

AGENCY COMMENTS

- Received prior to the deadline of July 22 at 5 pm and filed alphabetically by name of agency.
- Please refer to the Staff Response to Comments table.

Lehner, Catalina L.

From: Cadena, Kristopher <kcadena@abcwua.org>
Sent: Thursday, July 07, 2016 11:00 AM
To: Lehner, Catalina L.; Renz-Whitmore, Mikaela J.
Cc: Gustafson, Christopher
Subject: Project #1001195

Catalina/Mikaela,

The following are my comments for the above mentioned project:

1. 16EPC-40031 Update to Albuquerque/Bernalillo County Comprehensive Plan and Associated Text Amendments to the Complete Streets Ordinance
 - a. Development within Adopted Service Area requires an availability statement
 - b. Development outside of Adopted Service Area requires a serviceability
 - c. All development shall comply with water conservation policies and all ordinances set by the Water Authority

Best,

Kristopher Cadena, PE
Principal Engineer
Utility Development Section
Albuquerque Bernalillo County Water Utility Authority
600 2nd St. NW
Albuquerque, NM 87103
505.289.3301
kcadena@abcwua.org

E-mailed July 13, 2016

To: City of Albuquerque Planning Department
From: Lynn Mazur, AMAFCA

RE: EPC COMMENTS FOR August 11, 2016

P#1001195 Albuquerque and Bernalillo County Comprehensive Plan
16EPC-40031 Reviewed Chapters 7, 10, 12 and 13. No adverse comment.

Other comments from AMAFCA staff:

- Ch. 10, page 10-9 Rio Grande Valley State Park section – Should add the New Mexico State Land Office, who also owns and manages property in the Bosque, to the list of regulating agencies.
- Ch. 10, page 10-11, first paragraph Bernalillo County Open Space section – Change first sentence to include AMAFCA. The County contributed the majority of funds to acquire the property, but AMAFCA is expending all the funding to develop and eventually construct drainage systems in Valle de Oro.
- Ch. 12, page 12-8 - MS4 stands for Municipal Separate Storm Sewer System and should be preceded by “the Environmental Protection Agency’s (EPA)”.
- Ch. 12 Figure 12-1 – On Figure 12-1 legend, change “AMAFCA Detention Dam” to “Detention Dam”. Some of the facilities shown are owned and maintained by the City or other entities.
- Ch. 12, page 12-29 Action 12.1.4.1 – Change first line to “Facilitate coordination with area agencies to secure...”, or something similar.

Lehner, Catalina L.

From: Reed, Terra L.
Sent: Monday, July 18, 2016 8:06 AM
To: Renz-Whitmore, Mikaela J.; Lehner, Catalina L.
Cc: Toffaleti, Carol G.; Barkhurst, Kathryn Carrie
Subject: RE: Comprehensive Plan Comments from Bernalillo County

I will add to the spreadsheet and save.

Thanks,
Terra

From: Renz-Whitmore, Mikaela J.
Sent: Friday, July 15, 2016 5:09 PM
To: Lehner, Catalina L.; Reed, Terra L.
Cc: Toffaleti, Carol G.; Barkhurst, Kathryn Carrie
Subject: FW: Comprehensive Plan Comments from Bernalillo County

Please find official comments attached from Bernalillo County.

The attachment is the same as the bullets below.

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department, Urban Design & Development Division
Project Planner - ABC to Z
505-924-3932
mrenz@cabq.gov



IMPROVING PLACE FROM PLANNING TO ZONING

From: Catherine VerEecke [<mailto:cvereecke@bernco.gov>]
Sent: Friday, July 15, 2016 5:01 PM
To: Renz-Whitmore, Mikaela J.
Cc: Toffaleti, Carol G.; Richard Meadows
Subject: Comprehensive Plan Comments from Bernalillo County

Good afternoon Mikaela,

I am sorry that we have not been able to provide comments thus far for the latest draft of the Comprehensive Plan. I have informed staff and County neighborhood associations about the draft and the EPC review process, and we plan to continue to be involved. Please keep us informed about the review process and let us know how we can assist.

