

Unified Development Ordinance & Comprehensive Plan Updates Mandatory Consultant Workshop

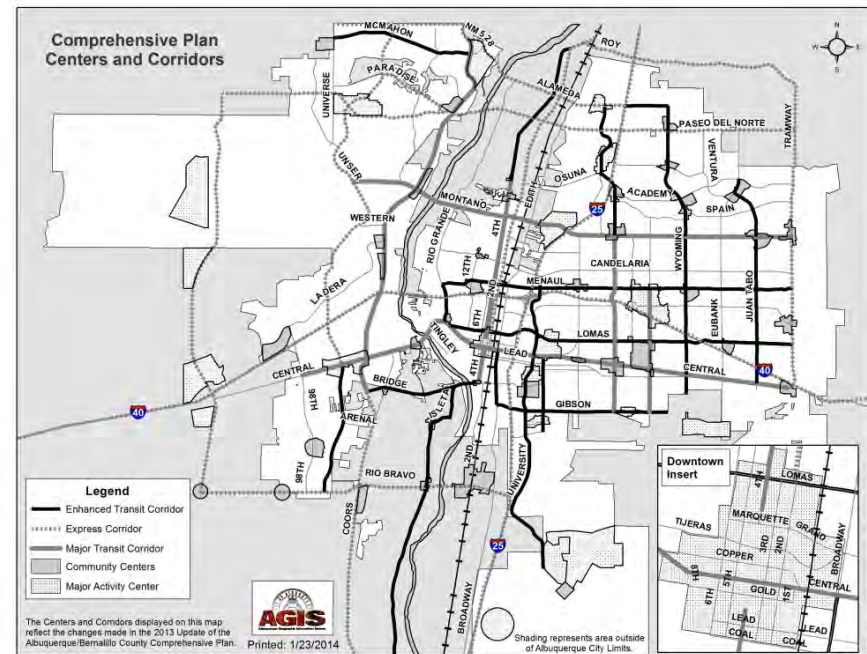
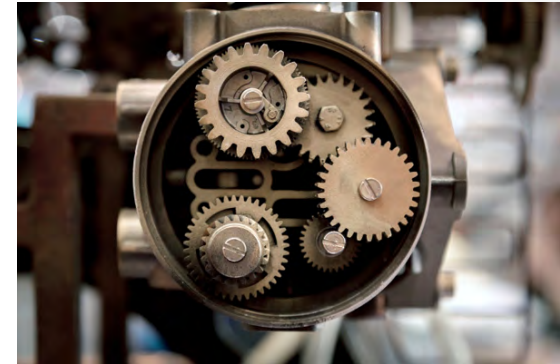
Planning Department & Council Services

August 26, 2014



What's working well

- Comp Plan
 - Centers & Corridors
 - Transportation planning
 - Open space planning
 - Service areas for facilities
 - Scenario Planning / Metropolitan Transportation Plan (Mid-Region Council of Governments)
 - Justification for funding & development projects
- Some Departments working together to share resources
- Transportation planning to address river crossing congestion



