proposed village center. This structure is listed on the New Mexico State Historic Register. The old Armijo Post Office was located less than two blocks easterly at Lopez Road and Isleta Boulevard. The Crest View at 1212 Isleta Boulevard, stands just southeast of the former post office location. The motel was built in 1930 and is the oldest remaining motel of the "Highway 66" era. From 1927 to 1935, Isleta Boulevard from Bridge Boulevard to Route 6 in Los Lunas was designated as part of Route 66.

Recommended boundaries for the Armijo Village Center designation are the 900 block of Isleta Boulevard on the north and Montrose Place on the south. Pedestrian connections are being provided between the community center at Armijo School and St. Anne's Church on Arenal Road.





Five Points East (Camino Real Crossing)

The area just west and south of the Bridge Boulevard crossing, around the area where the La Familia Market at 134 Isleta Boulevard used to be located, is the site for this center. There are no historic buildings at the actual five points intersection. The recommended boundaries at this time are both sides of Isleta Boulevard between the Atrisco Riverside Drain and Lovato Road. The La Familia Market structure housed the Isleta Movie Theater, an indication that this area was a gathering place in the 1940's. It is also the first major intersection west of the historic river crossing and contains several popular restaurants and stores, creating a general sense of activity.

Atrisco

An old settlement and small plaza area is shown on several historic maps at the intersection of Atrisco, Sunset Gardens Place, Foothill Road, Don Luis and Felicita Roads. The old Atrisco Holy Family Church also was at this location. This is the proposed location for the Atrisco Village Center. A number of significant old structures exist in the area at 419-C & 450 Atrisco, 2304, 2335, and 2336 Don Luis, and 508 Foothill Road.

Historic Structures, Places, Roadways and Acequias

There are many other historically significant features within the plan area that exist outside the proposed village center boundaries. For example, some of the old acequias predate European settlements of the 16th century and rows of old cottonwood trees along them signal their continuing presents in the landscape. Efforts to locate and preserve them must be made.

Steps should be taken to help the preservation of the historic buildings and landscapes. These include: nominations to the State and National registers for buildings and places in the southwest area, developing awareness programs; creating incentives for rehabilitating designated historic structures; and developing better communications between County/City departments regarding historic resources.

Traditional uses of acequias for crop irrigation continues today and should continue to be promoted by protecting the ditches and water rights of the users. In addition, these conveyance systems provide a unique opportunity within the plan area to establish a comprehensive network of jogging/walking, and bicycle and equestrian trails adjacent to several of the arroyos, drains and ditches that traverse the entire area.

Hubbell House

The Hubbell Property was purchased by the County and is located in the Village of Pajarito in Bernalillo County's South Valley, includes a 170 year old historic adobe home and ten acres of cultivated agricultural land. It is listed on the New Mexico Register of Cultural Properties. This house is a well-preserved large adobe house dating back to the Mexican and Territorial periods. Architecturally, it is probably most important as an illustration of the mixing of Spanish-American and Anglo-American traditions of the Territorial Period, 1848 to 1912. Although situated on land that was a portion of the Pajarito Land Grant of the 18th century, the original construction probably dates after Mexican independence.

The "L" shaped Hubbell House includes six bedrooms, study, living room, parlor, dining room, pantry, storage room, and a covered front and rear portal. The structure is a rambling adobe house with a flat roof of pine vigas. The oldest portion of the house consists of two front rooms, believed to have been built about 1825. A porch across the front of the domestic units of the home was added around 1900 and is probably the last major addition.

The greater part of the building was not erected until after the Mexican War and was completed around 1900. The use of double adobe walls, a viga roof, corner fire place, portal, zaguan like vestibule, enclosed patio, wall niches and other details demonstrate the importance of Spanish-American architectural aspects that have continued to be vital components of New Mexico architecture into the present. While the additions of wall fireplaces with mantels, a porch and front yard, skylights and similar features show adaptations to Anglo-American styles, much of the local tradition has been retained.

The house served as the home of Juanita Gutierrez de Hubbell, descendant of a prominent New Mexican family and granddaughter of Francisco Javier Chavez who was the Governor of New Mexico for a brief period early in the period of Mexican rule. The Hubbell family left its mark on southwestern history. James Hubbell was a merchant who thrived in the freight and ranching business; his brother, Sidney Hubbell, was active in politics and became among the first federal judges appointed in the Territory. Hubbell descendants later became leading figures in the livestock industry. Hubbell descendants also traded with the Navajo community, eventually building an outpost in Ganado, Arizona, now a national historic site.

Archaeological Sites

Human occupation in the Bernalillo County area began at least 12,000 years ago. There are approximately 800 known archaeological sites within Bernalillo County. There are many other sites as yet unidentified and many others already built over or altered by existing development. The new sites could help augment the four hundred year old written historic record of the area. Some of the sites could provide the basis for museum exhibits and other educational programs as well as a potential attraction for tourism. The South Valley, in particular, has undiscovered sites which could provide further historic detail of past Spanish, Mexican and Native American cultures and settlement patterns. The details discovered could provide more information to be translated into oral and visual histories in the proposed village centers. The potential for tourism greatly increases with the amount of information available at the centers.

Archaeological sites vary in importance, depending on the type and amount of information they contain. Even sites judged very significant may require preservation only until the valuable data can be extracted, thus freeing the land for development and other uses.

Integrating an archaeological survey and site evaluation with the development and planning processes can prevent unnecessary delays in development and losses of important information on past civilizations of Bernalillo County. Costs to developers caused by project delays when testing or excavation is necessary can be reduced if sites are identified prior to the initiation of development.

Transportation

The Metropolitan Transportation Plan 2020 (MTP) is developed by the Middle Rio Grande Council of Governments (MRGCOG) which is a voluntary organization of local governments that serves as the metropolitan planning organization for the Albuquerque Metropolitan Planning Area. The Federal government requires that metropolitan areas over 200,000 develop a Metropolitan Transportation Plan for a 20-year period and update it every three years. The MTP 2020 is the Albuquerque area's response to that requirement.

The MRGCOG seeks input from the general public during their planning process. MRGCOG established a Public Involvement Committee in 1994, a standing committee which meets monthly and is made up of citizens from throughout the urban area. Members represent each City of Albuquerque Council District, Bernalillo County Commission District, the City of Rio Rancho, Sandoval County, and the Villages of Tijeras, Corrales and Los Ranchos de Albuquerque.

Roadways

The primary local carriers of metropolitan traffic, as opposed to regional and statewide vehicular traffic, are principal and minor arterials. Arterials form the spine for local traffic in an area. In developing the southwest arterial network, significant attention was paid to assuring that plan area residents and landowners were served by the existing and proposed roads. Some of the major roads will provide more local service to businesses and neighborhoods than will others. On the other hand, arterials with more access control and less local service will provide higher speed traffic movement with fewer disruptions for through-traffic. This reduces the opportunity for air pollution problems, particularly in the low-lying valley area.

A Metropolitan Transportation Plan is a tool for enabling the people in a metropolitan area to determine the direction of transportation facilities and policies. The MRGCOG has worked in cooperation with local governments to develop the MTP 2020. The 2020 analyzes what would happen if current trends were allowed to continue and offers a set of recommendations aimed at relieving congestion, maintaining air quality, and improving quality of life.

Land Use and Growth Patterns

Certain land use strategies such as mixed-use developments, higher densities in some areas and bicycle, pedestrian, and transit-friendly development can decrease congestion significantly by reducing the number of trips citizens need to make. However, federal law requires that only those land use strategies already adopted by local governments can be assumed in the 2020 Metropolitan Transportation Plan. Technical staff at Bernalillo County, the Middle Rio Grande Council of Governments and the City of Albuquerque are currently working on projects that could result in land use policies that are significantly different from those that are now in place. These efforts are listed in the table below and next page.

2020 Metropolitan Transportation Plan Roadway System Improvement Recommendations in the Southwest Plan Area							
Roadway	From	To	Project Description	2000	2005	2010	2020
Arenal	Isleta	Coors	Widen existing			2lns to 4 lns	
Coors	Pajarito	Central	widen existing				4lns to 6 lns
Isleta	Rio Bravo	Arenal	Widen existing	2lns to 4 lns			
Unser	Sage	Arenal	Widen existing				2lns to 4 lns
98 th	Sage	Rio Bravo	New location				2lns
Unser	Arenal	Rio Bravo	New location				4lns

Bike and Pedestrian Issues

The current plan for bicycle facility development in the Albuquerque Metropolitan Planning Area is shown on the next page. This map shows bicycle facilities that are intended to be used predominately for transportation. The intent is to provide for the needs of bicycling commuters. This map does not show all the bicycling facilities to be constructed by 2020, but it does show major facilities such as Riverside Drain trails, the Interstate 40 bicycle trail, and many of the west side trails and projects.

A 1990 bicycling survey found that an average 2.9% of adults in the western United States commute to work by bicycle on a regular basis. In the majority of these communities, bicyclists are commuting either without an interconnected bicycle system or in a limited bicycle network. Approximately 20% of the survey respondents said they would sometimes commute to work by bike if safe bikeway on roads and highways were available. The Metropolitan Transportation Plan establishes a direction for the community in developing an interconnected bicycle system to increase bicycle commuting.