Richard Meadows has provided some comments that I have added below (in case you haven't seen them), and some other County staff may have provided comments directly to you. I've also looked at Chapter 4 (Community Identity) and Chapter 5 (Land Use), which have language and policy that explicitly applies to the County. I am intending within the next month or so (hopefully) to provide additional comments and language for these chapters to ensure consistency with our current land use plans, policies, and actions. Our other staff may also have comments; we've just been really busy with large projects as you know. Please let us know if you have any questions.

Thanks again. I definitely appreciate your hard work these past two years and your effort to continue to include Bernalillo County in the Comprehensive Plan.

Catherine



Catherine VerEecke
Planning Manager
Planning and Development Services
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Email: cverecke@bernco.gov
O: (505) 314-0387
www.bernco.gov

Comprehensive Plan Update Comments from Richard Meadows

Chapter 1 Introduction

Chapter 2 Factors of Growth & Development

Chapter 3 Vision

Chapter 4 Community Identity

- Figure X: County SD/AP, p. 4-18. The map is too cluttered. Suggest not showing community planning areas on top of sector and area plan locations.
- p. 4-22, column 3 – "In 2000, the SWAP was updated in accordance with ABCCP as a Rank Two area plan."
- 4.1.3.3, p 4-24 – "as part of a planning effort from 1995_ that created..."
- P. 4-25 Mesa del Sol – Add Text
- P. 4-27 North I-25 – Add Text
- P. 4-28 West Mesa – Add Text
- P. 4-35 Policy 4.5.5 – Near Heights CPA

Chapter 5 Land Use

- P. 5-21, Figure X: County Development Areas – Show outline of Santolina and Westland; darken out Quail Ranch which is in Rio Rancho
- P. 5-22 Semi-Urban Areas – "a transition between Rural Areas and..."

Chapter 6 Transportation

- P. 6-29 BC Public Works Division – "The County's Technical Services Department of the Public Works Division..." "The Capital Improvement Program (CIP) identifies..."
- P. 6-46 Policy 6.3.1 d) [ABC]
- P. 6-47 Policy 6.4.2 – Address diesel emissions in industrial/ freight areas...

Chapter 7 Urban Design

Chapter 8 Economic Development

- p. 8.8 Jobs-Housing Balance paragraph 2 – "construction permits have been steadily rising..."
- p. 8-14 Government Jobs and Spending paragraph 2 "estimated federal sequestration in 2011 led to a permanent loss of 20,000 jobs..."

- p. 8-15 Infill, Redevelopment, and Adaptive Reuse - Add an MR Area Map (include SV MRA)

Chapter 9 Housing

- General – photo captions are in Latin
- p. 9-15 Population Growth – “Bernalillo County is expected to grow...”
- p. 9-18 Changing Preferences – “involves understanding potential lifestyle...” No footer on page.
- P. 9-21 paragraph 2 – “and the New Mexico Mortgage Finance Authority...”
- P. 9-23 paragraph 3 – Add: Bernalillo County Housing Authority owns and manages – public housing units and manages the Section 8 program in the unincorporated area...

Chapter 10 Parks and Open Space

- P. 10-9 Trail Corridors paragraph 2 – “BC has adopted the Pedestrian and Bicyclist Safety Action Plan...”
- P. 10-22 Add Policy 10.3.8 Cibola National Forest Sandia Wilderness management plan coordination

Chapter 11 Heritage Conservation

- P. 11-7 paragraph 3 – “with the majority comprising less than 10 acres.” Remove space.
- P. 11-12 paragraph 1 – “communities in the unincorporated area...”
- P. 12-7 Private Wastewater Systems – “those with discharge capacities of up to 5,000 gallons” Remove space.