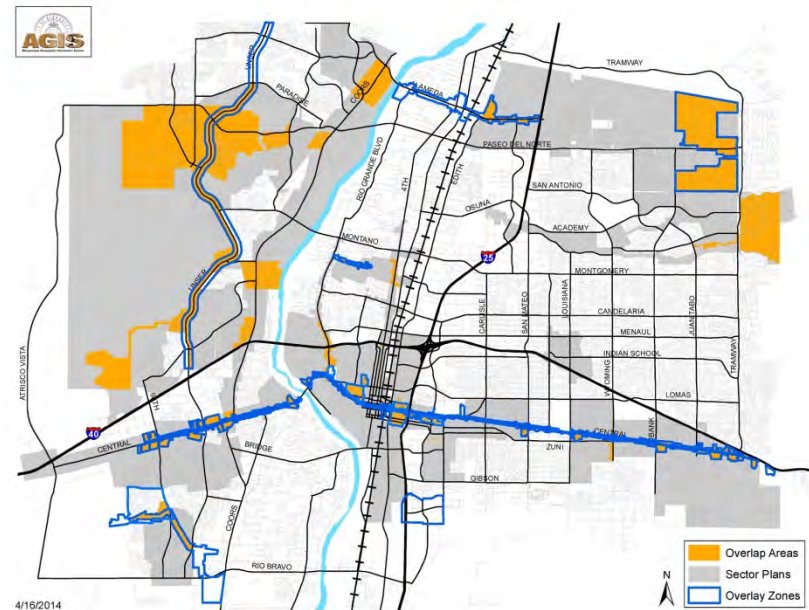
What's working well

- Customer Service
 - Staff trying to help
 - Fast Trax (priority review for double permit fee, dedicated person) 1 out 5 applications
 - One-stop – all in one building
 - E-plan – electronic submittal and parallel reviews (only building permits, phasing to DRB & EPC)
 - PRT / DRTs
 - Administrative Amendments
- Development Process Manual (DPM)
 - Used universally
 - Predictable
 - Buy-in from engineers, developers
- Permissive approvals
- More recent Sector Plan regulations that provide flexibility & density incentives



What's broken

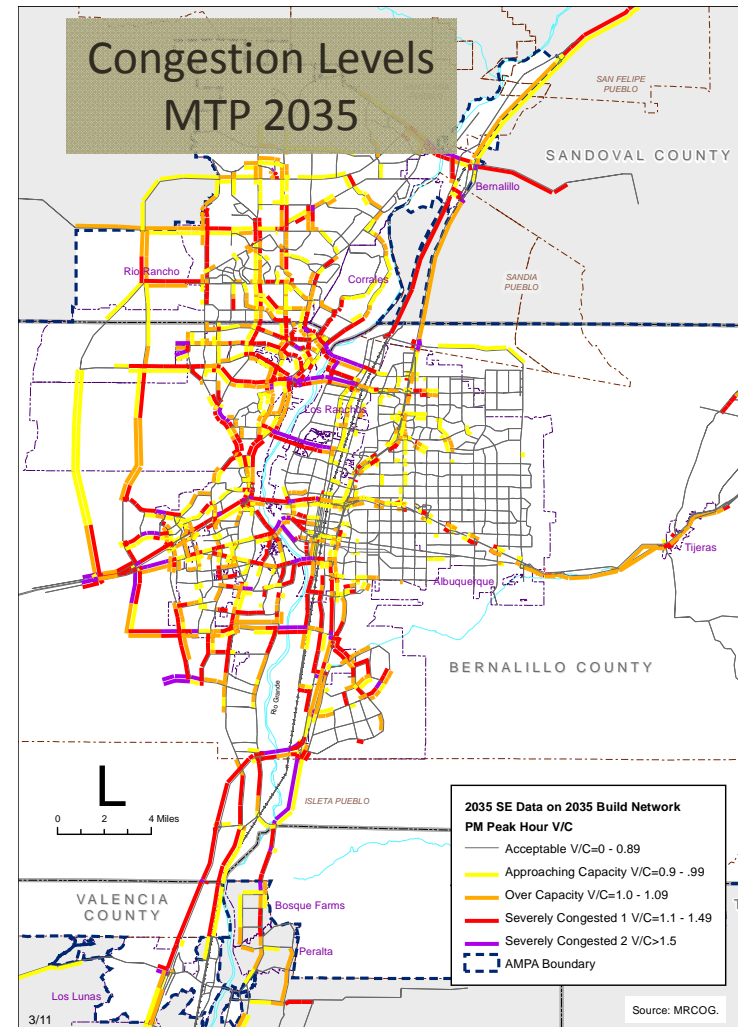
- No link between Policies & Regs – intent gets lost
- Policies
 - Comp Plan not used for planning (only justifying what you want to do)
- Regulations
 - Zoning Code: out of date, one size fits none, suburban
 - Sector Plans: too many, conflicting, out-of-date, not coordinated with DPM
 - DPM – too suburban, no flexibility
 - Subdivision Ordinance – suburban, no pedestrian circulation/access, auto-only, no mixed use



What's broken



- Transportation
 - Auto-dominated
 - Multimodal only an afterthought
- West Side development pattern
 - Hard to serve by transit
 - Public safety hazard for fire & emergency response
 - Few multimodal opportunities



