

VII

Implementation

1. INTENT

Adoption of the Volcano Heights Plan will satisfy an important land use regulatory requirement for making available more than 3,400 acres for the future growth of the Albuquerque urban area. Development of the Volcano Heights Area as envisioned in this Plan is expected to result in approximately 12,000 additional housing units, 30,000 residents, 5 million square feet of non-residential building containing 18,000 jobs. The total growth in the Albuquerque market is approximately 5,500 residential units and 7,000 new jobs per year. Since Volcano Heights is only a portion of the inventory of developable land, it is reasonable to expect build-out there to occur over a number of years. The challenges involved with implementing the financial vehicles (Public Improvement Districts / Special Assessment Districts, Tax Increment for Development District) and the attendant planning and engineering projects that are needed to develop the Volcano Heights area will take some years to put in place. Lastly, master plan infrastructure (e.g. roadways, water and wastewater systems) required for the build-out of Volcano Heights are yet to be included in capital plans and their financing determined. The difficulties in a situation involving developing an area over 3,500 in size with more than 1,400 property owners according to adopted City land use policies are significant and cannot be expected to be resolved easily or quickly.

City Ordinance, in Section 14-13-1-1 ROA 1994, states that the “Planned Growth Strategy [PGS] report found that the Albuquerque area faces critical challenges related to...timely provision of infrastructure, parks, schools, and other facilities to support new development.” Section 14-13-2-3 states: “The Planned Growth Strategy, in conjunction with the Albuquerque / Bernalillo County Comprehensive Plan, shall guide the future development of the Albuquerque urban area. The Planned Growth Strategy shall serve as the comprehensive guide for this urban growth management program....” PGS Bill No. F/S R-02-111(A) (Enactment No. 112-2002) identifies Adequate Public Facilities regulations as an approach to insure that facilities, such as streets, water, wastewater, hydrology, parks, and schools, are available in a timely way to support new development. This legislation states that “Adequate infrastructure and facility regulations shall be established through a future Adequate Public Facilities Ordinance (APFO)”. Adequate Public Facilities regulations are a planning tool to phase and time urban growth.

The Volcano Heights Plan contains a number of recommendations related to open space; parks; natural, or “prudent line,” treatment of the arroyo drainage system;

expanding the buffer of the Petroglyph National Monument at the Escarpment edge; and so on, that call for recommendations regarding acquisition and funding.

The Volcano Heights Plan, as a Sector Plan, contains a number of regulations related to land use and zoning, urban design, roadway location and design, open space, landscaping, and so on. The Volcano Heights Plan attempts to set these standards at a level of specification appropriate for the size and scale of the Plan Area. Procedures for more refined development plan review and approval are needed that allow speedy review when consistent with the Volcano Heights Plan standards but also provide for flexibility to amend the regulatory requirements.

2. APPLICABLE REGULATIONS AND STANDARDS

The regulations and standards contained in the Volcano Heights Sector Development Plan, when there is any inconsistency with other City regulations and standards, take precedence over those other City regulations and standards and shall be effective in the Volcano Heights Plan Area.

3. GROWTH PHASING AND TIMING

(See **Exhibit 37, Phasing Diagram**)

It would be neither financially prudent nor wise to assume that development may take place in all parts of Volcano Heights concurrently. Growth does occur when a number of conditions are met, many of which have to do with the provision of infrastructure. In the past, the public sector has responded to requests from developers for facility capacity. Planned Growth Strategy Town Hall participants, however, said that they “wanted a different, more intentional approach to growth that is not reactive or piecemeal but follows carefully considered principles that are developed with a high degree of community involvement. The community needs to be more proactive...” In the Volcano Heights Plan this direction is translated into a plan for the desired phasing and timing of growth.

The plan for phasing and timing of growth contains five categories:

1. Pipeline projects
2. Near Term: 2006 to 2010
- 3.a Town Center: 2010 to 2015
- 3.b. Other: 2010 to 2015
4. 2015 to 2020 and beyond.

The considerations for the various phases of growth assigned to Plan subareas generally include the following:

- pipeline projects exempted from the Volcano Heights moratorium with pre-existing final plat approvals;
- the indefinite phasing and financing of the expansion of master plan water and sewer service by the Albuquerque Bernalillo County Water Authority to Pressure Zones 3WR/4W and then to 5W, and the intent that the financing of these facilities be based on the “no net cost” rule;

- completion of Public Improvement Districts and/or Special Assessment Districts that will be necessary to design, finance and construct locally serving infrastructure;
- response to fast-track development of the Albuquerque Public Schools Volcano Heights high school;
- unitary ownership of land by Longford Homes and in the area just west of Vista Vieja;
- the desirability of allowing non-residential development to proceed at pace with or ahead of (in the case of the region-serving Town Center) residential development in order to secure the benefits of positive jobs-housing balance and reduce vehicular trips;
- implementation of a proposed Tax Increment for Development District in order to provide necessary infrastructure to serve the Town Center and Village Centers especially, such as parking structures, the urban boulevard, streetscape improvements, and so on.

Planned Roadway Improvements. Phasing of roadway improvements, based on the inclusion of roadways in approved plans and programmed funding, provides a critical context in Volcano Heights for the phasing and timing of development and needed implementation mechanisms.

