

# PLANNING

The Planning Department provides leadership to facilitate high quality growth and development in our City.

## MISSION

The Planning Department will play a key role in developing the tools to implement & manage the future growth of Albuquerque.

Operating Fund Expenditures by Category (\$000's)	ACTUAL FY/04	ORIGINAL BUDGET FY/05	REVISED BUDGET FY/05	ESTIMATED ACTUAL FY/05	APPROVED BUDGET FY/06	APPR 06/ EST ACT 05 CHG
Personnel	9,545	11,050	11,104	10,337	11,546	1,209
Operating	827	872	1,012	1,239	1,472	233
Capital	173	98	98	201	0	(201)
Transfers	788	503	653	651	517	(134)
Grants	76	272	272	272	0	(272)
<b>TOTAL</b>	<b>11,409</b>	<b>12,795</b>	<b>13,139</b>	<b>12,700</b>	<b>13,535</b>	<b>835</b>
<b>TOTAL FULL-TIME POSITIONS</b>	<b>168</b>	<b>177</b>	<b>180</b>	<b>182</b>	<b>181</b>	<b>(1)</b>

### BUDGET HIGHLIGHTS

The FY/06 General Fund appropriation for the Planning Department exceeds the FY/05 original budget level by, slightly more than \$1.0 million. Two hundred sixty two thousand can be attributed to technical adjustments, and the remaining \$750 thousand is budgeted for special council district plans such as, sector plans, area studies, and design guidelines. Funding is provided for four to five council districts per year thus alternating years in which councilors have the opportunity to begin or continue planning efforts in their individual districts.

The Department has combined their zoning code enforcement and housing code enforcement divisions into one division titled code enforcement. The merging of the divisions is aimed at providing better service to the public and to have a staff that is cross trained in all areas of code enforcement.

The Department's personnel compliment fluctuated with additions, deletions, and transfers of positions during FY/05. Due to an audit finding by Internal Audit the Department funded one fiscal analyst II for \$61.8 thousand that is tasked with monitoring the Metropolitan Redevelopment Fund (275), financial activities associated with the Metropolitan Redevelopment Agency (buy, sell, and lease land), and grant funds. Intra-year the Department added two associate planner positions and deleted a principal planner for an increase of \$18.3 thousand. Mid year R-04-186 was passed regarding impact fees legislation. This legislation contained language for the funding and creation of three positions one impact fee administrator and two coordinators. Funding is continued for these positions in the approved FY/06 budget of \$132.8 thousand. Funding for one grant position expired resulting in the deletion of the position from the FTE count during the budget cycle.

(\$000's)	ACTUAL FY/04	ORIGINAL BUDGET FY/05	REVISED BUDGET FY/05	ESTIMATED ACTUAL FY/05	APPROVED BUDGET FY/06	APPR 06/ EST ACT 05 CHG
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#### PROGRAM STRATEGY BY GOAL:

#### GOAL 4: SUSTAINABLE COMMUNITY DEVELOPMENT

##### GENERAL FUND 110

Code Enforcement	1,926	2,622	2,622	2,567	2,724	157
Community Revitalization	1,499	1,508	1,608	1,524	2,135	611
One Stop Shop	5,669	6,179	6,179	5,991	6,372	381
Planning & Development Review	1,195	1,258	1,352	1,256	1,331	75
Strategic Support	1,044	956	956	940	973	33
Trfr from Fund 110 to Fund 305	0	0	150	150	0	(150)
<b>Total General Fund - 110</b>	<b>11,333</b>	<b>12,523</b>	<b>12,867</b>	<b>12,428</b>	<b>13,535</b>	<b>1,107</b>

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**OPERATING GRANT FUND 265**

Community Revitalization	76	272	272	272	0	(272)
<b>TOTAL - GOAL 4</b>	<u>11,409</u>	<u>12,795</u>	<u>13,139</u>	<u>12,700</u>	<u>13,535</u>	<u>835</u>
 <b>TOTAL APPROPRIATIONS</b>	 <u>11,409</u>	 <u>12,795</u>	 <u>13,139</u>	 <u>12,700</u>	 <u>13,535</u>	 <u>835</u>

<b>REVENUE</b>
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Revenues in the Planning Department for Fiscal Year 2006 are budgeted conservatively to reflect the sentiment of potential slow down in building permits.