Anticipated Impact of Bicycle Improvements on Number of Vehicle Trips			
Type of Project	In 2010	In 2020	Rational
Identify/build missing bicycle/pedestrian links	33% increase in bike trips	200% increase in bike trips	As the facilities increase and the bicycling environment improves in terms of safety, availability of lockers and showers, etc. more people will choose the bicycling option.
Bike lockers/showers			
Street geometry designed for bicycle safety			
Increased facility construction/stripping			

Placeholders and Major Investment Studies

The Middle Rio Grande Council of Governments has termed certain projects as "Placeholders." Placeholders are projects that are anticipated to be developed in the next 20 years but for which detailed information is not yet available. Information attained will be developed as part of the environmental analysis and design work for the project. Because detailed information is not yet available, the 2020 Metropolitan Transportation Plan uses the best information currently available to analyze the potential impact it will have on congestion and air quality.

Major Projects Identified in the 2020 Metropolitan Transportation Plan Anticipated for the Next 20 Years in the Southwest Plan area as of July 15, 1998			
Facility	Lead Agency	Description of Project	Projected Date for Completion of MIS
Coors, Pajarito to Central	City of Albuquerque	Six lane facility with potential provision for bicyclists. <i>Conformity analysis assumptions reflect these characteristics.</i>	MIS not yet begun

Major Projects not Anticipated to be Developed or Constructed in the Next 20 Years, Which are Listed in the 2020 Metropolitan Transportation Plan for information Purposes Only.			
Facility	Lead Agency	Description of Project	Projected Date for Completion of MIS
Southwest Transportation Corridor	Bernalillo County	Rio Bravo/Paseo del Volcan to the vicinity of I-25 and Coors. Construction of a limited access six-lane facility.	Not Anticipated to be Developed or Constructed in the Next 20 Years. Not included in the draft of the 2020 MTP

BUILT ENVIRONMENT POLICIES

Quality of Life Statement:

We want the physical services and utilities for future village centers. A transportation network, including alternate modes for the South Valley and mesa top should be viewed as a mechanism to promote, service and connect the communities.

The plan seeks to promote equal connections between the different villages and their businesses, and to facilitate opportunities to establish a safe environment, and desirable living conditions. An equitable balance between the community, land use, physical development and natural environment shall be attained.

POLICY 12

Isleta Boulevard shall be recognized and treated as a historic route. Any modifications on Isleta Boulevard shall protect, rehabilitate, restore and enhance the historic, cultural and economic significance of this important segment of the "Camino Real."

ACTIONS:

- a) Develop a design overlay zone or corridor plan to protect the visual qualities that reflect the history and heritage of the Camino Real and provide a tangible link to its past. This shall provide guidance to developers, design professional and property owners for new development, streetscape and redevelopment projects. Limit the number of lanes on Isleta Boulevard by adding an exception to the General Standards for right-of-way width to include bike lanes and/or on street parking.
- b) Regulate light fixtures to be shielded and horizontal, and no higher than the buildings on the lot. Along the commercial areas, the light fixtures shall not be higher than 1.5 times the height of the buildings, with a maximum of 24 feet. Street lighting should be of a consistent uniform height.
- c) Install street lighting and other fixtures appropriate for auto, bike and pedestrians, and fit the historic character of the street.
- d) Create a pedestrian friendly environment along Isleta Boulevard that allows shared parking facilities and safe pleasant access to local businesses.

POLICY 13

Additional historic routes, scenic corridors and easements, including historic acequias, streetscapes and built environment, shall be recognized and integrated into future plans, subdivisions and development.

ACTIONS:

- a) Establish signage areas for historic recognition.
 - 1. Historic markers along roadways.
 - 2. Historic markers in pedestrian areas.
- b) Develop a design overlay zone for historic routes.
- c) Lighting and other fixtures shall be unique in design and reflect the historic nature of this corridor. Down lighting shall be used to protect the dark skies and illuminate streets and sidewalks for the purpose of safety and aesthetics.

POLICY 14

To protect the fragile landforms and air quality in the plan area, new development or major modifications to existing roads and other major public facilities shall adapt to the existing natural environment, topography, soils, vegetation, geology, and hydrology.

ACTIONS:

- a) Design existing roads and future road extensions consistent with drainage patterns of arroyos, waterways, and acequias to handle drainage, minimize erosion, and to avoid unnecessary crossings and re-alignments.
- b) Coordinate County and City Public Works, New Mexico State Highway Department and private developers (depending upon jurisdiction for roadway) to design and construct roads to assure minimum impact to fragile soils and the existing and historic environment.
- c) Address land use, environmental, historical and social impacts when developing or modifying all streets and roads.
- d) Facilitate an on-going public participation process that utilizes all corridor plans. This process will include open public meetings held in the Plan area and shall seek wide public input on design alternatives including all roads and bridges.
- e) Implement landscaping on all arterial streets with appropriate drought tolerant plants or vegetation supported by pavement-collected water.
- f) Prohibit excessive cuts and fills that scar the natural landscape and create unstable soil and erosion conditions.
- g) Protect slopes within areas greater than five percent (5%) by utilizing techniques such as split lanes for subdivision entrance roadways to reduce the negative impacts of crossing steep grades. Maintain native landscape in medians.

- h) Prepare a soil erosion and sediment control plan for initial design of roadways within Soil Conservation Service Zones 3 and 4.
- i) Recognize reduced road widths in areas of the valley floor dominated by traditional development patterns and situations where public safety is not compromised. Utilize drainage swales within the right-of-way to accommodate drainage without adding to area wide runoff.
- j) Protect cottonwood trees and other predominately surface-root water vegetation by requiring site design that preserves existing mature cottonwood trees through relocation and surfacing materials to limit compaction and allow water infiltration.
- k) Preserve and protect native vegetation and biological diversity, erodible soils, drainage courses, and unusual landmarks when approving subdivisions.

POLICY 15

All roads and arterials shall maintain continuity with regards to drainage, design and landscape. These arterials shall be comprehensive in design and scope to include the community's goals and objectives, including pedestrian and bicycle amenities, mass transit potential and landscaping.

ACTIONS:

- a) Consider driveway consolidation or other access control features appropriate to the planned function of the roadway for all proposed arterials; extensions or reconstruction of existing arterials; requests for zone changes and special use permits, and requests for site development plans for commercial and office uses.
- b) The County Public Works Division shall evaluate the impact of road design and construction on economic and commercial development, housing, recreation, open space, transportation, and community facilities before roadway projects are undertaken.
- c) Design all roads to be of a compatible scale and consistent with the character of the area. Design shall consider the relationship of businesses, housing and pedestrian viability as it relates to the roadway.
- d) Integrate concerns and recommendations of area residents into the design of roadways. Meetings with affected residents shall be held within the impacted area to seek input prior to the programming and design of the roadway.
- e) New development shall install and maintain sidewalks, trails and safe crossings along roadways for pedestrian safety and general welfare of the area residents.

Roadways and Corridors

POLICY 16

Heavy industrial and commercial traffic shall be limited in village centers and residential areas to enhance residential stability, respect the history and integrity of the area, and promote neighborhood scale (CN zoning) economic development.

ACTIONS:

- a) Restrict major roads (principle or limited access arterials) from bisecting historic village centers.
- b) Amend the Long Range Roadway System Map to exclude the Southwest Transportation Corridor from the area east of Coors Boulevard and west of Isleta Boulevard.
- c) Amend the Long Range Roadway System Map to exclude the Gibson west corridor from the area east of Coors Boulevard to I-25.
- d) Examine the feasibility of Second Street, south of Rio Bravo, as a three-lane facility designed to maintain the rural character of the area and serve the existing community.
- e) Emphasize a north/south arterial on the Southeast Mesa slopes, such as Broadway Boulevard and Second Street to Desert Road which shall serve the more industrial and commercial areas of the valley and promote continuity and access to downtown, uptown and Mesa Del Sol.

POLICY 17

Landscaped arterials and limited access roads in the Plan area shall include, but not be limited to, Gibson/Arenal Boulevard, Rio Bravo Boulevard, 118th Street, Gun Club Road, 98th Street, Second Street and Unser Boulevard. Landscaping of medians and areas adjacent to roadways shall include provisions for pedestrians, bike lanes in the design, and construction of these and other roads.

ACTIONS:

- a) Provide incentives, such as a 20% reduction in parking spaces required for premises of at least five acres, in exchange for park and ride lots with bus bays or shelters, which are contiguous to existing or proposed bus routes as approved by the City's Transit Department.
- b) Enhance pedestrian crosswalks with textured and colored paving to create a pleasant, safe pedestrian system.
- c) Consolidate curb cuts and require shared access and parking agreements.
- d) Provide shrubs or vegetation that form a buffer between sidewalks and arterials/roads to calm traffic and to guide pedestrian movement.
- e) Provide landscaping for existing and proposed medians with drought tolerant native plant materials.
- f) Allow off-street parking behind buildings away from streets for new commercial development. On lots less than 200 feet deep, parking may be located behind or beside new or redeveloped non-residential construction if appropriate public safety is met.
- g) Regional transit stops, as identified by the South Valley Transportation Committee, shall be implemented by the appropriate agencies.

POLICY 18

Transportation corridor plans shall be developed by City and County agencies, and other appropriate jurisdictions, for Unser Boulevard from Arenal Road to Paseo Del Volcan or Interstate 25; Paseo Del Volcan from Central Avenue to Dennis Chavez (Rio Bravo Blvd.); 118th Street from Central Avenue to Pajarito Road; and 98th Street from Snow Vista Channel to Dennis Chavez Boulevard (Rio Bravo Boulevard). Land use impacts and an on-going public participation process shall be elements in these plans.

ACTIONS:

- a) Corridor plans should examine the effects of proposed road construction and reconstruction on adjacent existing and planned uses.
- b) Implement an on-going public participation process in all corridor plans. This process shall include public meetings held within the impacted area.
- c) Encourage the use of raised landscaped medians that provide a safe refuge for pedestrian street crossings on all facilities where practical.