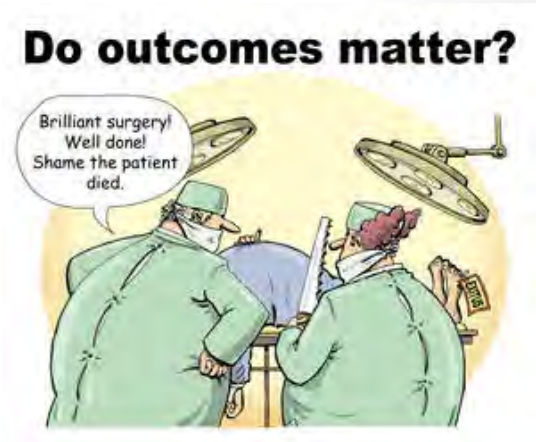
What's broken

- Coordination: Department silos, Division silos
- Approval Processes: too many, too long, not coordinated or understood
- CIP Process: driven by political priorities, no direct tie to Comp Plan, no coordination of priorities among Departments, no return-on-investment (ROI) analysis to prioritize projects
- Public input: NIMBY dominated, Neighborhood Association representation, obstruction of permissive, compliant development that implements City policy (density, height, etc.)



Important outcomes

- Comp Plan:
 - Priorities and intent
 - Dept/Agency & Regional coordination
 - Accountability of Departments to implement vision
- UDO:
 - Consolidated, simplified, clear, predictable, flexible, web-accessible
 - Streamlined development process
 - Neighborhood and developer buy-in



Our biggest challenges

- Buy-in & politics
- Unrealistic expectations
- Expanding definition of Level of Service
- Retrofitting streets
- Coordination
- Sustainable, effective economic development



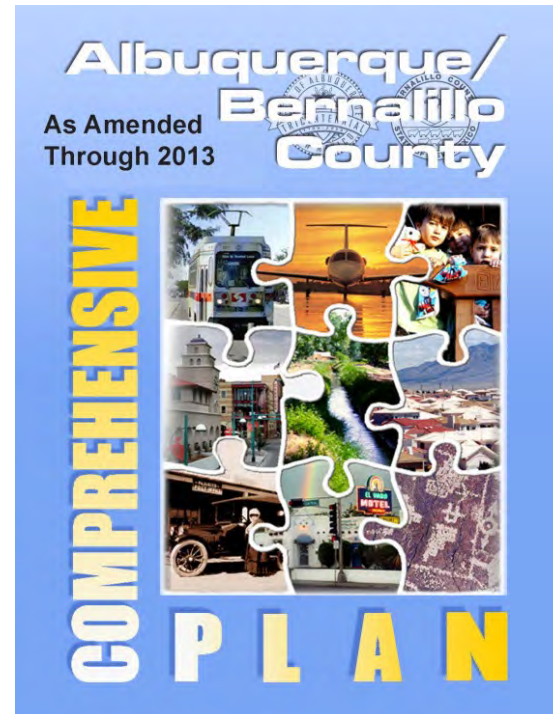
Comp Plan

- **Needing updates:**

- Link to regulations
- Land use & transportation coordination
- Development area designations
- Accountability & implementation
- Economic development
- Background info

- **Pretty good:**

- Centers & Corridors
- Open space policies & priority list



DPM

- **Needing updates**

- Hierarchy and mix of transp. modes on different streets
- Street sections for each street type
- Context-sensitive cross sections (urban, suburban, rural)
- Flexibility for dimensions based on specific context
- Link to intent & vision
- Link to MRCOG planning and DMD projects

- **Pretty good**

- Ped, bike requirements (limited now by ROW availability)
- Clear
- Universally used
- Accepted by engineers & developers