The status of roadway improvements is as follows:

- Unser north to Atrisco, west on Atrisco, and north on Universe to the Plan Area boundary, and Paseo del Norte west of Universe are carrying traffic at this time;
- The following projects will be completed within a year
 - Paseo del Norte from the Escarpment west to Universe (2 lanes);
 - Unser north of Atrisco to Kimmick and Kimmick east to toward Paseo del Norte;
 - Rainbow south from Paseo del Norte to the new public high school;
- Unser from Kimmick north to the Plan Area boundary will be completed as a two lane roadway in 2009;
- Paseo del Norte from the Escarpment to Universe will be completed as 4 lanes in 2011;
- Rainbow from the new high school access to Unser has not yet been scheduled.

It will be necessary to identify sources of right-of-way, street, and streetscape funding / dedications / contributions-in-aid to implement the roadway network identified in the Transportation Section of the Volcano Heights Sector Development Plan.

Growth Phasing. The phasing of growth contained in **Exhibit 37, Phasing Diagram** is straight-forward. Near term development (Pipeline and 2006 to 2010) reflects unitary ownership and projects that already have some level of City development approval. The Town Center and area around the Volcano Cliffs Village Center are scheduled for the next

development phase: 2010 to 2015. It is expected that approximately 4 years will be required to set up the PID, SAD, and TIDD mechanisms that are needed for these developments to occur. It shall be possible for private contributions-in-aid to be made for necessary improvement in advance of this schedule. Nothing herein shall be interpreted as a prohibition against developing commercial uses in the Town Centers prior to 2010. The last phase of development, 2015 to 2020 and beyond includes properties that have multiple owners, that are more distant from the center of other development phases, require the construction of new master plan water and wastewater facilities, or about the Escarpment. PIDs / SADs are needed to develop these areas additionally.

Economic Development. The Volcano Heights Sector Development Plan contains many of the features of the Mesa del Sol Plan being prepared by Calthorpe and Associates for the N.M. State Land Office. However an important difference is that there is not unitary property ownership in Volcano Heights and special effort must be taken to promote the vision of the area to local and national developers. While it is expected that the property owners will be responsible for this effort, it is recommended that the City Office of Economic Development provide critical assistance.

4. IMPLEMENTATION MECHANISMS: PID, SAD, TIDD, WORKFORCE HOUSING, AND PUBLIC-PRIVATE PARTNERSHIPS

The Volcano Heights Sector Development Plan both requires and benefits from the use of special planning, engineering, and financing mechanisms known as Public Improvement Districts (PIDs), Special Assessment Districts (SADs), and Tax Increment for Development Districts (TIDDs). PIDs and SADs are needed where there is a “pre-mature” subdivision plat; in other words, where land received final plat approval and was sold to individual buyers before local, subdivision infrastructure was financed and installed. This practice currently would be illegal. PIDs and SADs are needed to remedy this situation.

Public Infrastructure Districts. In the past, Volcano Cliffs owners have taken advantage of the SAD mechanism to provide infrastructure within the SAD 227 area. SADs still are viable mechanisms for installing local infrastructure. The more recently enhanced Public Improvement Districts (Section 5-11-1 through 27 NMSA 1978) provide a more flexible mechanism for achieving the purposes of SADs and go beyond these applications. PIDs are established to create a special property tax assessment, over the normally charged rate, to fund the development of: street and parking facilities, trails, parks, open space, recreational facilities, landscaping, public building, schools sites and facilities, libraries and other educational and cultural facilities, water and wastewater systems, storm drainage, private utilities, as so on as provided in the Statute. While current City Ordinance requires a unanimous vote of all property owners to establish a PID, the State Statutory requirement is for three-fourths affirmative votes of District property owners cast, with the number of votes based on the acreage held of each owner.

It is strongly recommended that Public Infrastructure District be used in Volcano Heights instead of Special Assessment Districts in order to obtain the benefits of the

additional flexibility provided in PIDs. This will require an amendment of the City Ordinance provisions.

SADs and PIDs Needed. Exhibit 38, *Public Improvement District / Special Assessment District* indicates the need for creating five PIDs/SADs. This recommendation should be viewed in relation to the Growth Phasing Diagram above. Based on conversations with professional staff who have worked on SAD 227 in the Area, an organizing principle is formed to establish similar interests among the property owners included within each District. In other words, some Districts should contain low density residential zoning while others would include higher density, mixed use areas.

PID/SAD 1-A (low density residential zoning) and 1B (higher density, mixed use zoning) are located in the area surrounding the Volcano Cliffs Village Center. Both these areas are scheduled for development between 2010 and 2015. PID/SAD 2-A (low density residential zoning) and 2-B (higher density, mixed use zoning) are located further west and are scheduled for development between 2015 and 2020. SAD/PID 3 (containing mostly low density residential development but with a small village center) also is scheduled for 2015 to 2020 and afterwards.

Beyond the usual purposes for these PIDs, off-site benefits should be established for Unser Blvd and Rainbow Blvd especially and property tax assessment be included to assist with the development of these facilities.

For PID/SADs 1-A, 1-B, 2-A, 2-B, and the portion of 3 excluding the Rural Residential area, either a PID or an SAD, or the assembly of a minimum of 100 acres, is required as a condition of development. Planning and engineering drawings for the PID/SAD and the assembled tract shall indicate, among other things, topography, drainage easements, and the location of Development Envelopes. A PID/SAD may be required for the portion of PID/SAD Area 3 within the Rural Residential area.