POLICY 19

Development in non-programmed areas where sewer, water and roads do not exist, shall not be approved unless it can demonstrate that it poses "no net" expense to the local government with respect to existing public works, education and transportation infrastructure, as well as basic health, safety and general welfare services.

ACTIONS:

- a) Evaluate the fiscal impact of new development on local government in areas where funds are not appropriated for infrastructure.
- b) The County shall consider the delivery and phasing of essential services to existing communities prior to providing infrastructure to new development.

POLICY 20

The County and City shall continue to work closely with other agencies as trail corridor planning occurs within the Plan area. Design and safety measures shall be a prime consideration in location and construction of trails.

ACTIONS:

- a) Locate, design and construct trail systems by cooperative efforts of the County and City Planning Departments; County and City Parks and Recreation Departments; County and City Public Works Divisions, and the Albuquerque Metropolitan Arroyo Flood Control Authority.
- b) Incorporate pedestrian trails when designing, upgrading and constructing roadways. These trails shall link to other facilities whenever possible.
- c) Prevent motorized vehicles from gaining access to trails and sensitive areas by the use of signs and access control measures.
- d) Incorporate amenities for handicapped persons in the design and construction of trails, whenever possible and appropriate.
- e) Require development and subdivisions to retain existing or provide new ditch access where appropriate for open space and irrigation purposes.
- f) Implement the Facility Plan for Arroyos and other future trails plans to promote multiple use of the arroyos and ditches as trail corridors.
- g) Incorporate trails and bicycle lanes in roadway design that are referenced in the Trails and Bikeways Facility Plan, Bikeways Master Plan, and for those trails deemed necessary by the County and City Parks and Recreation Departments and the community.

Roadways and Trails

POLICY 21

All roadways shall be planned, designed, constructed and improved for the safety of pedestrians, equestrians and bicyclists, as well as access to commercial uses of various scale.

ACTIONS:

- a) The appropriate governmental body shall install and maintain sidewalks, trails and safe crossings along roadways for pedestrians, equestrians and bicyclists in areas identified by the community or as needed to protect the safety and general welfare of the area residents.
- b) Provide landscaped rest areas along trails, as well as landscaping throughout the trail network using appropriate native plant materials and encourage the use of public art, wherever possible.
- c) Provide adequate trail width and buffer along bridges for pedestrians, equestrians and bicyclists.

POLICY 22

Storm drainage facilities shall be designed to carry out their drainage management functions and to optimize recharge of the aquifer.

ACTIONS:

- a) Implement channel treatments for existing historic flows, when necessary, which shall be as naturalistic in appearance to blend in with adjacent indigenous vegetation. Check dams, gabions or bioengineered components shall be designed as part of the channel to reduce water velocity and erosion while maintaining recharge objectives.
- b) Maintain natural vegetative cover within the flood hazard areas to enhance soil stability and health.
- c) Implement bioengineered or a similar alternative method of storm water detention for storm drainage. Consider such methods as infiltration islands or construct wetlands where appropriate.
- d) Require all new development and subdivisions to accommodate runoff as close to where it is generated, as possible, in an effort to minimize induced drainage cost and to maintain historic run off patterns.
- e) Encourage new residential and commercial developments to use and/or reclaim surface water runoff and gray water as a water conservation technique.

Drainage and Erosion

POLICY 23

All development and subdivisions shall be required to limit the level of water runoff generated from new construction or paving in order to reduce velocity and volume of runoff, and to ensure the viability and capacity of down stream facilities.

ACTIONS:

- a) Incorporate appropriate hydrologic and re-charge conditions into the drainage management plan for the Southwest Mesa.
- b) Design drainage methods to encourage groundwater infiltration and percolation, such as the use of vegetative cover, gabions and/or other bioengineered methods.
- c) Stabilize arroyo channels in a manner that will blend in with the surrounding environment and allow for aquifer re-charge.
- d) Prohibit the discharge of storm flows that exceed existing conditions prior to development for all soil disturbance on sloped areas greater than five percent.
- e) Implement small scale velocity reducing and peak flow delaying filter dams or hydrologically equivalent strategies in the upper most reaches of a watershed to prevent flooding and capture runoff for use and storage as an alternative to lined arroyos.

POLICY 24

Promote drainage management plans for the Cedar Wash drainage and Rio Puerco slopes. These plans shall consider the integrity of the watershed including sustainable water supplies for the built environment.

POLICY 25

The five historic village centers, as identified on the following map, shall reintegrate historic buildings and sites of local interest, and function as an area to meet the community's day-to-day needs.

ACTIONS:

- a) Develop a historic village center plan by involving the community. Each plan shall include, but not be limited to:
 1. precise boundaries of each center marked by signs;
 2. design guidelines and zoning which considers signage criteria relative to the areas context;
 3. an implementation program;
 4. appropriate economic development incentives;
 5. create a historic village center zone.
- b) Reintegrate historic buildings and spaces of local interest into the historic village centers and surrounding neighborhoods. Allow adaptive re-use of historic buildings and places that hold significant value identified by the community.
- c) Require new residential subdivisions, and commercial development proposed for the village centers to be compatible in design, scale and character with the existing surroundings.
- d) Permit each of the five village centers to include neighborhood-scale commercial and office uses, and appropriate public and local health services. Areas suitable for residential development shall be similar in scale and style to the existing area.
- e) Install a marker describing the historical significance of each center to be placed at appropriate entrance(s) to those villages.

- f) Interconnect the proximate villages to each other as well as to surrounding areas with a trail network.
- g) Pursue incentives to rehabilitate historic built structures, such as, but not limited to, development fee waivers, public parking or reduction in parking requirements.
- h) Allow reduced right-of-way and paving for street standard widths in village centers to retain historic ambience of the area.

POLICY 26

Mixed use development within C-N and C-1 zoning shall be encouraged within historic village centers and on Isleta Boulevard between Bridge and Camino del Valle, to allow owners to reside at their place of business.

ACTIONS:

- a) Permit secondary residential use in conjunction with a primary business use. Residences may be located in part of the primary business structure or behind the primary business structure.
- b) Require visual continuity on the exterior of any two buildings (residential and commercial) located on the same site.
- c) Limit storage to self-storage units and storage of vehicles permitted within the C-1 zone. Any such storage must be located behind a wall and not visible from the surrounding neighborhood.

POLICY 27

Sector development plans, public facilities plans and corridor plans shall be developed to further address subareas or portions of the plan area.

ACTIONS:

- a) Develop a sector development plan or overlay zone for the Mountain View, South Broadway and far South Valley areas to address the location of industrial, commercial, public facility, residential and open space land uses specific to the area.
- b) Develop the appropriate sector, corridor or overlay plans for the Pajarito Mesa, Atrisco Grant area, Isleta Boulevard, and the Rio Puerco slope.
- c) Incorporate village and neighborhood centers as the primary component of the sector plan.

POLICY 28

Develop a Facility Plan for major public facilities and services to address location, siting and environmental land use impacts in the plan area.

Zoning & Land Use

POLICY 29

The County and City shall stabilize residential zoning and land use in the Plan area.

ACTIONS:

- a) Cancel discontinued special use permits, special use permits where conditions of approval are not met, and permits that are in violation of the Zoning Ordinance.
- b) The County and City shall stabilize residential zoning and land use in the South Valley to protect the value of traditional land uses and enhance the quality of life.
- c) Limit the location, duration and type of new uses allowed by special use permits to those meeting all the requirements of the adopted zoning ordinance.
 1. Restrict new special use permits for heavy commercial and manufacturing uses in South Valley residential zones to owner-occupied businesses with five or fewer employees on $\frac{1}{2}$ acre or greater.
 2. Limit the time period between approval of new special use permits and issuance of a building permit to one year.
- d) Encourage C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street; and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development.
- e) Prohibit residential development within 60-65 Day Night Noise Level (DNL).
- f) Encourage stabilization of residential land use through subdivision design and scale.
- g) In order to stabilize residential and agricultural zoning and land use within the rural area of the south valley, new special use permits for industrial and manufacturing uses should be limited to those that carry on the majority of their operations within a completely enclosed building designed to reflect the character of the existing neighborhood. All outside storage must be screened from public view and the entire property must be buffered with landscaping and/or solid walls along any property line abutting a residential zone.

POLICY 30

The residential densities contained on the following Map shall be those controlling zoning in the Plan area.

ACTIONS:

- a) Require a centralized collection and properly designed and maintained on-site liquid waste treatment system for subdivisions with six (6) homes or more, and with no access to sewer lines. Such systems could include bioengineered facilities, such as constructed wetlands.
- b) Minimum additional residential development is recommended in Residential Area 1 within the boundaries defined by I-25 to the south and east; Woodward to the north; and Second Street to the east. When connected to City sewer or approved community system. Additional density may be added through cluster development.
- c) Allow in Residential Area 2, a maximum density of one dwelling unit per net acre, even if centralized community systems or City water and sewer services are available.
- d) Allow in Residential Area 2, a maximum density of one dwelling unit per two acres when located in Soil Conservation Service Zone 3 and if on-site wells and individual liquid waste disposal systems are used.
- e) Permit in Residential Area 2, a maximum of one dwelling unit per net acre, even if connected to centralized community systems or other municipal water and sewer services. Due to the high soil erosion potential within the area containing Bluepoint-Kokan soils, special use permits and zone changes to higher residential densities shall not be allowed. In areas where municipal and community systems are not available, the maximum density shall be $1\frac{1}{4}$ acre for individual wells and liquid waste disposal systems.