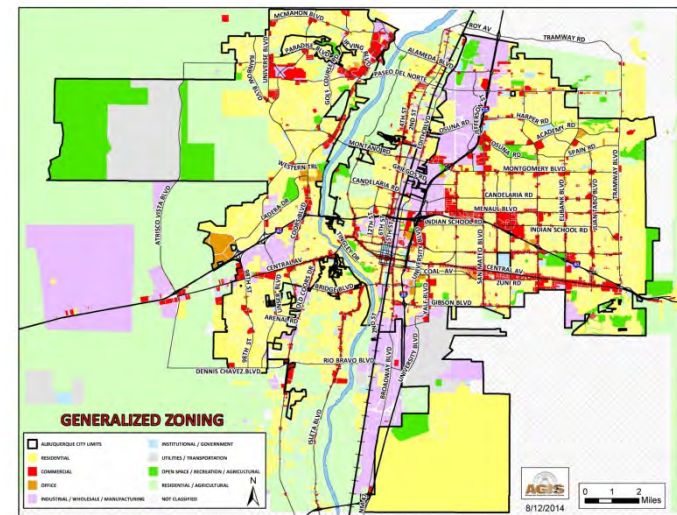
Land Use Regulation

- **Needing updates:**

- Coordination with transportation planning
- Conflicting, overlapping plans & overlay zones
- Internal inconsistency
- Enforceability & implementability
- Link to intent & vision
- Clarity & quality
- Best practices & new uses
- Flexibility (administrative)
- Appeal process

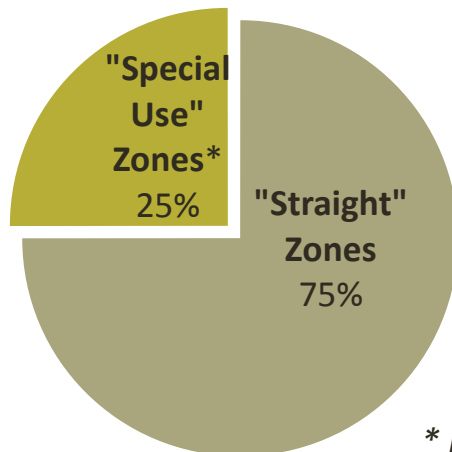
- **Pretty good**

- Newer sector development plans (SDPs) – multimodal, flexible, mixed use
- SDPs reflect neighborhood desires
- SDPs describe local context and character