Tax Increment for Development District (TIDD). TIDDs were approved by the 2006 New Mexico State legislature, provisions for which are included in Section 5-15-1 through 27 NMSA 1978. TIDDs have both property tax and gross receipts tax and revenue sources. Rather than creating in new tax, TIDDs capture a proportion of the increase in property and/or gross receipts tax revenue that occurs as a result of the area's development. The purposes to which these revenues can be used are broad and similar to those for a PID. In addition, TIDD revenue can be used for maintenance of infrastructure and facilities. The TIDD election requirement is a simple majority of votes cast with the number of votes based on the acreage held of each property owner in the District. The City has not as yet adopted in implementing Ordinance and this would be necessary to establish a TIDD in Volcano Heights.

Exhibit 39, Tax Increment for Development District contains the Volcano Heights Sector Development Plan's recommendation for creating one TIDD within the mixed-use portions of the Town Center and the Village Centers. This is suggested because the larger portion of TIDD revenues is expected from gross receipt taxes and these zones will generate the more of these revenues.

Revenue from the TIDD shall be used for critical elements of the Plan, without which revenue these improvements might never be constructed. These include, but are not limited to: the urban boulevard within the Town Center; parking structures, other roadway improvements not being funded by the City especially special design elements in

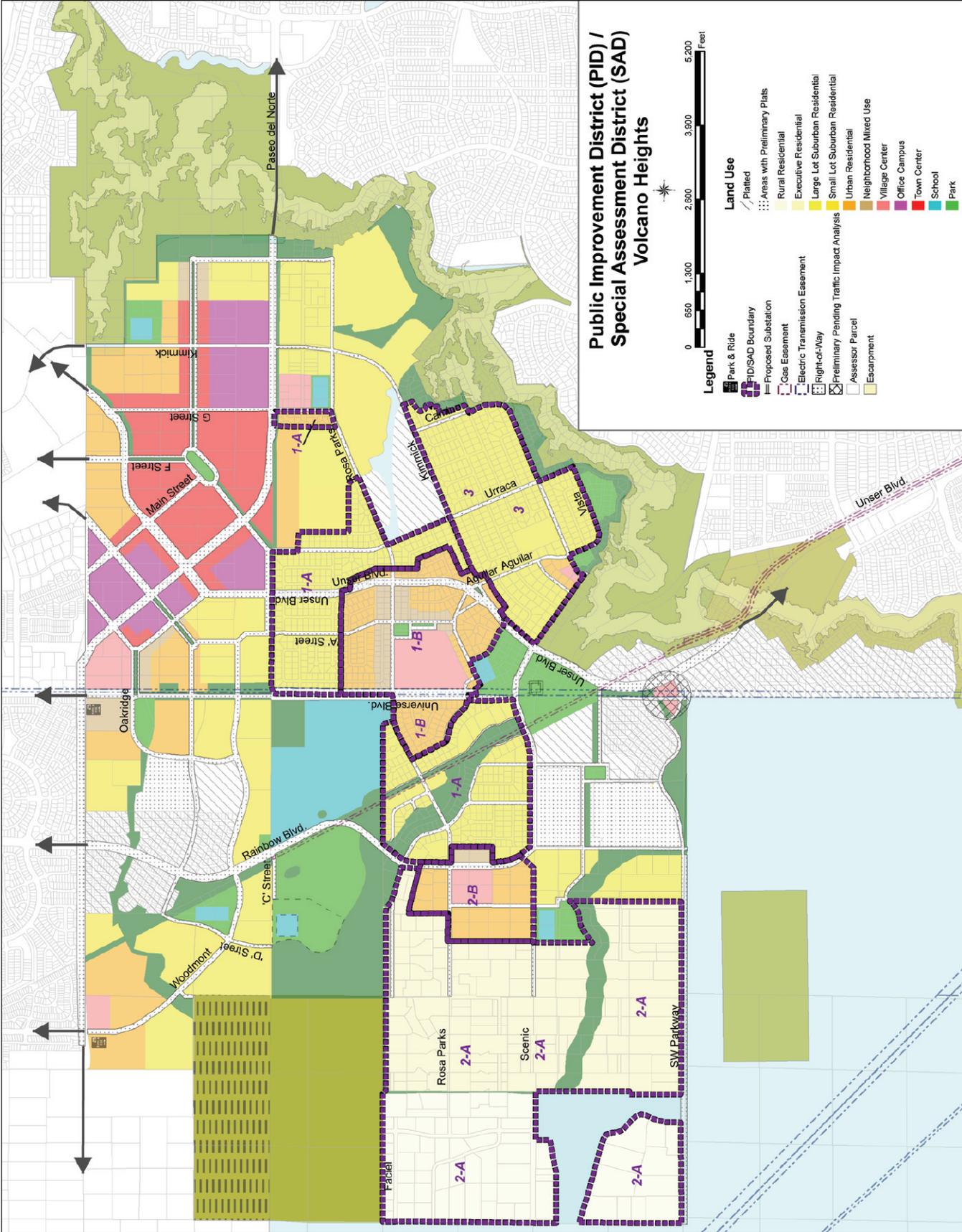


Exhibit 38

the Village Centers; plazas, pedestrian malls, and trails within and adjacent to the Town Center and Village Centers; streetscape improvement in these locations; parks including linear parks; BRT (transit) stations and related roadway improvements; and for the upkeep and maintenance of these infrastructure and facilities.

Because TIDDs earmark existing City property and gross receipts tax revenues, the tax increment adopted for Volcano Heights shall only be the excess above that needed to cover the normal capital and operating costs associated with the development in Volcano Heights.

Workforce Housing. One of the goals of the Workforce Housing Act is to create diverse communities. A number of financial and regulatory mechanisms are available in the City to assist in reaching this goal in Volcano Heights. These include, but are not limited to, waivers of City impact fees for affordable housing units in Planned Village Development Zones, affordable housing in adopted Centers and Corridors, and in mixed-income projects, affordable housing tax credits, and gap financing to achieve housing affordability using Federal, State, and Local funding sources.