- f) Allow up to three dwelling units per net acre in Residential Area 3 when City sewer is available, or a maximum of one dwelling unit per net acre when using individual liquid waste disposal systems.
- g) Allow up to six dwelling units per net acre in Residential Area 4 when City sewer is available. Between Gun Club Lateral and the 050' elevation line, there shall be a maximum density of one dwelling unit per net acre when using individual liquid waste disposal systems.
- h) Allow up to nine dwelling units per net acre in Residential Area 5, when City sewer and water is available.
- i) Between the 5050' elevation line and Coors Boulevard, a maximum density of one dwelling unit per net acre is allowed when using individual liquid waste disposal systems.

POLICY 31

Land use changes adjacent to Paseo del Volcan, Dennis Chavez Boulevard (Rio Bravo) and Unser Boulevard shall be permitted if it conforms to the following:

ACTIONS:

- a) Require development proposals, within the Reserve Area of the Comprehensive Plan, of 75 to 649 acres to conform to Level B of the Planned Communities Criteria as identified in Appendix A. Upon compliance of the criteria listed in Appendix A, then the development proposals shall comply to Level C of the Planned Communities Criteria.
- b) Discourage leap frog development in the area west of Coors Blvd. between Gun Club and Central to promote a more contiguous development pattern based on the availability of infrastructure.
- d) Locate commercial nodes/ new community centers on the corner of Unser Boulevard and Dennis Chavez Boulevard (Rio Bravo), 118th Street and Dennis Chavez Boulevard and the southwest corner of Rio Bravo and Paseo del Volcan.
- e) Create a bypass to separate Dennis Chavez Boulevard (Rio Bravo) and Paseo del Volcan arterial from commercial/community center.
- f) Permit C-2 and M-1 zoning on Paseo del Volcan and I-40.
- g) Permit high residential density interspersed with C-N/C-1 zoning adjacent to Dennis Chavez Boulevard (Rio Bravo) and Paseo del Volcan in order to provide community amenities.

POLICY 32

The areas located between I-25 and Second Street and the area south of I-40 and west of Paseo Del Volcan shall be used as primary employment because of their location to transportation facilities (rail and highway).

ACTIONS:

- a) Prohibit industrial development that is highly consumptive in water use from the area south of I-40 and west of Paseo del Volcan.
- b) Prohibit industrial development on the top edge of the Southwest Mesa
- c) Require a master site plan for industrial uses (M-1, and M-2 zoning) for sites that encompass the crucial area and are five acres or larger.
- d) The developer shall provide a detailed site plan for industrial uses that incorporates appropriate native drought tolerant plants and trees, in order to achieve a continuous 30 foot landscaped area fronting the main access road.
- e) Require industrial development located in the area south of I-40 and west of Paseo del Volcan to be developed with "no net" cost to local governments for infrastructure and water use as defined in the Planned Communities Criteria.

POLICY 33

All land uses in the plan area, which are or reflect a M-1 or M-2 land use shall require a detailed site plan and landscape plan, including phasing (if applicable).

ACTION:

- a) Promote a visually pleasing business environment by creating attractive surroundings. To achieve this, provide appropriate native drought tolerant plants and trees with a 30-foot landscaped area fronting the main access road. Landscape elements shall be consistent throughout the area roadways.

POLICY 34

Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily illuminate adjacent properties.

ACTIONS:

- a) Outdoor light poles within residential areas should not exceed sixteen (16) feet in height above existing grade and require outdoor fixtures; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
- b) Create and enact an outdoor lighting ordinance for the plan area.
- c) Require all new public and private light fixtures and on premises signs to be designed and operated as cutoff or shielded amiable fixtures.
- d) Discourage commercial use of searchlights, spotlights and floodlights, or any similar high intensity light for outdoor advertising or entertainment when projected above a horizontal plane.

General Design Guidelines

POLICY 35

Provide pedestrian connections through mixed-use areas and activity centers, and separation between parking and pedestrian circulation for public safety and general welfare of the area residents.

ACTIONS:

- a) Sidewalks shall be located to connect public street sidewalks, the main entrances to all businesses, transit stops on or off-site, and other buildings on the site, in addition to providing convenient access to adjacent residential neighborhoods; and within shopping centers, clear, logical pathways must be provided to each building on the site, including pad sites.
- b) Structures and on-site circulation systems shall be designed to minimize pedestrian and vehicle conflicts.
- c) Promote a pedestrian circulation system to provide clear, logical pathways within and between properties. The site plan shall demonstrate that a development will not impair access to adjoining properties or to major public facilities such as parks and schools.
- d) All drive-up windows shall be designed to minimize the conflict between pedestrians and automobiles.

POLICY 36

Enhance the visual character and quality of the streetscape and overall development by integrating the design and materials of required perimeter walls.

ACTIONS:

- a) Walls shall be designed to complement the architectural character of the subdivision or neighboring development by incorporating the features and motifs used on adjacent homes or buildings.
- b) Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

POLICY 37

Promote safe vehicular parking with attention to functional and aesthetic concerns. Oversized parking lots or facilities should be discouraged.

ACTIONS:

- a) Parking areas should be designed to minimize local temperature gain and reduce air pollution. Potential methods of accomplishing this include light colored materials in parking lot surfaces and trees or other shading devices to shade the surface area of the lot.
- b) Encourage landscaped areas within lots to break up large expanses of paved area and enhance pedestrian access.
- c) Parking should be placed to encourage and facilitate parking once and walking to multiple destinations.
- d) Shared parking in mixed-use areas is encouraged and total spaces may be reduced when the owner demonstrates that the mix of uses has staggered parking needs.

POLICY 38

Require, where feasible, development to respect views of the mountains to the east and the mesa to the west. Preserve views to and from the sites by incorporating design details.

ACTIONS:

- a) Encourage rooftop, mechanical and electrical equipment and similar rooftop hardware to be screened from public view by building elements that are integrated into the building's architecture, such as parapets or screening walls.

COMMUNITY INVOLVEMENT AND SERVICES

Transit and Ridesharing

Virtually all of the Albuquerque metropolitan areas having local bus service at present have densities greater than five dwelling units per acre, with many route portions that travel through even higher density areas. A majority of the area south of Rio Bravo and on the upper slopes of the Southwest Mesa is proposed to be low density residential in the plan, i.e., less than five dwelling units per acre. At today's level of technology, it would not be cost-effective to provide transit service in these low-density areas. Rather, paratransit options might be more effective.

Paratransit is the family of transportation services, which falls between the single occupant automobile and fixed route transit. Conventional fixed route transit service usually means buses traveling on specific streets at regular time intervals. While conventional transit planning tends to be corridor oriented, paratransit services are typically planned to serve subareas, or even single activity centers. Paratransit services are designed to meet specific market needs by utilizing vehicles and travel patterns which are specially tailored to meet the unique characteristics of an area. Alternative paratransit services that continue to grow in popularity are route deviation systems. These systems operate on fixed routes but deviate from their fixed routes to pick up individuals upon request. Guidelines are established that dictate the extent to which a route can be deviated.

This type of paratransit system might be appropriate in low-density areas of the South Valley. The fixed portion of each route, theoretically, would serve at least one area of clustered commercial, office, public service and residential uses such as the historic village centers. Ideally, such routes should be connected with fixed routes to provide for intra-community travel.

Bikeways

The Bikeways Master Plan has bicycle routes programmed or proposed along most of the major streets north of Rio Bravo Boulevard and on Coors Boulevard. Provision for a separated bicycle path the entire length of Unser Boulevard through the plan area is important and should be incorporated into the planning and design of this principal arterial.

COMMUNITY INVOLVEMENT & SERVICES

Pedestrians

Pedestrian travel and wheelchair accessible facilities are recommended throughout the plan area in: (1) the clustering of residential developments, commercial and office complexes, and industrial employment areas; (2) planning and designing the connections of the historic village centers to each other with a continuous open space trail; (3) including open space links and an urban park in the Westgate Urban Center (4) providing handicapped accessible pedestrian paths or sidewalks in the design of open space trails throughout the plan area; and (5) requiring roads within the plan area to be planned, designed, constructed and improved with the safety of pedestrians and bicyclists as a primary concern on those roads where people on foot and bicycles are likely to be.

Equestrians

The rural life-style of the South Valley has encouraged horseback riding for generations. Facilities for the continuation of horseback riding is provided through a network of equestrian trails throughout the South Valley and the Southwest Mesa Slopes. These trails will allow riders to enjoy the views from the Southwest Mesa, ride down the slopes through the South Valley to the bosque to the Rio Grande.



COMMUNITY INVOLVEMENT AND SERVICES POLICIES

QUALITY OF LIFE STATEMENT

We want a proactive public process structured by the historic village areas. This process will seek community input and include open public involvement for envisioning decision-making and implementation. It will empower the community to take responsibility for and help shape the character of the area.

To foster a healthy community, we want services, programs, and educational and natural resources that collaborate to invest in all individuals. We want opportunities to learn, access to health and social care, and public and private services that contribute to the well being of the community.

POLICY 39

The Southwest Area Plan will be evaluated by the County planning staff and the Citizen Steering Committee after adoption to determine its effectiveness in providing comprehensive planning for the southwest area and to determine what dating or amending is necessary.

ACTIONS:

- a) Involve South Valley neighborhood associations and representatives from the seniors, youths, recreation, community groups, developers, landowners, and others in the plan evaluation.
- b) Establish a committee to address historic conservation in the built environment. This committee shall be involved in the preparation and assistance of the Isleta Boulevard Design Overlay Zone or corridor plan. Allow the committee's input in the nomination process when sites are proposed for State and/or National Historic Register.
- c) Establish a committee to address agriculture conservation. This committee shall be involved in developing policies and programs to preserve agricultural lands, as well as prepare and assist the completion of the Land Evaluation and Site Assessment.
- d) Research and examine the possibility of a private sector and/or local community development corporation to implement a local transit system to feed into Sun Tran routes within the South Valley.
- e) Establish a committee to address transportation issues, which shall include, but not limited to trails, public transit and road projects.
- f) Create a committee consisting of community members and landowners to investigate the feasibility of establishing transfer development rights to protect the escarpment and other Open Space and agricultural lands.