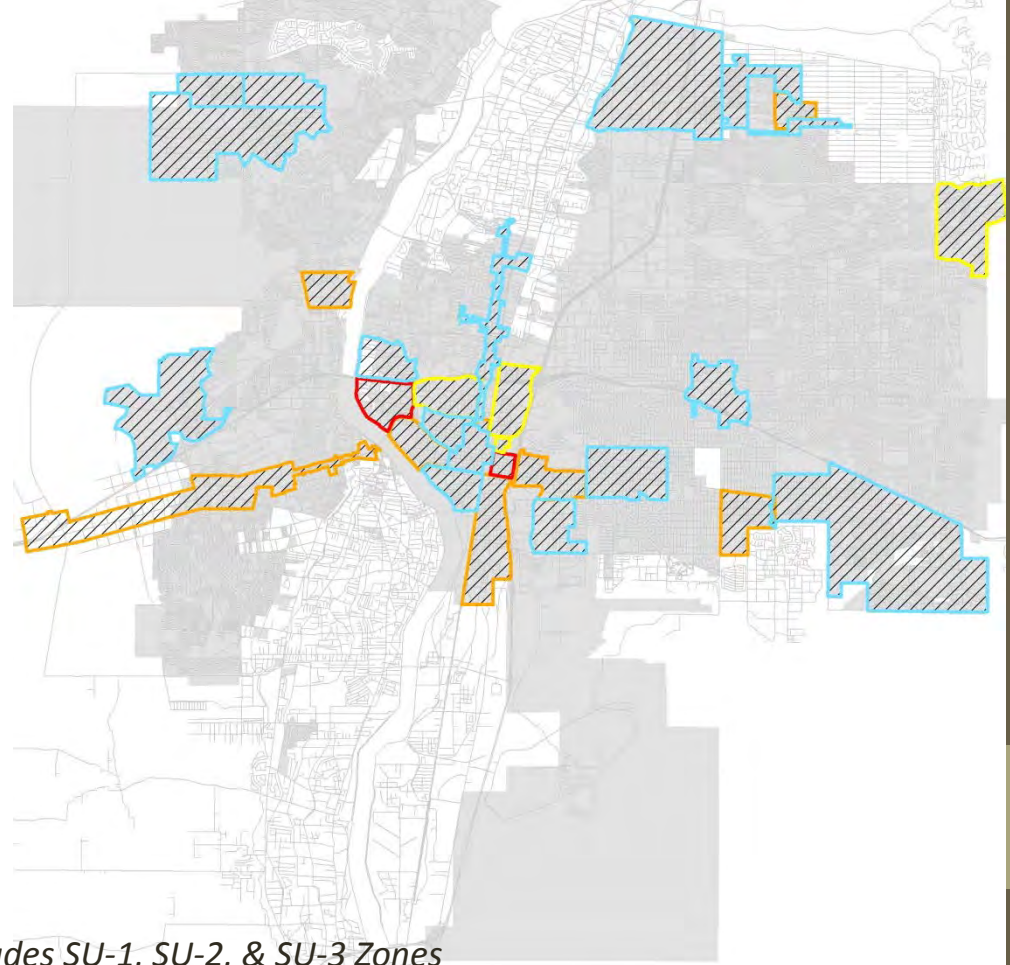


Special use zones

- Complicated regs & multiple layers driving away some development
- All but impossible to enforce
- Inconsistent development processes

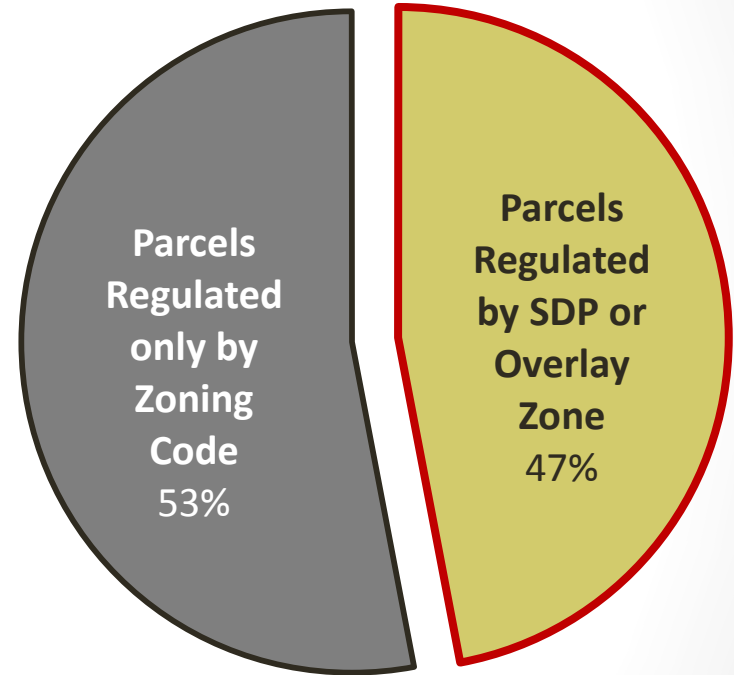
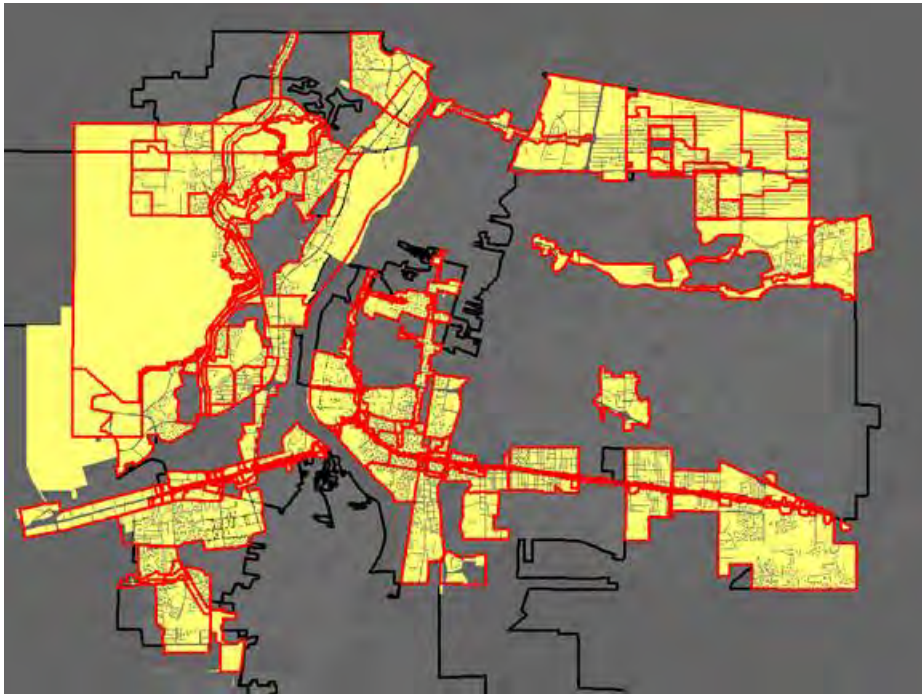