Public-Private Partnership. It is recognized that there are many challenges involved in implementing the Volcano Heights Sector Development Plan due principally to the high development standards and to the multiple ownership of parcels in critical locations such as the core of Villages and the Town Center. Overcoming these challenges will involve close and cooperative working relationships among the City, the private sector, and others.

5. ADEQUATE PUBLIC FACILITIES

The City of Albuquerque shall establish Adequate Public Facilities (APF) regulations with regard to school facilities and transportation infrastructure capacity in the Volcano Heights Area. This will require a formal intergovernmental agreement with the Albuquerque Public Schools.

The purposes of Adequate Public Facilities regulations are:

- To link the provision of transportation and school facilities and services with the type, amount, density, rate, and timing of development;
- To manage new growth so that it does not outpace the provision of transportation and school facilities and services according to level of service standards;
- To coordinate public facility and infrastructure construction;
- To discourage sprawl and leapfrog development;
- To encourage the types of development that incorporate the community building and design principles contained in the Volcano Heights Plan.

In order to implement Adequate Public Facilities standards for schools and transportation infrastructure in the Volcano Heights Area, the following determinations will need to be made:

- The areas and subareas within Volcano Heights to which the transportation and school facility capacity standards apply. This is addressed below regarding elementary schools.

- The service standards for school facilities and transportation infrastructure to be applied. The Mid Region Council of Governments uses Level of Service (LOS) “D” for roadway budgeting purposes. Transportation modeling performed for this Plan indicates LOS conditions at “E” and “F” at intersections on Paseo del Norte and Unser under development build-out (with little difference between scenarios). Therefore, while not suggesting modification of the current, general LOS D standard, the suggested applicable LOS for Volcano Heights is “E” for transportation. An important policy issue related to schools is the “lag time” between the construction of residences and the availability of public facilities to serve the development. In order to address this issue, the City and County should consider the experience of other local government where they allow an average enrollment-to-capacity level for schools of 130%.
- Current and projected transportation and schools facilities in the Volcano Heights Area as contained in the City’s CIP, the MRCOG Metropolitan Transportation Plan (MTP), and the APS Facilities Master Plan. These capital planning documents must be consistent with the phasing and timing of development called for here.
- The juncture in the development approval process where the adequacy of roadway and school capacity must to be determined.
- Methods for reserving roadway and school capacity for approved development proposals.

Linking Residential Development Approval to School Facilities

Appropriate school locations are shown on the Land Use Plan. To meet current needs, APS planning and design for the new high school is well underway. The middle school that is shown on the Land Use Plan will be needed to meet demand generated from both Volcano Heights and from areas outside of the planning area. Both the high school and middle school are located on land that is currently owned by the State of New Mexico. As noted, the new Volcano Heights high school addresses current demand and an additional high school will be needed for the projected population of the Plan Area. Until this second high school is constructed, the new high school under development will prioritize the needs of existing residents.

The Land Use Plan shows five elementary schools. The number of schools is based on student generation rates typical of suburban areas and APS school size standards. Importantly, the number of elementary schools shown is based on the minimum average density requirements, which is consistent with current market trends. If market support for dense housing was to increase appreciably, an additional elementary school might be needed.

The locations for elementary schools are based on a number of factors including access, proximity to trails, and adjacency to Village Centers and the Town Center (without displacing dense urban uses that can take best advantage of transit and conveniences contained in these Centers).

Exhibit 40, *Elementary Schools and Service Areas at Build Out*, shows planned schools based on the build-out of the Area. The order the schools are recommended to

be built is identified within the school symbol on the map. Each of the service areas shown will generate enough students to fill one elementary school of about 650 students. The service areas have been configured to minimize the number of students who must cross limited-access arterials to get to school.

Based upon the Phasing Diagram, as shown in **Exhibit 41, *Elementary Schools and Service Areas Initial Phase***, Woodmont Elementary and Rosa Parks Elementary would be built first, and would serve projects that have already been entitled (The Trails, La Cuentista, Vista Vieja and SAD 227), as well as the next phase of housing built.

As the number of students generated in all of these areas combined may exceed the capacity of two elementary schools, it is likely that the next phase of school construction would include Aguilar Elementary as shown in **Exhibit 42, *Elementary Schools and Service Areas Intermediate Phase***.

Demand for Rainbow Elementary and Kimmick Elementary is likely to emerge later and concurrently with the Town Center area and development in the western portion of the Plan Area.

It is important to recognize that the Elementary School and Service Area diagram is a guide that must be integrated into the APS facilities master plan and funding program.

The boundary areas of the elementary schools and the phasing of their development shall be used to organize residential development in Volcano Heights. The City of Albuquerque already has adopted policy contained in Bill No. F/S R-05-297 which set the following regulation: “The approval of residential subdivisions and zone changes to residential or higher density residential zoning should only be allowed through careful consideration...and when APS has provided a viable solution for affected schools”. This has been replaced with the following policy language in Bill No. F/S R-06-74: “All preliminary plats and final plats approved after October 31, 2006 involving residential lots, single-family or multi-family residential land use, must evidence that APS has reviewed the proposal and determined that it is consistent by APS in accordance with a Pre-Development Facility Fee Agreement. No preliminary or final plat approval will be granted by the City for any subdivision containing any residential component without the determination by APS that the proposal has been reviewed and is consistent with the APS requirement that a Pre-Development Facilities Fee Agreement has been entered into between APS and the developer.” Enactment No. R-2005-177 (F/S R-05-297) was repealed in F/S R-06-74. Therefore, the City has an Adequate Public Facilities regulation related to the capacity of school facilities.

