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## OFFICIAL NOTIFICATION OF DECISION

November 17, 2022

City of Albuquerque  
Department of Municipal Development  
Attn: Shawn Maden  
PO Box 1293  
Albuquerque, NM 87103

**Project #2020-004467**  
SI-2022-01879 Special Project Review for the 2023 General  
Obligation (GO) Bond Program and 2023-2032 Decade Plan  
for Capital Improvements

### LEGAL DESCRIPTION:

Shawn Maden, City of Albuquerque Department of Municipal Development Capital Improvement Program (DMD-CIP), presents the 2023 General Obligation (GO) Bond Program and the 2023-2032 Decade Plan for capital improvements to the Environmental Planning Commission (EPC) for review and comment, pursuant to IDO 14-16-6-2(E)(3)(c), City-wide.  
Staff Planner: Michael Vos, AICP

On November 10, 2022, the Environmental Planning Commission (EPC) voted to forward a recommendation of Approval of Project # 2020-004467, SI-2022-01879, the 2023 General Obligation Bond Program and 2023-2032 Decade Plan for Capital Improvements, to the City Council based on the following Findings:

1. The request is for the proposed 2023 General Obligation Bond Program and 2023-2032 Decade Plan (also referred to as the 'Plan') which is the city-wide plan for selection of capital improvement projects in the City of Albuquerque.
2. This "Special Project Review" case is a request for review and comment by the public and for comments and recommendations from the Environmental Planning Commission on the Mayor's proposed 2023 General Obligation Bond Program and the 2023-2032 Decade Plan per IDO Section 6-2(E)(3)(c) and Article 2-12 ROA 1994.
3. The Plan applies to the City of Albuquerque, city-wide.
4. This program generally conforms to the requirements of R-22-22; Enactment No. R-2022-044 establishing policies and criteria for the selection of capital projects for the 2023 GO Bond Program and 2023-2032 Decade Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

6. This program of capital improvements is supportive of the goals and policies of the Albuquerque / Bernalillo County Comprehensive Plan, especially with respect to development and preservation of assets and supporting services within designated Centers and Corridors and in socially vulnerable areas.
7. The request furthers the following, applicable Goal regarding Community Identity:
  - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The proposed GO Bond Program and Decade Plan provide for the extensive rehabilitation and enhancement of public infrastructure and community facilities that contribute to the character of neighborhoods, communities, and a sense of place. The request is consistent with Goal 4.1 Character.

8. The request furthers the following, applicable Goals regarding Land Use:
  - A. Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

With the policies and weighting criteria created by the City Council, significant scoring is based on whether the project furthers the goals of the ABC Comp Plan through growth and rehabilitation of infrastructure and other public projects and programs within Centers, Corridors, and economic development zones. Sub-policy 5.1.1 a) encourages the structuring of capital investment to direct growth to Centers and places in need of public and private reinvestment, and the aim of the CIP process supports this policy. The request is consistent with Goal 5.1 Centers & Corridors.

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

By focusing on the rehabilitation of existing facilities, this Plan maximizes the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. The request is consistent with Goal 5.3 Efficient Development Patterns.

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

The GO Bond Program includes significant capital investments that support existing and planned development in Areas of Change, as well as improvements to community facilities for neighborhoods in Areas of Consistency. Park and Open Space development and acquisition directly respond to Policy 5.6.1 Community Green Space and the need to provide visual relief from urbanization and opportunities for education, recreation, and conservation of natural resources. The request is consistent with Goal 5.6 City Development Areas.

- D. Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

This Plan provides City-wide benefits with a focus on addressing underserved areas and areas in need of economic development. Scoring of projects reflects the application of an equity criterion for social vulnerability, which helps to equitably distribute resources. The Plan also prioritizes public investments in Centers and Corridors, a direct response to Policy 5.7.1. The request is consistent with Goal 5.7 Implementation Processes.

- 9. The request furthers the following, applicable Goals regarding Transportation:

- A. Goal 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The DMD Streets portion of the Plan allocates resources for planning and design of future roads and the transportation system, including ADA sidewalk improvements, new roadway construction, as well as continued maintenance of the transportation system. The request is consistent with Goal 6.1 Land Use – Transportation Integration.

- B. Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The Plan includes projects that respond to this goal, including but not limited to ADA sidewalk improvements, transit vehicle purchases, bus stop improvements, and a 5% mandate for trails and bikeways. Complete Streets concepts are included in roadway projects consistent with Policy 6.2.2. The request is consistent with Goal 6.2 Multi-Modal System.