"Fairness requires expanding the opportunities for betterment that are available to those communities most in need of them. Fairness requires creating more choices for those who have few. Fairness requires that we reduce inequalities, that we narrow the gap opened by disparities in the distribution of resources."

Author unknown. Planning and Community Equity

POLICY 40

Public and private sectors shall work together to support innovative programs that promote ownership of affordable housing.

ACTIONS:

- a) Require all new development and renovation to implement safety features such as lighting, traffic calming, and locating children's play areas away from busy streets.
- b) Distribute affordable housing equally throughout the County.
- c) Incorporate innovative design for all new public housing.

POLICY 41

Public and private sectors shall work together to aid innovative programs that promote improved community services.

ACTIONS:

- a) Pursue acquisition and development of park sites near the elementary, middle and high schools.
- b) Integrate alternative programs (such as job skills, mentor programs, and other programs for at risk youth) into the public and private sectors, as well as non-profit corporations.
- c) Promote community policing as an alternative to combat crime within neighborhoods. Neighborhood associations and crime watch programs shall be promoted.
- d) Support location of police substations in areas of need, as articulated by the community.

POLICY 42

The County and City shall place delivery and phasing of services to existing communities prior to providing infrastructure to new development.

ACTIONS:

- a) Provide street and transit amenities to the existing historic village centers and the community. These amenities shall provide and improve pedestrian access, and respect the scale and character of the area.
- b) Promote economic development within existing historic village centers and the community. Allow businesses of appropriate scale and intensity to develop in and adjacent to village centers.
- c) Continue efforts in providing sewer systems or alternative systems to existing communities and to promote better environmental conditions, while not exceeding the densities as identified on Map 2.

POLICY 43

The County and City shall work together to adjust boundaries within the plan area in order to facilitate efficient delivery of emergency services and to provide for the basic health, safety, and general welfare of the community.

Land Use Committees

POLICY 44

Bernalillo County shall support and help form committees and task forces to inform and mobilize residents about important community issues and implement actions outlaid in this document and past SWAP documents.

ACTION:

- a) A standing agricultural committee shall pursue agricultural preservation techniques. These efforts could include the creation of an agricultural land trust, tool, machinery and labor lending, marketing South Valley products, education of residents through printed materials and workshops, demonstration projects and agricultural fairs.
- b) A standing acequia committee shall be formed to, identify historic ditches and acequias, educate the public through printed materials and workshops, inventory ditch and acequia conditions and coordinate with other organizations in Bernalillo County that are working on ditch and acequia preservation.

ECONOMIC DEVELOPMENT

Local Trends

The Bureau of Business and Economic Research (BBER) and the City of Albuquerque have put together Urban Growth Projections for Albuquerque and Vicinity for 1999-2010. These projections include information on population, employment, and housing in the Southwest Area Plan.

In the BBER study, the Albuquerque/Bernalillo County area population is projected to grow eleven percent between 1999 and 2010. Most of this projected growth will occur on the west side of the river because of land availability and affordability. Employment growth also is assumed to exceed national rates in that 10-year period. Recent trends have seen that housing development has fluctuated with the ups and downs of the economy due to interest rates and the need for new housing connected with new businesses moving into the area.

Most of the jobs in the metropolitan area are in the service and government sectors and are concentrated east of the Rio Grande. This is reflected in the area within the Southwest Area Plan, where the employment base is small with a concentration of service and government jobs and a dispersed pattern of manufacturing jobs. The area south of Coors, between Rio Bravo and Isleta Pueblo, has maintained a semi rural character with small farms and scattered subdivisions. The South Valley has a higher level of agricultural activity than most other areas of the city. The increase in farming employment by 2005, however, is projected to be very small. In this area, the rising land values puts pressure on farmers to sell their land to residential and commercial developers.

Although, employment is concentrated mostly east of the river, an increasing percentage of new housing is projected for west of the river, mainly due to the availability of inexpensive land in this area. The area between Coors and 98th Street has seen the most growth and is projected to continue.

ECONOMIC DEVELOPMENT

Economic Development Within the Southwest Plan Area

Residents of the Southwest area have expressed a desire to maintain the rural character of the area while ensuring an economic base for the community to allow its residents to reside close to employment centers. In addition, residents are also concerned about the viability of various levels of agricultural production. They express a desire for jobs, livable wages, and employment opportunities.

Along the Second Street corridor, residents are concerned about groundwater contamination and the destruction of the residential climate. New economic activity in this area should be programmed so it does not add to the contamination in this area. It also should maintain agricultural and residential use in the area between the Barr Canal and ensure Valley residents the benefits created by employment in this area.

Residents expressed a desire to see the small business sector preserved and strengthened. Others expressed a desire for large retail commercial outlets. The proper location of these sites is critical so as not to interfere with the integrity and character of the area and to provide an optimum location from a land use perspective. Currently, residents must purchase the majority of their consumer goods outside the area. This results in inconvenience to consumers and loss of economic opportunities within the area. Residents expressed a concern that new development on the far western edge of the area may compromise existing natural conditions, drain water resources from the valley, and cause run off and drainage problems. Given the geological conditions in this section of the Plan area, development should be guided so that those issues are integrated into the future development of the area. Environmental issues, such as ensuring a sustainable water supply and minimizing erosion are important to the long-term viability of development. Residents consider the area to be rich in history and this is an important cultural and economic asset that should be preserved.

The Southwest Area Plan addresses issues of how to strengthen the area's economy by building on, and preserving its strengths and resources. The community seeks to meet the retail and employment needs of residents while plugging the economic leaks. Measures to preserve and promote the historic and cultural features of the area while adding economic vitality are essential to the future of the South Valley. Sustainable economic development, which benefits local residents by providing employment opportunities and protective measures for the environment, are key to this process.

Sustainable Community Development

Job growth in sustainable communities while protecting the environment and building a strong economy have been viewed as mutually exclusive endeavors. This stems from the perception that environmental regulations are a hindrance to a small or large businesses' ability to compete in the local or national economy because they drive up the cost of doing business. Increasingly, though, many economic development professionals have reported that the communities with the strongest long term economic growth are those who pursue sustainable development that balances the resource needs of the present generation without jeopardizing the ability of future generations to live and prosper. It has also become clear that a healthy environment can improve the quality of life in a community and region, and healthy communities are attractive places to do business.

Incentives

Enterprise zones are one strategy to reverse urban decline by removing disincentives to the private redevelopment of economically depressed or underdeveloped areas. Depending on the particular enterprise zone program, businesses locating in designated enterprise zones are eligible to receive tax benefits, favorable zoning changes or other incentives to make them economically viable.

Also, small business and public sector incubators are important tools for programming light manufacturing industries, often times allowing for their location in vacant industrial facilities. In this way, business incubators are used to develop new firms at lower start up costs in areas where older industry was once located.

ECONOMIC DEVELOPMENT POLICIES

QUALITY OF LIFE STATEMENT

We want to stimulate economic development, which facilitates the expansion and creation of locally owned businesses, including agriculture and by attracting environmentally safe industries. We want economic development, which creates jobs, diversifies the economic base, enhances and restores resources for generations.

POLICY 45

Encourage the location of newly developing neighborhood scale commercial and office use to be within their defined village centers.

ACTIONS:

- a) Promote adaptive reuse of historic buildings for neighborhood commercial uses by providing incentives such as parking space requirement waivers and setback waivers.
- b) Pursue County recognition of historic buildings or landscaped areas by establishing a County landmark program.

POLICY 46

Balance economic development and the quality of life for existing communities as well as for newly developed areas.

ACTIONS:

- a) Create enterprise zones to stimulate balanced economic growth in areas such as, but not limited to, Second Street, north of Rio Bravo and south of Woodward, Broadway Boulevard and Isleta/Bridge Boulevards (boundaries established in the Bridge/Isleta Revitalization Plan).
- b) Promote partnership between the community and the business sector by allowing joint use of public/private facilities, such joint uses could include farmers markets or community entertainment events.

Industry

POLICY 47

Industrial development shall be in accordance with existing environmental and geological conditions.

ACTIONS:

- a) Permit industrial economic development where water availability and quality can sustain such industry.
- b) Expect local industry to implement innovative and self-sustaining wastewater disposal and treatment.
- c) Restrict new industrial development in areas of fragile soil conditions or in geographically unfit areas, unless indisputable evidence is presented that the area will not be adversely affected.
- d) Locate industrial development in areas with appropriate road design, drainage and infrastructure conducive to industrial activity.
- e) Limit the scale of industry to an appropriate compatible and sustainable level considering environmental factors such as soil conditions, water availability, air quality, noise and suitable geographical formations.
- f) Develop and enforce performance criteria to guide environmentally responsible industrial development, including criteria on natural resources, development intensity, wastewater facilities, traffic generation, land use compatibility, air quality, noise control and design guidelines.

POLICY 48

Industrial development shall benefit Area Plan residents through community reinvestment efforts such as providing employment to local residents, and building an attractive and competitive business atmosphere.