It is recommended that the City APS regulations be implemented through the following steps:

- APS produces a school facilities Capital Improvement Program that contains school Level of Service (LOS) standards addressing such issues as enrollment capacity at different school levels, facilities, number of students per classroom, and so on.
- The plan for new schools must be integrated with the City of Albuquerque’s Comprehensive Plan and the Planned Growth Strategy. More specifically, the schools Capital Program shall:

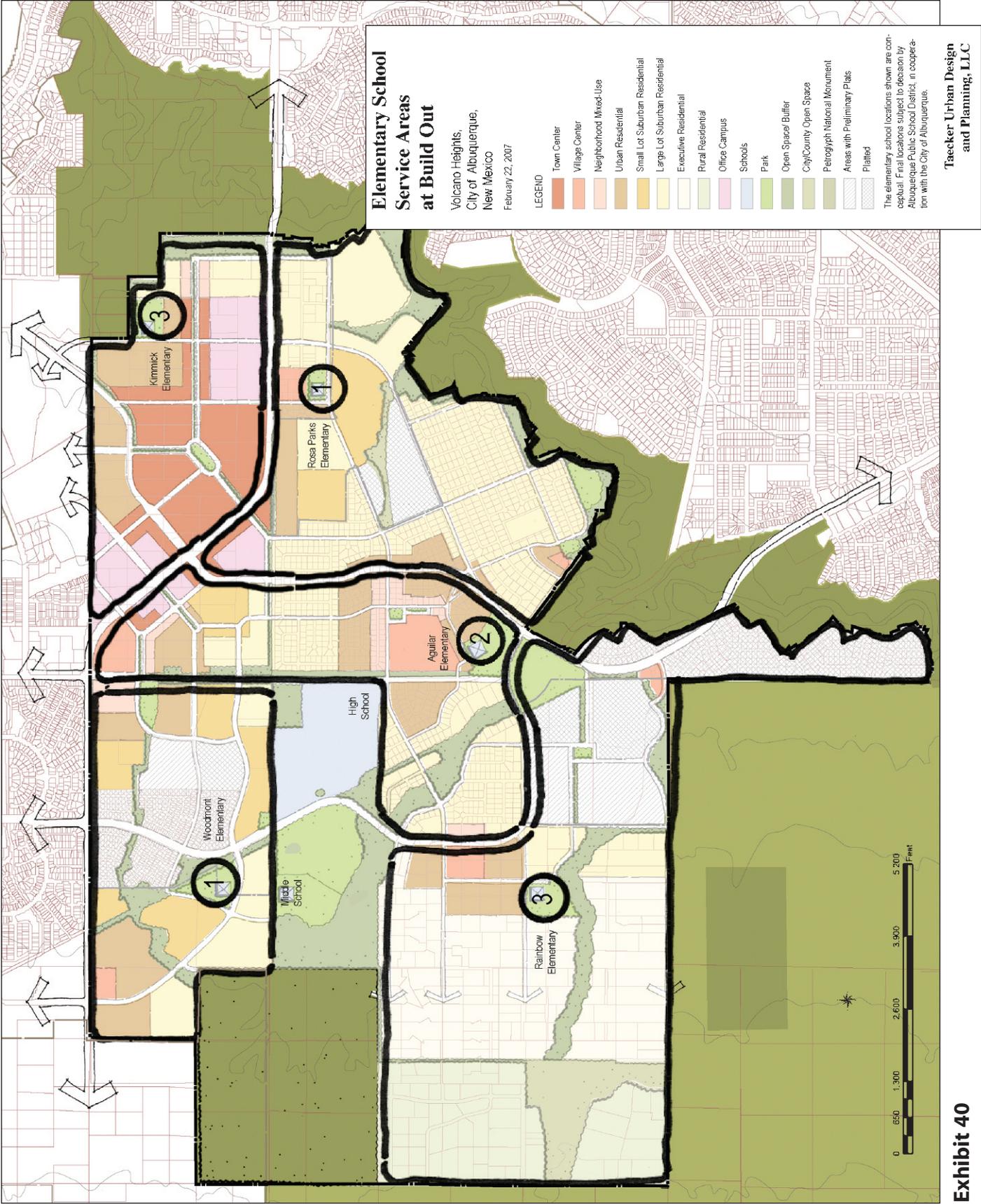


Exhibit 40

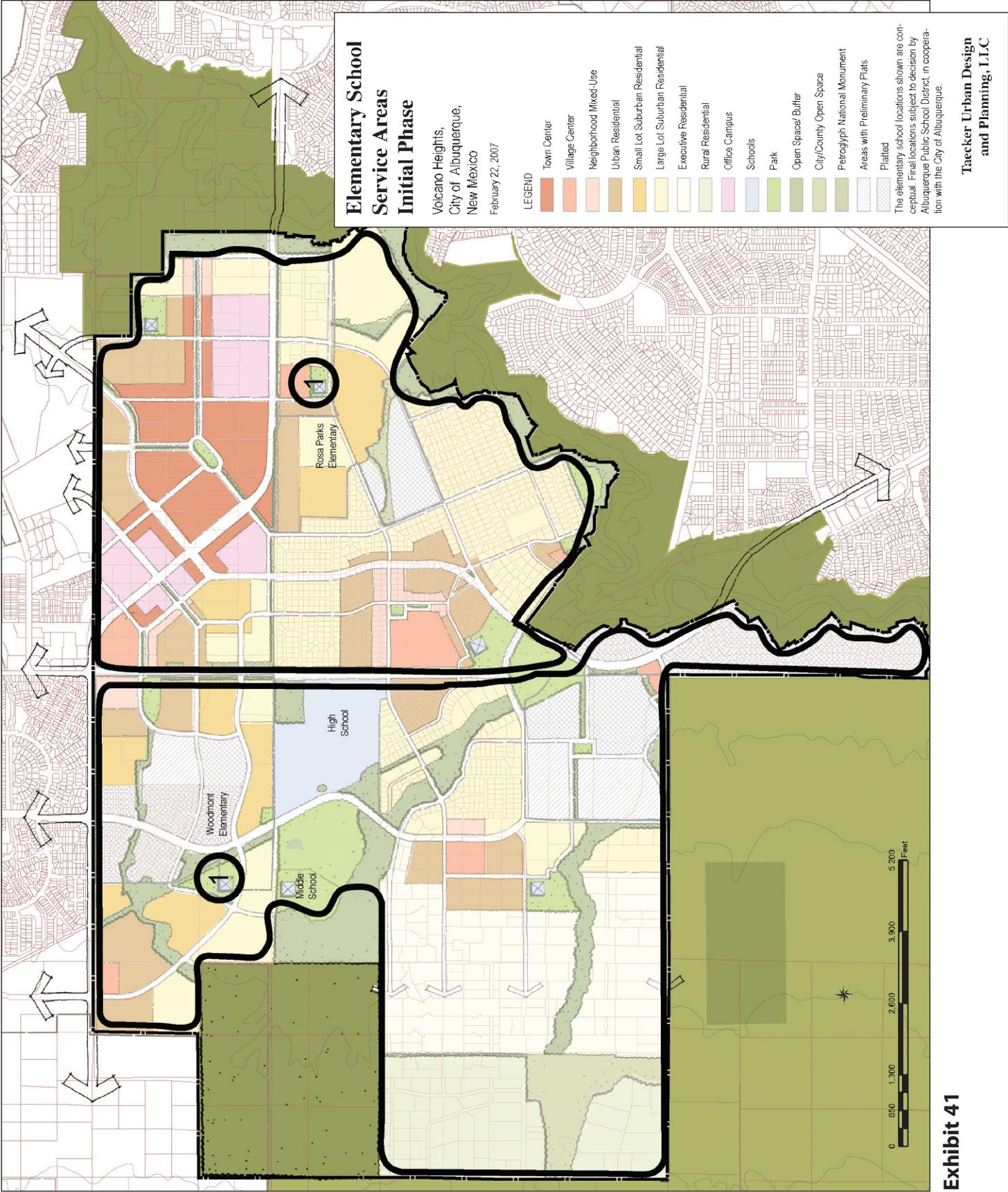


Exhibit 41

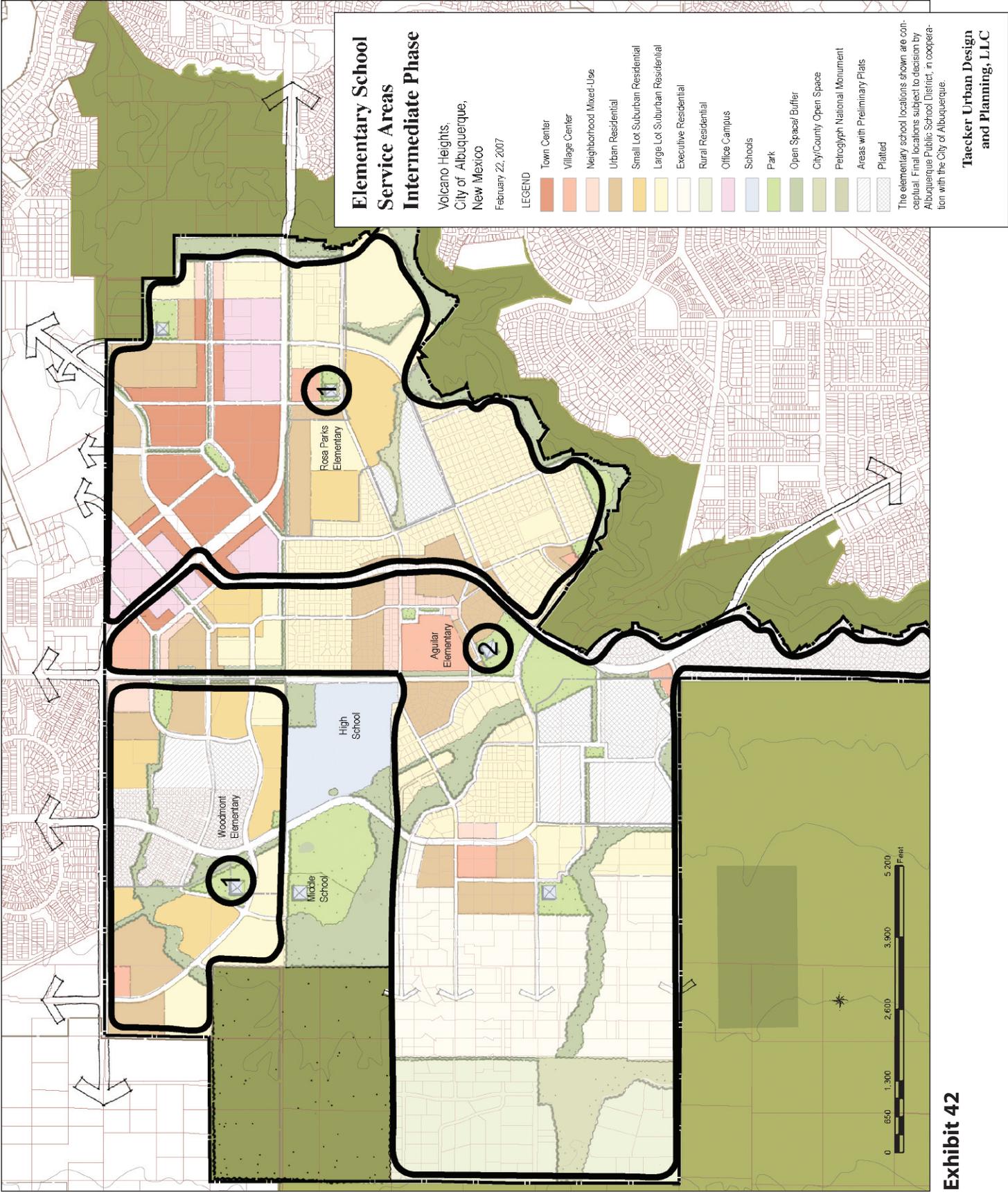


Exhibit 42

- Be coordinated with the City’s adopted Land Use Assumptions for growth (which Assumptions must be modified by the City to incorporate the Volcano Heights Plan);
- Establish the demographic relationship between new residential construction and the number of students contained within the households in these new structures both at the time of occupancy and over time.
- The APS school facilities Capital Improvement Program shall identify the schools contained in the Volcano Heights Plan, reflect their Plan location and boundary area, enrollment, number of households served, cost, and time frame in which they are planned to be constructed consistent with the Volcano Heights Plan phasing and timing assumptions.
- It is recognized that the Albuquerque Public Schools does not have sufficient financial resources to construct school facilities to meet the current demand. The school facilities Capital Improvement Program shall allocate a percent of total cost (or its equivalent dollar value) to each school that shall be met by (a) Albuquerque Public Schools’ property tax revenues, and (b) other financial sources such as voluntary developer contributions, State of New Mexico grants, and so on.
- When the City receives a request for approval of a subdivision, or site plan for residential development, or zone change to residential or higher density residential, the City shall provide a conditional approval that becomes effective when the Albuquerque Public Schools certifies in writing, by referring to the standards identified above, that area schools will timely be