Chapter 12 Infrastructure, Community Facilities, and Services

- P. 12-19 Education Delivery paragraph 2 – “high school education has steadily increased.”

Chapter 13 Resilience & Sustainability

p. 13-16 Air Quality – missing photo and caption

Chapter 14 Implementation

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Chapter 14 Implementation

Lehner, Catalina L.

From: Renz-Whitmore, Mikaela J.
Sent: Wednesday, July 13, 2016 8:31 AM
To: 'Moye, Laurie'; Catherine VerEecke; Lehner, Catalina L.
Cc: Brito, Russell D.; Webb, Andrew; Toffaleti, Carol G.; Enrico Gradi; zephyr@swcp.com
Subject: RE: PNM Comp Plan Comments EPC Draft June 2016
Attachments: PNM comments Comp Plan for EPC 7-12-16.pdf

Laurie,

Thank you for your comments, which we have included with the record for this case. We are working to address comments as part of the EPC process.

We appreciate your ongoing review and participation on this important project.

Best,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department, Urban Design & Development Division
Project Planner - [ABC to Z](#)
505-924-3932
mrenz@cabq.gov



IMPROVING PLACE FROM PLANNING TO ZONING

From: Moye, Laurie [<mailto:Laurie.Moye@pnm.com>]
Sent: Tuesday, July 12, 2016 5:21 PM
To: Renz-Whitmore, Mikaela J.; Catherine VerEecke
Cc: Brito, Russell D.; Webb, Andrew; Toffaleti, Carol G.; Enrico Gradi; Moye, Laurie; zephyr@swcp.com
Subject: PNM Comp Plan Comments EPC Draft June 2016

All, Attached please find PNM's comments on the EPC Draft June 2016 for the EPC August 11 hearing. Laurie

Laurie W. Moye
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July 12, 2016

Ms. Mikaela Renz-Whitmore
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Ms. Catherine VerEecke
Bernalillo County
111 Union Square SE
Albuquerque, NM 87102

**Subject: Comments on the Albuquerque/Bernalillo County Comprehensive Plan –
Environmental Planning Commission Draft, June 2016**

Dear Ms. Renz-Whitmore and Ms. VerEecke:

As a key utility stakeholder, PNM appreciates the opportunity to provide input to the City of Albuquerque and Bernalillo County on the Albuquerque/Bernalillo County Comprehensive Plan Environmental Planning Commission Draft. PNM has participated in the Comprehensive Plan update process and has provided background information and suggested revisions throughout this process. The City of Albuquerque and Bernalillo County representatives have been responsive in listening to PNM's concerns and have adequately addressed most of them, which is much appreciated. Important utility infrastructure updates to the Comprehensive Plan that are reflected in the June 2016 draft include:

- Recognizing utility facilities as essential public service infrastructure in the City of Albuquerque and Bernalillo County;
- Protecting and safeguarding critical energy utility facilities in the City and County;
- Linking the Comprehensive Plan with the City and County's existing *Rank II Facility Plan: Electric System Transmission and Generation (2010-2020)*;
- Addressing the importance of how infill and redevelopment in areas of centers and corridors will need to be efficiently served by potentially expanded utility infrastructure; and,

- Acknowledging the link between robust utility infrastructure and the ability to serve growth and economic development, especially in areas of infill and redevelopment.