ACTIONS:

- a) Industry shall assist the community in a long-term capital investment plan for infrastructure that will make themselves and the community more competitive in national and international markets through public and private partnership.
- b) Integrate the participation of industry in workforce development strategies with local community, other businesses, schools and government agencies to promote first source hiring. Expect industry to include specific language in their strategies, plans, proposals and other policy documents regarding local workforce development.
- c) Industry representatives shall work with local vocational/technical schools, universities, colleges and high schools to create a skilled labor force to serve the industry needs and the future emerging employment.
- d) Encourage industries to create and implement apprenticeship programs with local educational systems and Bernalillo County to include programs such as guaranteed first consideration upon graduation.
- e) Encourage industries to form local partnerships with educational and government agencies to address job technology needs of local industry and increase local labor force skills.
- f) Encourage industries to use local suppliers for their manufacturing needs.
- g) Encourage the revision of state and county taxes, which constrain economic development and job creation, e.g. service sector taxes, income taxes and others in order to support local economic development.

- h) Document growth or decline of all county tax revenue by category and site of tax collection in order to track business viability in the plan area.
- i) Establish energy saving criteria for all public infrastructure, buildings and proposed construction projects to assure the least public investment for energy cost, at the onset and over the life of the structure or project.
- j) Support the return of a prescribed portion of property tax and gross receipts tax back to the community of origin for infrastructure and economic development.

POLICY 49

Promote small scale community commercial centers which foster a market place atmosphere; improve profit for small businesses; provide jobs; and circulate dollars within the Area economy to enhance a community environment and meet retail, recreational and service needs of Area plan residents.

ACTIONS:

- a) Create market sectors with tax incentives, low interest loans, etc. for businesses that substantially contribute to a market place atmosphere.
- b) Encourage design criteria, which creates a plaza type market place atmosphere in areas of new development.
- c) Provide tax incentives for businesses, which guarantee local job training and hiring.
- d) Encourage local ownership of businesses within market sector.
- e) Businesses within the market zone will be of neighborhood scale.
- f) Support the establishment and operation of an enterprise development center, to include business incubators to support existing and new businesses, including recommendations for special tax abatements.

POLICY 50

Emphasize job creation and expansion of employment opportunities for the residents of the Southwest Area Plan.

ACTIONS:

- a) Use Housing and Urban Development (HUD), Community Development Block Grant (CDBG), Section 108 funds to create a federally guaranteed loan fund to pursue physical and economic revitalization projects within the Southwest Plan Area.
- b) Base Job Creation Tax Credits and property tax credits to new or expanding companies on the number of new jobs created or retained for the residents of the Southwest area.
- c) Utilize resources and support applications for federal programs and resources such as HUD, CDBG, and Section 108 funds to create a federally guaranteed loan fund; and the Economic Development Administration for grants supporting local economic development initiatives such as economic planning, business incubators, job training, and other programs.
- d) Emphasize community reinvestment as a criteria for tax incentives, for example, local job creation and livable wages.
- e) Link Industrial Revenue Bonds (IRB) to acquire land, building and/or equipment with certain required outcomes for the Southwest Area community, i.e. job creation, basic health care, livable wages, and career opportunities to ensure social and economic stability in the Area.

Agriculture

POLICY 51

Ensure the availability of land for agriculturally based economic development in the Southwest area.

ACTIONS:

- a) Identify local agricultural resources using the Land Evaluation Site Assessment System to determine suitability of areas and designate those sites for agricultural development.
- b) Assess and rate farmland to update and revise the 1985 Southwest Area Plan Vol. 1 - Existing Conditions.
- c) Preserve suitable agricultural production areas with high potential for economic output using applicable and adopted mechanisms such as agricultural overlay zones, conservation easements, transfer and purchase of development rights, agricultural districting, cluster development, Greenbelt tax assessments, and water trusts.
- d) Adjust Greenbelt criteria to encourage reactivation of suitable agricultural lands that are currently fallow.
- e) Encourage development of structures on land that are not suitable for agriculture.
- f) Discourage the conversion of prime agricultural land along the valley floor zoned A-1, for uses that will endanger water systems, neighboring agriculture, and rural character, i.e. large-scale commercial, industrial and subdivision development.

POLICY 52

Conserve natural resources that are vital to agricultural based economic activities.

ACTIONS:

- a) Promote stability of the environment through aquifer recharge and preventing further air pollution and soil and water contamination.
- b) Protect water rights and water networks from adverse impacts of development.
- c) Foster interagency consensus between Bernalillo County Departments, the Middle Rio Grande Conservancy District, and other community agencies such as Community Development Corporations through a joint agreement to regulate and review development and impacts on agricultural land and water.

POLICY 53

Preserve agricultural land along the Rio Grande to prevent further contamination and sustain the Greenbelt.

POLICY 54

Promote and assist the viability of agricultural based economic activities in the Plan Area

ACTIONS:

- a) Promote Sustainable economic development venture that grow from the local agricultural base and assist farmland owners with maintaining and enhancing agricultural activity through agricultural base tax incentives, cooperative ventures and promotion of agricultural production.
- b) Enhance opportunities for agricultural business activity such as incubators and commercial kitchens through local and regional marketing strategies.
- c) Encourage programs to coordinate the reactivation of fallow farmland to increase farm production.
- d) Encourage local processing to strengthen the Area economy.
- e) Assist in marketing of local agricultural products.
- f) Encourage a "buy local" program.
- g) Promote fair financing and small lending programs for agricultural based economic activities.
- h) Encourage an agricultural cooperative to increase marketing possibilities as well as decreasing the cost of inputs.
- i) Assist in establishing potential markets for local goods, e.g. farmers markets, local food co-ops, health food stores, mom and pop stores, public schools, private schools, colleges, businesses, correctional facilities and restaurants.

POLICY 55

Promote a transitional use of land along the Second Street corridor for the purpose of stimulating economic activity in accordance with residential and environmental needs.

ACTIONS:

- a) Create a transitional use zone as an overlay where appropriate.
- b) Businesses within the transitional use zone should complement each other so as to support self-sufficiency of the Area economy.
- c) Give incentives to local business to locate in the area and/or purchase materials for production from business within the area.
- d) Give priority to businesses headquartered in the Southwest Area Plan boundaries that request license to operate within the transitional use zone.
- e) Uses within the transitional use zone should increase in intensity eastward from the least intense, at the Barr Canal, to the most intense at I-25.
- f) Within the transitional use zone, designate specific land uses that are appropriate for environment and economic development, such as market place and large-scale commercial retail, office and manufacturing.

Transitional Land Use

POLICY 56

Encourage transitional land uses east of Second Street to the San Jose Drain as a buffer to prevent further contamination from heavy industry, and to protect the health and safety of residents, agricultural land, and water table, while promoting diverse economic activity.

ACTIONS:

- a) Encourage and direct C-N, C-1, and O-1 land uses for areas east of Second Street to the San Jose Drain to allow for diverse economic activity.
- b) The County of Bernalillo may provide infrastructure as an incentive for light industrial business and commercial development in the above-mentioned area on a case-by-case basis. These incentives can include fee waivers, a fast track permitting process, provision of limited infrastructure needs and tax rebates for infrastructure costs paid by the developer.
- c) Limit business to an appropriate size and scale in the area east of Second Street to the San Jose Drain between Woodward and Rio Bravo.
- d) Provide incentives, such as infrastructure and tax credits, for heavy industry to develop east of Broadway.

POLICY 57

Preserve the ceja (mesa edge) from Central Avenue south to Rio Bravo Blvd. as open space to protect development below the ceja.

ACTIONS:

- a) Create a transition development area of light impact and limited scale activity, which contours to the ceja open space buffer when development is proposed.
- b) Promote clean and innovative industrial development and commercial activity within the transition area that does not compromise fragile soil conditions.

POLICY 58

Economic development on Central Ave. shall be consistent with objectives in the West Route 66 Sector Development Plan.

ACTIONS:

- a) Promote a positive visual impression along Central Avenue in order to achieve a positive streetscape and quality site design to foster appropriate and compatible adjacent industrial and commercial uses.
- b) Encourage travel-related commercial development on land south of Central extending east from the I-40 and Central interchange.
- c) Encourage C-2 and limited development adjacent to the south side of Central, from 106th Street to the current commercial uses at the I-40 and Central interchange, due to unstable soils and limited capacity for on-site sewer systems.

Historic Village Centers

POLICY 59

Encourage local non-profits to partner with private developers and lending institutions to implement suggested economic development and land uses outlined in policies 44, 48 and 49.

ACTION:

- a) Provide incentives for local non-profits, such as Community Development Corporations (CDC), to receive tax credits and infrastructure to promote conforming land uses; for example, fee waivers, tax rebate of upfront infrastructure costs, and County support throughout the development process.

POLICY 60

Enhance historic village centers (Atrisco, Five Points, Armijo, Pajarito and Los Padillas) with government agencies and/or local non-profits of appropriate scale in order to preserve their character, enhance aesthetic value, sustain local business, and provide residents with retail and public services.

ACTIONS:

- a) Invest in infrastructure for village centers in order to establish a governmental, commercial, and residential mix of neighborhood scale to benefit community needs, such as a post office, health clinic, motor vehicle satellite, small retail, office space, etc.
- b) Promote incentives such as infrastructure and tax credits for small businesses to cluster within historic village centers.
- c) Encourage exterior building design in a manner consistent with the historical character of the area.
- d) Provide tax incentives and assist existing business in and around village centers to renovate and redesign store facades, and rehabilitate older structures and historic plazas.

POLICY 61

Encourage economic development of neighborhood character and scale along Isleta Boulevard consistent with the existing rural/urban mix.

ACTIONS:

- a) Maintain current zoning for business, residential and agricultural lands along Isleta Boulevard.
- b) Establish adequate public transportation for Valley residents.
- c) Maintain low traffic speeds to encourage through traffic to frequent area businesses.
- d) Promote rural and pedestrian friendly design of the Isleta Boulevard business district.
- e) Assist existing businesses along Isleta Boulevard to renovate buildings and redesign facades to attract customers.