available to meet the demand created by a specific new development. It is suggested that the final solicitation / assembly of resources from public sources and developers occur when approximately 50% of the residences within the school boundary area appropriate for the time period, sufficient to provide the student base for a new school have received conditional approval from the City.
- The Albuquerque Public Schools must have reasonable assurance of sufficient present and future revenues from guaranteed sources to build the new school facilities prior to certifying in writing that area schools will timely be available.

Consequently, residential development will be “stacked” by elementary school boundary areas until the proximate number of residence to be built to supply the students for a new school have received conditional City approval. APS then will authorize development activities to build the school and the homes will be permitted by the City. Students requiring school space in advance of new facilities will be handled by somewhat exceeding design capacity at existing, nearby schools. As a result, residential development will be phased and timed consistent with the urban growth management program.

Linking Development to Roadway Capacity

The City of Albuquerque, together with the Mid Region Council of Governments (MRCOG), the Albuquerque Metropolitan Flood Control Authority, and the Albuquerque Bernalillo County Water Authority, provide a set of facilities and services needed to support new development, including water, wastewater, storm drainage, streets, parks, community center, libraries and so on.

The provision of these services will be coordinated in relation to the growth phasing and timing plan through City Adequate Public Facilities regulations and reviews related to roadways. The City of Albuquerque will organize the provision of these infrastructure items and services by its own agencies and others consistent with the growth plan. The critical link will be the opening of transportation capacity related to arterial and collector streets.

The APF system related to roadways will involve facility demand and capacity needs, which, in the Volcano Heights Area, will be based upon streets included in adopted capital programs that have an identified funding source and that will add capacity, the capacity required by development, and the timing of their construction.