- C. Goal 6.3 Safety: Plan, develop, operate, and maintain a transportation system that provides safe access and mobility for all roadway users.

Funding is included for the Vision Zero program, ADA improvements, street lighting, signage, and signalization, among others. The request is consistent with Goal 6.3 Safety.

- D. Goal 6.7 System Effectiveness: Implement and maintain an effective and efficient transportation system in a coordinated and cost-effective manner.

With a focus on correcting deficiencies and rehabilitation of existing facilities through repairs, safety and intersection improvements, and implementation of traffic management, the Plan is in alignment with Sub-policy 6.7.1 c) to increase the efficiency of existing streets in already developed areas before adding new roadway lanes. The request is consistent with Goal 6.7 System Effectiveness.

- 10. The request furthers the following, applicable Goals regarding Urban Design:

- A. Goal 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

Projects in the Plan include Complete Streets improvements and additional funding for median landscaping, which help create a range of environments and experiences along transportation corridors. Design of individual projects should conform to the Priority Street Elements identified by Policy 7.1.3. The request is consistent with Goal 7.1 Streetscapes & Development Form.

- B. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The Plan includes sidewalk renovations and the Trails and Bikeways 5% Mandate that help increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase walkability and pedestrian safety in auto-oriented contexts. The request is consistent with Goal 7.2 Pedestrian-Accessible Design.

- C. Goal 7.5 Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Funding for the Urban Forestry program of the Parks & Recreation Department and related improvements respond to Actions 7.5.1.1 and 7.5.1.2 to maintain and enhance our urban tree canopy and street trees. The request is consistent with Goal 7.5 Context-Sensitive Site Design.

- D. Goal 7.6 Context-Sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

Comments were received from AMAFCA citing a concern for the lack of funding for drainage improvements in the Plan, which is an extension of concern about previous plans. This is related to Comp Plan Action 7.6.1.3, which states “Facilitate Coordination with area agencies to secure sufficient funds to implement and maintain naturalistic designs for arroyos and channels.” The City should be adequately contributing to shared stormwater management through the GO Bond Program or other funding mechanisms. Roadway improvements and landscaping of the public right-of-way respond to other policies for this goal. The request is partially consistent with Goal 7.6 Context-Sensitive Infrastructure.

- 11. The request furthers the following, applicable Goals regarding Housing:

- A. Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Portions of the Family and Community Services Consolidated Plan are included in the Plan, and the proposed GO Bond Program includes \$10 million for Affordable Housing and Homelessness initiatives to help ensure more balanced housing options. The request is consistent with Goal 9.1 Supply.

B. Goal 9.4 Homelessness: Make homelessness rare, short-term, and non-recurring.

Portions of the Family and Community Services Consolidated Plan are included in the Plan, and the proposed GO Bond Program includes \$10 million for Affordable Housing and Homelessness initiatives. The Gibson Health Hub and Transitional Housing Center specifically provide expanded options for shelters and services for people experiencing temporary homelessness consistent with Policy 9.4.2. The request is consistent with Goal 9.4 Homelessness.

C. Goal 9.5 Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

Portions of the Family and Community Services Consolidated Plan are included in the Plan, and the \$10 million for Affordable Housing and Homelessness initiatives serve vulnerable populations in Albuquerque. Additional projects for the Department of Senior Affairs, including improvements to existing senior centers and land acquisition for a new multigenerational center in the southwest area of Albuquerque also serve vulnerable populations. The request is consistent with Goal 9.5 Vulnerable Populations.

D. Goal 9.7 Partnerships: Coordinate strategic deployment of housing-related funds and partnerships with community-based organizations for project that achieve housing goals.

Economic Development Department funding for the Rail Yards and other Metropolitan Redevelopment activities strengthens partnerships consistent with Policy 9.7.2 Metropolitan Redevelopment by providing opportunities for catalytic projects that stabilize and serve blighted neighborhoods and support redevelopment in those areas. The request is consistent with Goal 9.7 Partnerships.

12. The request furthers the following, applicable Goals regarding Parks & Open Space:

A. Goal 10.1 Facilities & Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

The Plan proposes approximately \$26.5 million for Parks & Recreation Department priorities, including rehabilitation of existing parks and pools, new park development, irrigation system renovation, and Bosque restoration to help use natural resources responsibly. The request is consistent with Goal 10.1 Facilities & Access.