Department Generated Fees for Service (\$000's)	ACTUAL FY/04	ORIGINAL BUDGET FY/05	ESTIMATED ACTUAL FY/05	APPROVED BUDGET FY/06	APPR 06/ EST ACT 05 CHG
Building Permits	10,788	9,177	9,786	9,060	(726)
Filing of Plats/Subdivision	432	332	432	432	0
Sign fees	84	53	84	84	0
Zoning Fees	241	146	203	188	(15)
Engineering Fees	1,600	1,100	1,600	1,600	0
Miscellaneous	274	247	248	248	0

<b>PRIOR YEAR ACCOMPLISHMENTS</b>
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- The Code Enforcement Program, in cooperation with the safe cites strike force, boarded up and condemned over 129 dilapidated structures city wide.
- Participated with Albuquerque Police Department in enforcing the Abandoned Vehicle Ordinance.
- The Code Enforcement Program proactively conducted over 26,750 inspections for weed, litter and inoperative vehicles city wide eliminating blighted effects on neighborhoods.
- Collaborated with the Solid Waste Department to aggressively enforce against weed and litter violators city wide.
- The Building & Safety Program permitted over 6800 residential and commercial buildings city wide.
- Began the initial start up of KIVA (computer case tracking) to improve the Building & Safety processing activities. Phase I (Boiler & Elevator) go-live in October 2005.
- Development impact fees were adopted and went into effect on July 1, 2005.
- Created new DPM Chapter 18 for Development Impact Fees.
- Created new impact fee process to be included in the building permit process to collect impact fees.
- Adopted perimeter wall design standards for all new residential subdivisions.
- Incorporated new City Standards Specifications on the COA web site.



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- Adopted amendments to subdivision regulations, the Development Process Manual; (DPM) and the Comprehensive Zoning Code designed to build better neighborhoods and streets that better encourage walking.
- Completed configuration of the fiscals model incorporating impact fees (in test form) in order to continue the provision of FIA's for all cases that go to City Council.
- Converted all Albuquerque Geographic Information System (AGIS) data to the Geodatabase format in Oracle.
- Provided project management for rehabilitation of the Bell Trading Post as infill "loft" housing and the adjoining single family residential development.
- Phase II of the International Marketplace streetscape improvements were completed. Gateway streetscape improvements under design.
- Developer for Trumbull infill housing was selected. Construction is to begin in late 2005.
- Coordinated with the Transit Department and provided the property at Unser Blvd.and Central Avenue as the west side location for the Rapid Ride Station. Site is being expanded to accommodate larger mixed-use transit oriented development
- Managed design of a master plan for the Albuquerque Bicycle Park (Veloport) and processed through the EPC. Phase I construction to begin in late 2005.
- Coordinated with the Alvarado Task Force in development of an agreement with the developer for construction of Downtown infill housing (Silver Court Apartments).
- Provided project management for the construction of infill housing in the Los Candelarias Village Center (12<sup>th</sup> & Candelaria). All units have been constructed and sold.



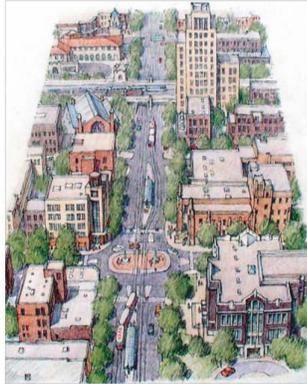
- Coordinated with Department of Municipal Development on design of a traffic "roundabout" at Eighth Street and Central Avenue. Construction to begin in 2006.
- Managed development of the draft North Fourth Street Sector / Metropolitan Redevelopment Plan for adoption in Fall 2005.
- Coordinated with west side residents and property owners on preliminary revisions to the Tower Unser Sector Plan. Expansion of sector plan area under investigation.
- Established "On-Call" planning service agreements to allow the Planning Department to move quickly in bringing consultants on board to address various planning efforts.
- Oversaw drafting of the Highland Central / Upper Nob Hill sector / redevelopment plan. The final plan will be processed for adoption in late 2005.
- Conducted over 17 training sessions for Neighborhood Associations, including Parliamentary Procedures, Neighborhood Patrol, Land Use, and Board Training. (325 citizens trained).