POLICY 62

Encourage and support alternative water uses for industrial and commercial sites located on Paseo del Volcan.

ACTIONS:

- a) Encourage industry to implement innovative and self-sustaining wastewater disposal treatment.
- b) Support industrial and commercial developers through tax incentives and IRB's to use alternative water sources rather than drawing from the valley floor.

Regional Economic Development

POLICY 63

Locate future regional commercial activity in designated commercial center sites to meet the retail needs of Area residents while preventing long-term impacts such as excessive runoff or drainage of water from the valley floor.

ACTIONS:

- a) Allow large-scale commercial development west of Coors between Central and Dennis Chavez Boulevard, in areas where transportation conditions will allow for easy access, flow of traffic, and a high level of safety.
- b) Establish concentrated commercial zones on the corner of Unser Boulevard and Dennis Chavez Boulevard (Rio Bravo); 118th Street and Dennis Chavez Boulevard; and the Southwest corner of Dennis Chavez Boulevard and Paseo del Volcan.

POLICY 64

Require that large-scale development adheres to the following criteria to attain a balance between community needs and environmental conditions.

ACTIONS:

- a) Ensure proper drainage specific to the geographic and geological conditions of each site.
- b) Require businesses to utilize conservation and mitigation measures to preserve water quantity.
- c) Require a community impact analysis of proposed large commercial development.
- d) Require an adequate buffer zone between commercial centers and residential areas, such as low impact and neighborhood scale commercial activity.
- e) Encourage development designs that utilize native landscaping, ensure safety, enhance aesthetics, and foster community interaction.

POLICY 65

Commercial, industrial and residential development on Pajarito Mesa shall be discouraged until the forthcoming Pajarito Land Use and Access Study recommendations are completed.

ACTIONS:

- a) Encourage neighborhood commercial development to locate within the Pajarito Village Center.
- b) Encourage large-scale commercial and industrial development to locate in other appropriately designated areas within the plan.



APPENDICES

Appendix A

GLOSSARY

Glossary

Built Environment	Artificially created fixed elements, such as buildings, structures, devices, and surfaces, that together creates the physical character of an area.
Critical Area	An area with one or more of the following environmental characteristics: (1) steep slopes; (2) flood plain; (3) soils classified as having high water tables; (4) soils classified as highly erodible, subject to erosion, or highly acidic; (5) land incapable of meeting percolation requirements; (6) land formerly used for landfill operations or hazardous industrial use; (7) fault areas; (8) stream corridors; (9) estuaries; (10) mature stands of native vegetation; (11) aquifer recharge and discharge areas; (12) wetlands and wetland transition areas; and (13) habitats of endangered species.
Crucial Area	An area that is environmentally sensitive to ground water contamination due to factors such as shallow depth to ground water or previous contamination. The crucial area is further defined and identified in the Bernalillo County Groundwater Protection Policy and Action Plan.
Development	The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; and mining, excavation, landfill, or land disturbance; and use or extension of the use of land.
DNL	The unit used to define noise contours is the average day-night sound level (DNL) or (LDN the mathematical symbol.) LDN levels of 65 and higher are those considered significant and unacceptable levels of noise exposure according to Housing and Urban Development. There is a 10-decibel (db) penalty for nighttime noises (10:00 p.m. to 7:00 a.m.) because the sounds during nighttime hours are intensified.
Dwelling Unit	One or more rooms, designed, occupied, or intended for occupancy as a separate living quarter, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.
Encroachment	Any obstruction or illegal or unauthorized intrusion in a delineated floodway, right-of-way, or an adjacent land.

Historic Buildings	Any building or structure that is historically or architecturally significant.
Impact Analysis	A study to determine the potential direct or indirect effects of a proposed development on activities, utilities, circulation, surrounding land uses, community facilities, environment, and other factors.
Major Development	The County Subdivision Ordinance considers the creation of more than five lots to be a major subdivision. A major development requires the applicant of the need to meet the more stringent development requirements, such as submittal for state comments.
Minor Development	Any development involving five or fewer lots and/or involving a land area of less than five acres and not requiring the extension of any new streets or other municipal or governmental facilities. The designation of an application as a minor development relieves the applicant of the need to meet the more stringent requirements of a major application.
"No Build" Area	Portions of land on a lot on which no development is permitted under terrain management regulations include: Slopes of 30% or greater; Wetlands, floodways, arroyos and other natural drainage ways; and Rock outcroppings.
Public Utility Facility	Public building, public utility facility, power plant, transformer yard, sewage treatment plant, sanitary solid waste incinerator, construction debris landfill, sanitary landfill and similar technical operations essential to public health and welfare.
Recreational Facility	A place designed and equipped for the conduct of sports and leisure-time activities.
Registered Historic	Any building or structure that is historically or architecturally significant and is included on a state or federal register.
Shielded and Amiable	A technique of method of construction that causes all the light emitted to be directed to the surface or are to be illuminated, so that the emanating source of light is not visible from any angle except those angles that exist between the fixture and the target to be illuminated.

- Soil Erosion & Sediment** A plan that indicates necessary land treatment measures, including a schedule for installation, which will effectively minimize soil erosion and sedimentation.
- Transition Area** A designated area which calls for intensive uses within an existing industrial zone to be distanced and buffered from abutting residential uses in order to protect the integrity and safety of those residential areas. The permissive uses allowed under the specific zoning designation remain intact. However, special consideration is given to the siting and placement of intensive industrial uses to mitigate any impacts it may have on established residential areas. Buffer zones and design guidelines are tools used in this process.
- Traditional Development** Long narrow lots (lineas) which are among the earliest subdivision patterns, which evolved in the Patterns valley.
- Usable Open Space** An area on the same lot with a dwelling in relation to which it serves to permanently provide light and air, as well as visual, psychological, and recreational needs for open space. Usable open space may include, but is not limited to, decorative native plants, walkways, active and passive recreational areas, and wooded areas. Usable open space does not include public right-of-way, parking lots, off-street parking, driveways, other provide vehicular surfaces, or buildings other than swimming pool rooms. Such space shall be available for entry and use by the residents involved. Usable open space is privately maintained.

SOUTHWEST AREA
PLAN CHECKLIST

Appendix B

LAND EVALUATION
& SITE
ASSESSMENT

Appendix C

LAND EVALUATION SITE ASSESSMENT

Southwest Area

Bernalillo County, New Mexico

DRAFT

OVERVIEW

The agricultural land evaluation and site assessment (LESA) system was created by the Natural Resources Conservation Service (formerly SCS) in 1981 as a tool for local, state and federal officials to determine which lands at a specific location should be given the highest level of protection from conversion to non-agricultural uses. LESA identifies the best land in the most valuable agricultural regions, allow local governments to direct development to non-productive or less productive lands and areas that will have the least impact on agriculture.

LESA is designed to help elected officials, citizens, farmers, soil conservationists, and planners rate a tract's soil potential for agriculture, as well as social and economic factors, such as location, access to market, and adjacent land use. It is a two-part system: The Land Evaluation (LE) portion evaluates lands for crop production using land capability classification, important farmland identification, and soil productivity or soil potential ratings. The Site Assessment (SA) portion is designed to rate those factors other than soils and overall productivity of the land. Site assessment involves the human influences on the land, such as proximity of the land to urban centers and the amount of on-farm investments.

This LESA system was developed through the efforts of the Southwest Area Agricultural Sub-Committee (1996-97). The membership included representatives of Bernalillo County, City of Albuquerque, private citizens concerned with the impact of loss of farmland being converted to residential and commercial uses in the planning area, and technical representatives of the Natural Resources Conservation Service, USDA.

INSTRUCTIONS

The LE part of the evaluation should be completed by a county planner at the time of a development application request. Using the "Soil Survey of Bernalillo County, New Mexico", the soils located in the tract will be identified and acreages of each determined. The soils will be placed into their respective Agricultural Group, acreages totaled by group number. The percentage by group will be calculated and multiplied by the assigned point value for the respective group. This adjusted point value will be totaled to obtain the LE rating for the proposed development site. This value will be transferred to the Land Evaluation Site Assessment form on the reverse and recorded in the Land Evaluation Criteria section as Sub Total - Land Evaluation. *or zone change*

The SA evaluation should be conducted by a LESA Committee comprised of five (5) members. One each from County of Bernalillo and City of Albuquerque; one from either the Natural Resources Conservation Service, Farm Service Agency, County Extension Service, or Ciudad Soil & Water Conservation District; and two (2) private citizens residing within the boundaries of the Southwest Area Plan. This group will jointly visit the site and independently complete their own evaluation form. The results will be tabulated to show the point value assigned for each criteria. These will be totaled and a committee average will be assigned and entered into the Site Assessment Criteria section as Sub Total Site Assessment.

The Sub Total of the Land Evaluation and Site Assessment Criteria will be entered in the Land Evaluation Site Assessment - Total Point Rating portion of the form. A total of 180 points is required to recommend the site be retained in agricultural use.