B. Goal 10.2 Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.

This Plan provides for park improvements that meet community needs and provides opportunities for outdoor recreation, as well as money for park security, which is directly related to Policy 10.2.2, increase safety and security in parks. The request is consistent with Goal 10.2 Parks.

- C. Goal 10.3 Open Space: Protect the integrity and quality of the region’s natural features and environmental assets and provide opportunities for outdoor recreation and education.

The proposed GO Bond Program includes restoration of the Bosque Open Space (Policy 10.3.4) and other Open Space facility improvements, which help protect the region’s natural features and environmental assets and provide outdoor recreation and education opportunities. The request is consistent with Goal 10.3 Open Space.

- 13. The request furthers the following, applicable Goals regarding Heritage Conservation:

- A. Goal 11.5 Cultural Traditions & the Arts: Emphasize and support cultural traditions and arts as vital components of the community’s identities and well-being.

The GO Bond Program and Decade Plan provide funding that supports the Department of Arts and Culture, including the Balloon Museum, theatre renovations, the library system, Explora, and the Albuquerque Museum. The request is consistent with Goal 11.5 Cultural Traditions & the Arts.

- 14. The request furthers the following, applicable Goals regarding Infrastructure, Community Facilities & Services:

- A. Goal 12.1 Infrastructure: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan’s vision for future growth.

The projects in this plan generally provide for city-wide infrastructure improvements. Comments were received from AMAFCA citing a concern with the lack of investment in drainage and flood control, which is related to Policy 12.1.4 to “Reduce or eliminate flooding by improving ponding and drainage capacities in an environmentally sensitive manner through the development process and in coordination with flood control agencies.” The 3% mandate for energy conservation directly responds to Policy 12.1.6 Energy Systems. The request is partially consistent with Goal 12.1 Infrastructure.

- B. Goal 12.2 Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

The projects in this plan provide for rehabilitation and expansion of Community Facilities and related programs, including land acquisition for a new multigenerational center in the southwest area of Albuquerque. These projects respond to all policies within this goal: 12.2.1 Prioritization Process, 12.2.2 Existing Facilities, and 12.2.3 New Facilities. The request is consistent with Goal 12.2 Community Facilities.

- C. Goal 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

The projects in this plan provide for public services covered by this goal including libraries, homeless services, Solid Waste Management, Fire and Rescue, Police, and Emergency Management. The request is consistent with Goal 12.3 Public Services.

- D. Goal 12.4 Coordination: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

Many of these projects in this Plan are planned in coordination with other agencies and providers in support of this Goal. In addition, the use of an equity criterion in project selection responds to Sub-policy 12.4.1 d) to prioritize infrastructure projects, capital investment, and services in an equitable way to meet the needs of all communities over time. The request is consistent with Goal 12.4 Coordination.

- E. Goal 12.5 Resources: Identify and allocate sufficient resources to support infrastructure, community facility, and public service needs in order to invest public dollars efficiently and effectively and to maintain a sound fiscal position.

The essential purpose of this plan is to support this Goal and its policies. The Plan responds to Policy 12.5.2 Cost Allocation to allocate the costs of new community and public facilities and infrastructure extensions and upgrades fairly and equitably to support new development. The prioritization of Centers and Corridors is in alignment with Policy 12.5.3 Funding Strategy to align public investment and bonding capacity in areas consistent with the Comp Plan's vision for future growth. The focus on rehabilitation and deficiency correction aligns with Sub-policy 12.5.3 a). The request is consistent with Goal 12.5 Resources.

15. The request furthers the following, applicable Goals regarding Resilience & Sustainability:

- A. Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

The Plans focus on improving and rehabilitating existing facilities, funding for Urban Forestry and improving the tree canopy, and the 3% mandate for energy conservation initiatives respond to Policies 13.1.2 Greenhouse Gas Mitigation and 13.1.3 Public Infrastructure and Facilities. The request is consistent with Goal 13.1 Climate Change.

- B. Goal 13.3 Natural Hazards: Maximize the ability of built and natural environments to withstand natural hazards and recover from adverse events.