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2005  
REGULATORY PLAN  
HUNING HIGHLAND EDO URBAN  
CONSERVATION OVERLAY ZONE  
ALBUQUERQUE, NEW MEXICO

June 2005  
This version of this Regulatory Plan document was prepared by the Planning Department, City of Albuquerque. It is an amended version of the plan that was produced for the Broadway and Central Corridor Partnership by Mosek & Poyzidek, Architects/Urbanists and Danish & Kline, Urban Consultants.  
This is an interim document compiling additions and changes to the Regulatory Plan as reviewed by the Landmarks and Urban Conservation Commission and the Environmental Planning Commission, and as adopted by the City Council in 2005. The relevant City Council resolutions are appended.

Mosek & Poyzidek, Architects/Urbanists  
Danish & Kline Associates, Urban Consultants  
for  
Broadway - Central Corridor Partnership, Inc.



- Coordinated with APD and PNM sponsorship, the Annual National Night Out Celebration that included 130 neighborhood associations and block captains.
- Conducted “defensible decision making training” for the Environmental Planning Commission (EPC).
- East Downtown (EDO) revitalization plans were processed and adopted by the City Council, thereby establishing the guiding framework for reinvestment and revitalization of this historic inner city neighborhood.

## PRIORITY OBJECTIVES

**SUSTAINABLE COMMUNITY DEVELOPMENT GOAL:** GUIDE GROWTH TO PROTECT THE ENVIRONMENT AND THE COMMUNITY’S ECONOMIC VITALITY AND CREATE A VARIETY OF LIVABLE, SUSTAINABLE COMMUNITIES THROUGHOUT ALBUQUERQUE.

- OBJECTIVE 5. Identify and implement a methodology that will allow for timely and regular monitoring of sector, area, corridor, site, transit oriented development and streetscape plans in inventory. Identify and implement business processes to be more responsive to the community with respect to such plans. Prioritize staffing and contractors to complete the five specialized district plans funded in FY/05 and begin the four specialized district plans funded in FY/06. Report to the Mayor and City Council on the status at the end of the first and third quarters, FY/06.
- OBJECTIVE 6. Prepare revisions and process amendments to the Albuquerque/Bernalillo County Comprehensive Plan that respond to the Planned Growth Strategy initiatives and report on progress to the Mayor and City Council by the end of the first and third quarters, FY/06.
- OBJECTIVE 7. Implement the consolidated building inspection program by cross training and reorganizing zoning and housing code inspectors by the end of the first quarter of FY/06.
- OBJECTIVE 8. Administer the transition from exactions to impact fees. Track credits and waivers of impact fees and report on this and the overall status of the transition to the Mayor and City Council within one month of the end of the first and third quarters, FY/06.
- OBJECTIVE 9. Complete construction of the Trumbull Housing Phase I initiative and begin Phase II by the end of the second quarter, FY/06.
- OBJECTIVE 10. Implement the West Central Metropolitan Redevelopment Plan. Enter into development agreements for the redevelopment of identified prime redevelopment sites at Central and Atrisco by the end of the third quarter, FY/06. Submit a report on progress to the Mayor and City Council by the end of FY/06.
- OBJECTIVE 11. Finalize the North Fourth Street Corridor Redevelopment Plan and submit it to the Mayor and City Council by the end of the second quarter, FY/06.
- OBJECTIVE 12. Finalize the Central Highland and Upper Nob Hill Metropolitan Redevelopment/Sector Plan and submit it for adoption to the Mayor and City Council by the end of the fourth quarter, FY/06.
- OBJECTIVE 13. In partnership with the Historic District Improvement Corporation (HDIC), complete construction of the Silver Avenue Apartments by the end of the fourth quarter, FY/06.
- OBJECTIVE 14. A large amount of the Downtown area is used as surface parking. Surface parking represents an underutilized resource, an impediment to redeveloping Downtown, and a barrier to creating an active and vital place. The Planning Department, Real Property Division of the Legal Department, and City Council Services shall inventory City surface parking lots Downtown and, with the assistance of a qualified real estate appraiser and an advisory committee of infill developers, shall develop and issue an RFP or RFI to obtain bids to redevelop these properties. Priority shall be given to higher density residential uses and to mixed use projects. City land may constitute an equity investment in the redevelopment projects and any development agreement that calls for this participation shall include provisions for repayment of the City's investment. This project shall be consistent with the provision of the