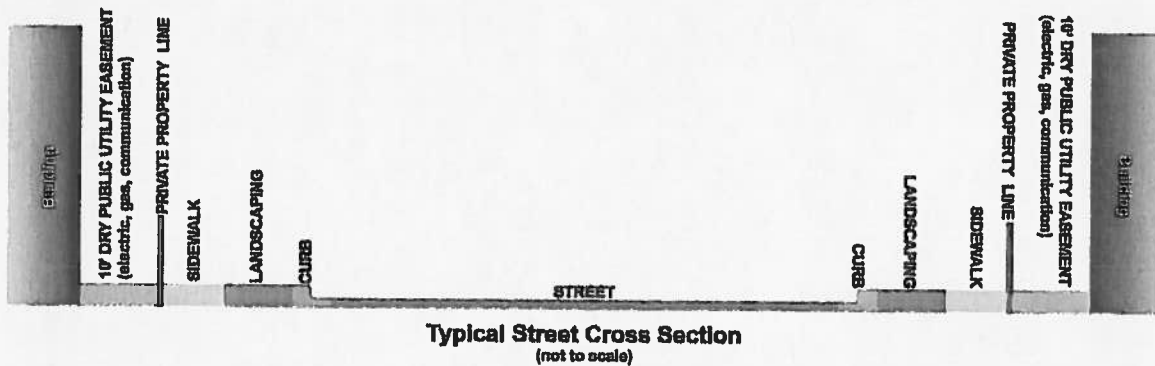
However, please consider the following comments and suggested revisions to the Comprehensive Plan Environmental Planning Commission June 2016 Draft:

1. Chapter 4, Community Identity

- The Near North Valley Urban Design/Character Considerations includes “Victorian architecture of railroad era neighborhoods” which is more aptly applied to downtown, not the Near North Valley boundary as shown in Figure 4-2 on page 4-17.
- Character Considerations for the Community Planning Areas of West Mesa, Mesa del Sol and North I-25 are not available in the EPC Draft dated June 2016.

2. Chapter 7, Urban Design

- In the previous Draft Comprehensive Plan draft dated January 2016 in the Transportation chapter on pages 6-17 and 6-18, it was stated that a graphic illustration of “Realms” would be inserted in the Comprehensive Plan. In the current EPC June 2016 draft, there is not an illustration. It would be very helpful to illustrate the pedestrian realm as a cross-section similar to the one illustrating reverse-angle parking on page 7-9 to show where public utility easements are typically located. Please add a pedestrian realm illustration. The following illustration shows the typical location of public utility easements.

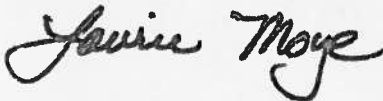


- The application of goals and policies that have been elevated in the draft Comprehensive Plan to apply City-wide from the various sector development plans were developed as area-specific policies and are not appropriate to be applied City-wide. Specifically, in Goal 7.6 Context-Sensitive Infrastructure, Policy 7.6.3, Action 7.6.3.1 on page 7-26, this Action Item should not be applied citywide as it takes certain existing sector development plan language from a specific sector development plan and places it out of context. Both plans cited involve only distribution level of electric overhead lines. The cost to implement this Action Item must be approved by the NMPRC and the cost will be borne by either the City directly or by PNM's customers within the City.
- The Plan should clarify and identify which “utility enclosures” are intended in Policy 7.3.2: Action item 7.3.2.1 on page 7-20 and in the Implementation Plan, Item Number 157 on page 14-35.

3. Chapter 8, Economic Development
In Chapter 8, Economic Development, Section 8.1.2.5, Diversifying the Economy on page 8-11, it is unclear why it is necessary to compare Albuquerque to Portland.
4. Chapter 12, Infrastructure, Community Facilities & Services
In the Infrastructure, Community Facilities & Services chapter, Goal 12.1 Infrastructure, Policy 12.1.1 on page 12-28, it is unclear what direction is being given in subsection a) regarding character. What is the guidance for a utility to build infrastructure?
5. The List of Figures on page vi is missing Chapter 7 figures. Also, in Policy 7.1.3 on page 7-13, the references to figures apparently are actually referencing tables, although it is unclear if this is the case.

Thank you for your consideration of our comments and suggested revisions.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Moyer".

Laurie Moyer
Coordinator, Regulatory Project and Public Participation

cc: Russell Brito, City of Albuquerque
Andrew Webb, City of Albuquerque
Carol Toffaleti, City of Albuquerque
Enrico Gradi, Bernalillo County