While the Plan proposes a \$6.1 million allocation to the Hydrology Division of DMD, AMAFCA has submitted comments citing a concern with decreases in funding for drainage and flood control. Coordination of stormwater and flood control is a critical element of responding to natural hazards as identified by Policy 13.3.2 Flood Mitigation: Prevent flood damage and coordinate flood control and response with other agencies. The request is partially consistent with Goal 13.3 Natural Hazards.

16. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) 14-16-6-7(B) Adoption or Amendment of Facility Plan, as follows:

- A. Criterion A: The Applicant has generally shown consistency with the spirit and intent of the ABC Comp Plan, and with other policies and plans adopted by the City Council, including the ordinances and scoring criteria for the Capital Implementation Program, as detailed in Findings #7-15.

While comments were received from AMAFCA with concerns about the funding for drainage and flood control, the GO Bond Program, on the whole, is consistent with the Comp Plan.

In addition to the Comp Plan, policies and scoring criteria were set by City Council with adoption of R-22-22, and the proposed Plan is formulated around those criteria. However, once ranked with priorities of high, medium, and low, R-22-22 stipulates that no more than 10% of the value of the general obligation bond program shall be allocated to low priority projects. 12.35% of the value is considered low priority in the proposed Plan. The Mayor should consider reallocating approximately \$4.7 million to higher priority projects, and based on the comments from AMAFCA this could go toward additional drainage funding. With this consideration, the response to Criterion A is sufficient.

- B. Criterion B: The proposed plan or amendment promotes the efficient use or administration of public or quasi-public facilities. It is a priority of the City to focus these projects on rehabilitation and deficiency correction in Centers and Corridors, as reflected in R-22-22. For this bond cycle approximately 94% of the GO Bond Program is proposed to be used for rehabilitation and deficiency correction when the goal is 90%. About 61% will be for rehabilitation projects, which is above the 55% goal.
- C. Criterion C: The plan or amendment provides for numerous needed City projects and programs that promote public health, safety, and general welfare. This is further shown through consistency with a preponderance of Comp Plan goals and policies analyzed in Findings #7-15.
17. The affected neighborhood organizations are all of the neighborhood associations within the City of Albuquerque. They were notified as required pursuant to IDO 14-16-6-4.
18. No neighborhood representatives requested a facilitated meeting and no comments have been received from members of the general public. There is no known neighborhood opposition to this request.
19. AMAFCA has submitted a comment letter expressing their concern “with the systematic dismantling of the Department of Municipal Development Hydrology/Storm Drainage (DMD-SD) capital program over the last four years.” The Commission finds these arguments compelling and expresses great concern about the continued low funding allocation for cooperation with AMAFCA.
20. Per AMAFCA comments, over \$230 Million of inadequate, failing, and new drainage-related infrastructure needed to protect City residents was identified during development of the 2022 AMAFCA project schedule in November 2021.



21. Nearly all future DMD-SD drainage projects, as shown in previous GO Bond Program and Decade Plan approvals, have been eliminated in the proposed 2023 GO Bond Program and 2023-2032 Bond Program.
22. AMAFCA requests that the Plan be modified to include DMD-SD capital requests in the amount of \$18 Million for all five bond cycles to continue their partnership with the City.
23. Based on the AMAFCA comments and the high percentage of projects with a low priority ranking in the submitted Plan, at least \$4.7 million should be reallocated from low priority projects to DMD-SD projects, for a minimum DMD-SD allocation of \$10.8 Million, and that additional funding opportunities to increase DMD-SD project funds closer to approximately \$18 Million as requested by AMAFCA be explored as further articulated below.
24. The EPC recommends a 20 percent deduction of the over allocation from the following departments: Fire, Housing & Homelessness, Arts & Culture, General Services, and Parks & Recreation; to be reallocated to DMD – Storm Drainage in the amount of \$6.81 Million. Combined with the \$4.7 Million of low priority project reallocation, this increases storm drainage funding to approximately \$17.61 Million from the \$6.1 Million originally allocated.
25. DMD staff should meet with AMAFCA representatives before the plan is transmitted to City Council to determine a more specific, accurate, and reasonable dollar amount for Hydrology funding in the 2023 GO Bond program.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **November 28, 2022**. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council because the EPC is not the final decision-making body.

Sincerely,

*Catalina Lehner*

for Alan Varela  
Planning Director

AV/CL/MV

cc: Shawn Maden, [smaden@cabq.gov](mailto:smaden@cabq.gov)  
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OFFICIAL NOTICE OF DECISION

Project #2020-004467

November 10, 2022

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