It will be necessary to establish the administrative procedures for an Adequate Public Facilities system in order to fully implement the system within City government.

6. PARKS, OPEN SPACE, STORM DRAINAGE ACQUISITION

The Volcano Heights Plan (See “VI. Open Space”) provides a detailed specification of open space, parks, and storm drainage properties needed within the area. These properties were identified by location and market data on recent sales was obtained by the Planning Team. The table below contains this break-down by category together with total acreages and recommended responsibilities / funding sources for acquisition.

Table 15
Open Space, Parks and Drainage Funding

Location and Purpose	Estimated Acreage	Recommended Primary Funding Sources
<i>Open Space</i>		
Monument Buffer – South of Piedras Marcadas Area	28.0	Impact Fees / State of N.M. / U.S. Govt.
Monument Buffer – Piedras Marcadas	27.4	Impact Fees / State of N.M. / U.S. Govt.
Northern Portion of North Geologic Window – Petroglyph National Monument	121.0	City of Albuquerque Capital Improvement Program
State of N.M. Holdings – Archeological Sites and Open Space	82.6	City Open Space Trade Lands
<i>Parks</i>		
Co-located Park / School Sites	75.0	City Capital Improvement Program, PIDs, City Open Space Trade Lands
Parks Not Co-located with Schools	66.8	City Capital Improvement Program, PIDs, City Open Space Trade Lands
<i>Storm Drainage</i>		
North Boca Negra Arroyo	32.2	Impact Fees
Middle Boca Negra Arroyo	36.7	Impact Fees

The possible funding sources include development Impact Fees for Open Space and for Storm Drainage; the City’s Capital Improvement Program, City Open Space Trade Lands, Public Improvement Districts, and State of New Mexico and U.S. Government Capital Grants. It is assumed that the State of New Mexico may be willing to bear part of the cost of expanding the Escarpment edge of the Petroglyph National Monument

because of its national importance. It also is assumed that the City will bear the pre-existing responsibility for completing the acquisition of the North Geologic Window in Petroglyph National Monument.