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HDIC development agreement. The Purchasing Ordinance shall guide the issuance of the RFP/RFI, establishment of a Selection Advisory Committee, and selection of a winning proposal or proposals. The real estate appraiser and project advisory committee also shall review and comment upon the submittals. Final selection of redevelopment proposals will be made by the City Council.

- OBJECTIVE 15. Surface parking in the Downtown area represents an underutilized resource. Redevelopment of Downtown into an active and inviting place ultimately will involve the reuse of these surface parking lots into projects that will result in a balance among office uses, business and personal services, diverse residential options, and entertainment in an attractive and safe pedestrian environment. The City Planning Department and City Council Services shall inventory these privately held surface parking lots and identify public-private partnership options for redeveloping them. This project shall be consistent with the provision of the HDIC development agreement. Techniques used elsewhere to encourage the redevelopment of surface parking lots shall be identified. In the interim prior to the redevelopment of these properties, techniques for improving the visual and pedestrian quality of these lots shall be identified such as landscaping, paseos, lighting, public art, and so on also shall be identified. Landscape design assistance may be needed to carry out this work. A report of the project and recommended implementing legislation shall be submitted to the City Council by the beginning of the second quarter, FY/06.
- OBJECTIVE 16. Assess the need, and issue a Request for Information or Interest by the end of the first quarter, FY/06 to identify potential contract archeologists for FY/06 and subsequent years.
- OBJECTIVE 17. Create a task force, comprised of City staff, the Mid Region Council of Governments, the Albuquerque Water Utility Authority, APS, business groups, neighborhood associations, and other interested citizen organizations to develop an integrated "Great Neighborhoods, Great Streets, Great Schools" plan for consideration in the FY/07 budget. Submit a report, including cost and funding source options, to Mayor and City Council by the end of the second quarter, FY/06.

**ECONOMIC VITALITY GOAL:** ACHIEVE A VITAL, DIVERSE, AND SUSTAINABLE ECONOMY IN WHICH BUSINESSES AND RESIDENTS HAVE OPPORTUNITIES FOR SUCCES.

- OBJECTIVE 15. Complete phase I construction of the Albuquerque Bicycle Park by the end of the third quarter, FY/06, enabling the conduct of the ABA National BMX Competition.

**GOVERNMENTAL EXCELLENCE AND EFFECTIVENESS:** GOVERNMENT IS ETHICAL AND ACCOUNTABLE; EVERY ELEMENT OF GOVERNMENT CONTRIBUTES EFFECTIVELY TO MEETING PUBLIC NEEDS.

- OBJECTIVE 19. City Council Services together with the Planning Department, shall initiate a review of Development Process Manual, Subdivision Ordinance, and other regulations with the purpose of improving the safety and use of on-street bike lanes, increasing the connectivity of bicycle lanes, and better integrating bicycle and walking paths among residential and commercial developments and transit routes to reduce travel distances and increase walking and biking trips. Recommendations on regulatory changes shall be submitted to the Council and the Mayor by the close of FY/06.