TE ASSESSMENT

TEE BERNALILLO COUNTY, NEW MEXICO

DATE _____

DRAFT

ACRES IN PROJECT: _____

- 5 What percent of the site is currently in agricultural use (currently cropped or lying fallow) ?
 - + 81 - 100 % 30
 - + 61 - 80 % 21
 - + 41 - 60 % 15
 - + 21 - 40 % 9
 - + 0 - 20 % 0

- 6 Is the project located in a 100 year flood hazard area (based on FEMA maps) ?
 - + Yes 10
 - + No 0

- 7 Will the proposed project unnecessarily remove existing trees, shrubs or native grass cover ?
 - + Yes 20
 - + No 0

- 8 Does the proposed project encourage the appearance of rural community ?
 - + Yes 0
 - + No 30

- 9 Does the proposed project require new infrastructure (streets, utilities, etc) ?
 - + Yes 15
 - + No 0

- 10 Will the proposed project increase traffic on existing roads ?
 - + Yes 15

SUB TOTAL - SITE ASSESSMENT (200 POINTS MAXIMUM) _____

LAND EVALUATION SITE ASSESSMENT
(300 POINTS MAXIMUM)
TOTAL POINT RATING _____

180 POINTS NEEDED FOR RECOMMENDATION
FOR RETENTION IN AGRICULTURAL USE

AGRICULTURAL EVALUATION WORKSHEET 1

LIST OF SOIL SERIES AND EVALUATIONS

County: Bernalillo, Southwest Area
 Indicator Crop: irrigated alfalfa

MAP UNIT	SERIES	SLOPE	LCC	IFD	PI	ACRES	AG GROUP
GA	Gila	0-2	1	loc	88	468	3
Gb	Gila	0-1	1	stw	89	1850	1
Ge	Gila	0-1	1	stw	89	799	1
Gk	Glendale	0-1	1	stw	100	733	1
Gm	Glendale	0-1	1	stw	100	1164	1
Gs	Glendale	0-1	1	stw	100	4	1
Af	Agua	0-1	2s	stw	78	988	2
Ag	Agua	0-1	2s	stw	78	354	2
An	Anapra	0-1	2s	stw	89	397	2
Ao	Anapra	0-1	2s	stw	89	382	2
Gd	Gila	0-1	2s	stw	67	267	2
GH	Gila	0-2	2w	loc	88	1038	3
GF	Gila ls	0-2	2e	loc	66	574	3
GF	Gila scl	0-2	2e	loc	66	144	3
To	Tome	0-2	2e	loc	77	17	3
Ar	Armijo	0-1	3s	stw	56	296	4
Bs	Brazito	0-1	3s	stw	67	335	4
Bt	Brazito	0-1	3s	stw	67	561	4
GH	Hantz	0-2	3s	loc	66	529	5
Ha	Hantz	0-2	3s	loc	66	1107	5
Va	Vinton	0-1	3s	stw	89	1328	4
VbA	Vinton	0-1	3s	stw	89	2450	4
Vc	Vinton	0-1	3s	loc	66	563	5
BcA	Bluepoint	0-3	3e	stw	66	435	4
Br	Brazito	0-1	4s	stw	67	1155	6
Bt	Brazito	0-1	4s	stw	44	560	6
Ah	Agua Var	0-1	4w	loc	43	170	6
Vf	Brazito	0-2	4w	loc	55	412	5

LCC: Land Capability Class

IFD: Important Farmland Designation

loc: locally important

stw: statewide important

PI: production index

AG Group: agricultural group

AGRICULTURAL EVALUATION WORKSHEET 2

DESIGN OF LAND EVALUATION FOR AREA

COUNTY: BERNALILLO, SOUTHWEST AREA

AG GROUP	LCC	IFD	PI	MEAN PI	ACRES	RELATIVE VALUE
1	1	stw	89-100	95	4550	100
2	2	stw	67-89	80	2388	84
3	1,2	loc	66-88	79	2241	83
4	3	stw	56-89	71	5405	75
5	3,4	loc	55-66	63	2611	66
6	4	stw	44-67	51	1885	54

AG GROUP: agricultural group

LCC: land capability class

IFD: important farmland designation

stw: statewide

loc: locally

PI: productivity index

Agriculture - is the science and art of raising and harvesting crops and raising and caring for domesticated animals for food, fiber, and other products.

Delivery System - is a system of channels, pipes, and structures that are necessary for the transportation of liquid, gaseous, or solid materials from a source to a destination.

Fallow - is the practice of allowing an agricultural field to lie uncultivated for a period of time, or for the purpose of resting the land due to some problem, or to conserve soil moisture, or to prevent erosion, or to prevent the buildup of weeds.

Agricultural potential - includes all land with irrigated water rights that has not been in agricultural use but for some reason has been designated as an agricultural use. This land could be returned to that use with a minimum of effort, and have not had any other uses during the period.

AGRICULTURAL EVALUATION WORKSHEET 3

AG GROUP	MEAN PI	QUOTIENT OF MPI X 100	RELATIVE VALUE
1	95	95/95 = 1.0	100
2	80	80/95 = .84	84
3	79	79/95 = .83	83
4	71	71/95 = .75	75
5	63	63/95 = .66	66
6	51	51/95 = .54	54

SUMMARY OF LAND EVALUATION (LE)
SOUTHWEST AREA, BERNALILLO COUNTY, NEW MEXICO

1. The list of map units used in the LE were taken from the GIS produced soil map provided by the county planning department.
2. Estimated Crop Yield
Land Capability Classification
Important Farmland Designation
These soil interpretation systems were taken from the most recent version of the NRCS Technical Guide section 2.
3. The six Agricultural Groups are based on an interpretation of what appear to be logical breaks between LCC, Important Farmland Designation and a calculated irrigated alfalfa crop-yield productivity index.
4. Acres for each map unit were taken from the Bernalillo County GIS soils map legend supplied by the county.
5. A relative value is determined for each Ag. Group on worksheet 3. This is the value used in conjunction with the Site Assessment value in the application of a LESA system. Several alternatives are given in the National LESA handbook for determining relative values, including weighted average yield, adjusted weighted average yield or some other measure of productivity.
For this LE the quotient of the mean irrigated alfalfa yield productivity index was used.

Bernalillo County		Productivity Index		
Indicator crop:	irrigated	alfalfa		
Map Unit	Soil		Yield	PI
-----	----		-----	--
GA	Gila		8	88
Gb	Gila		8	89
Gc	Gila		8	89
Ge	Gila		8	89
Gk	Glendale		9	100
Gm	Glendale		9	100
Gs	Glendale		9	100
Af	Agua		7	78
Ag	Agua		7	78
An	Anapra		8	89
Ao	Anapra		8	89
Gd	Gila		6	67
GH	Gila		8	88
GF	Gila ls		6	66
GF	Gila scl		6	66
Mz	Manzano		4	44
To	Tome		7	77
Ar	Armijo		5	56
Bs	Brazito		6	67
Bt	Brazito sicl		6	67
BcA	Bluepoint		6	66
GH	Hantz		6	66
Ha	Hantz		6	66
VBB	Vinton		8	89
Va	Vinton		8	89
VbA	Vinton		8	89
Vc	Vinton		6	66
KaB	Kim		5	56
KbB	Kim		5	56
Br	Brazito		6	67
Bt	Brazito var		4	44
Ah	Agua var		4	43
VF	Brazito		5	55
SL	Shingle		2.5	28
SkE	Shingle		2.5	28

Statewide Important soils are given a PI value of one point more than Locally Important soils. This aided in developing the Land Evaluation Agricultural Groups.

Appendix D

CITIZEN
PARTICIPATION
LIST

Citizen Participation List *

Jill Addington
Ken Balizer
David Benavidez
Minerva Cancano
Ozzie Davis
Daniel Denton
Oscar Fraire
Octava Freno
Luella Gonzales
Joeanna Hendrickson
Velia Silva
Theresa Cordova
Karen Slack
Al Soto
Julie Stephens
Stephen Stimson
Rob Strell
Rick Tejada
Perry & Betty Wilkes
J. Yarkin
L. Yoder
Vicki Turpen, Los Padillas Neighborhood Association
Alfred Volden, Mountain View Neighborhood
Association
Matt Schmader, Pajarito Meadows Neighborhood
Association

Danny Hernandez
Connie Higgins
Christopher T. Jillson
Myrna Kemna
Paul Lusk
Annalee Maestas
Alan Marks
Gene Martinez
Cruse McCulloch
Regina Moynihan
Clara Nanninga
Camille Pansewicz
Kelly Pasztor
Clara Pena
Carlos Proffit
Mary Ann Reynolds
John Roberts
Jean Rodger
Adrianna Villar, Arriba La Juventud
Resource Center for Raza Planning
Moises Gonzales, Atrisco Land Rights Council
Margie Chavez, Blake Neighborhood Association
Orlando Olivas, Conita Real Neighborhood Association
Deryle Perryman, Cornstalk Institute
Sue Neal, Don Felipe Neighborhood Association
John Sparks, Five Points Neighborhood Association

Dwight Hendrickson, Pajarito Mesa Landowners Association
Joe Hlifka, Pajarito Village Association
Maria Lozano, Powers Way Neighborhood Association
Ron Garcia, Skyview West Neighborhood Association
Ronnie Valdez, South Atrisco Neighborhood Association
Madelyn Jones, South Valley Chamber of Commerce
Orlando Olivas, South Valley Coalition of Neighborhood Associations
Reina Jimenez, Southside Farms Community Association
Kelly Thomas, Westate Vecinos Neighborhood Association
Ramona Torres-Ford, Westgate Heights Neighborhood Association

Marcia Fernandez, Foothill Neighborhood Association
Cruse McCulloch, Gun Club West Neighborhood Association
Santos Abeyta, Holy Family Parish
Roberto Roibal, Southwest Organizing Project
Gilbert Jaramillo, Sunburst Ranches Neighborhood Association
Art Cordova, TVI
Rod Mahoney, Vecinos Del Bosque Neighborhood Association
Sheila Ayala, Waldie Road Neighborhood Association
Sonny Montoya, West Central Business Association
Fred Ambrogi, Westland Development Corp

* These individuals attended meetings and/or actively participated in the revision of the SWAP.