The land to be acquired, funding sources, acreage, and current estimated costs are included in the following table.

Table 16
Land Acquisition
Funding Sources, Acreage, and Current Estimated Costs

Purpose and Funding Source	Estimated Acreage	Estimated Cost
<i>Open Space</i>		
Impact Fees/State of New Mexico/ U.S. Government	55.4	\$14.1 mm
City Capital Improvement Program	121.0	\$4.2 mm
City Open Space Trade Lands	82.6	Trade
<i>Parks & Co-located School Sites</i>		
City Capital Improvement Program PIDs, City Open Space Trade Lands	141.8	\$6.7 mm
<i>Storm Drainage</i>		
Impact Fees	68.9	\$3.1 mm

It should be noted that most of these dollar resources are unavailable at present. Impact fees are collected as building permits are pulled, relatively late in the development process. The recommended funding by the State of New Mexico and the U.S. Government is based on future legislative actions. Public Infrastructure Districts are not yet established. In turn, the City's experience with the acquisition of open space is that prices escalate significantly over time. It is recommended that the City acquire these properties ahead of development in the area. This may require advancing funds from public sources ahead of collections. Delay of purchases will result in much higher acquisition costs and, in turn, will alter the assumptions in the table above, possibly involving other greater dependence on sources of funds such as SAD assessments, Tax Increment for Development Districts, and Public Infrastructure Districts. It should be noted that once the zone changes on private properties are approved to these public purposes it is legally incumbent on the City to purchase the property.

7. DEVELOPMENT APPROVALS

It is intended that development reviews for plans that are consistent with the standards contained in the Volcano Heights Sector Plan be simplified.

The fragmentary ownership of land on most of the property approximately south of a line drawn along the north side of the State Land across the Plan area, however, will require more extensive planning efforts. Public Improvement Districts and Special Assessment Districts will be needed there to address such issues as locally serving streets, water and sewer, hydrology improvements, and platting. PID and SAD Plans should be integrated with broader master planning efforts to address the standards and incentives of this Plan such as subdivision of lots when allowed, Conservation Easements, Community Conservation Areas, Building Envelopes, architectural and landscaping standards, and so on.

Moreover, the coherence of the Town Center and the Village Center areas (also including Urban Residential, Office Campus, and Neighborhood Mixed Use zones adjacent to the centers) calls for a more fine-grained and integrated Master Development Plans.

“General plans” and “development plans” are required for the formation of PIDs and TIDDs.

The table below indicates the separate planning efforts recommended and the suggested review mechanism for these plans. These plans must be consistent with the Volcano Heights Sector Plan to qualify for expedited review as identified in the table.

Plans submitted that are inconsistent with the regulations contained in the Volcano Heights Sector Plan are subject to the Sector Plan amendment process.

**Table 17
Development Review**

Planning Area	Review Mechanism
Town Center (including Office Campus, Urban Residential, Neighborhood Mixed Use, Park and School Site Areas)	EPC & TIDD
Volcano Cliffs Village Center (including Neighborhood Mixed Use, Urban Residential, Park and School Site)	EPC & SAD, TIDD for Village Center
Universe Village (including Urban Residential)	Planning Director & TIDD
Rainbow Village (including Neighborhood Mixed Use and Urban Residential)	Planning Director & PID/ SAD, TIDD
Volcano Cliffs Lands (including Suburban Residential, Park and School site, Open Space, small Village Center and Urban Residential area, property located on the east and west side of the Volcano Cliffs Village Center)	Planning Director & PID/ SAD, TIDD for Village Center
Longford Homes Area (not including the Universe Village, but from Universe to the Plan boundary on the west and Woodmont Village)	Planning Director & TIDD for Village Center
Executive Residential Area	Planning Director & PID/SAD
Rural Residential Area	Planning Director & PID/SAD

8. AMENDMENTS TO EXISTING PLANS

The Volcano Heights Plan contains elements that require subsequent amendments to several adopted Plans and incorporation into future plans and programs. The elements of the Volcano Heights Plan, upon adoption by the City, are assumed to amend existing City Plans. City and other staff are encouraged to take the actions needed to incorporate these changes into the appropriate plans and programs.

Affected are the following:

- Long Range Roadway System Plan,
- Long Range High Capacity Transit System Plan,
- Trails and Bikeways Plan,
- Unser Blvd Design Standards as contained in Bill No. F/S R-455, Enactment No. 169-1989,
- Policies prohibiting truck access on some arterials,
- PGS Land Use Assumptions,
- Impact Fee Component Capital Improvement Program,
- City of Albuquerque Capital Improvement Program,
- Service Area Boundaries and capital plan of the Albuquerque / Bernalillo County Water Authority,
- Albuquerque Public Schools Facilities Master Plan,
- Albuquerque / Bernalillo County Comprehensive Plan (Centers and Corridors) to include the Town Center as an Activity Center