Over 40 standalone Sector Development Plans



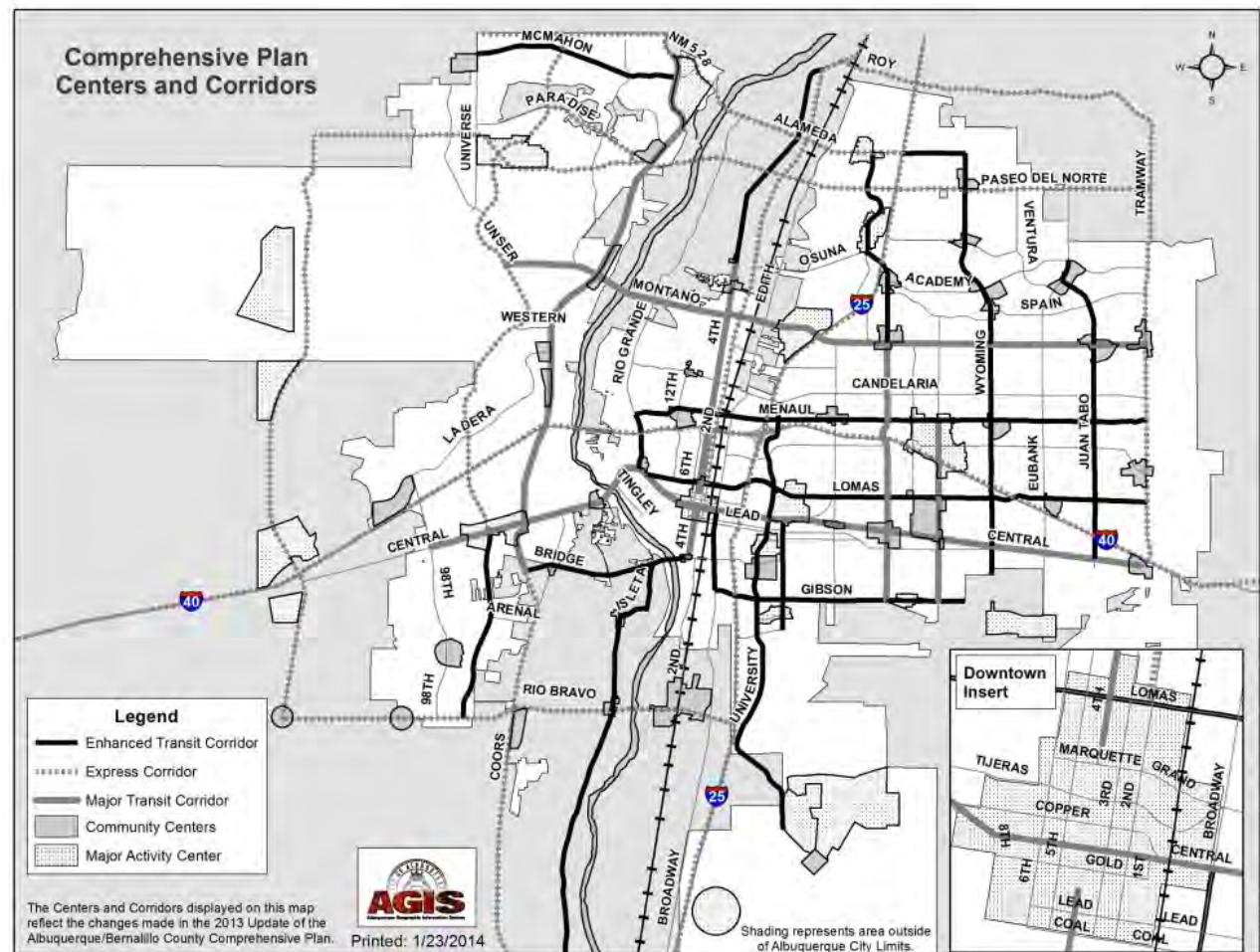
* Includes SU-1, SU-2, & SU-3 Zones

Multiple layers of zoning tools

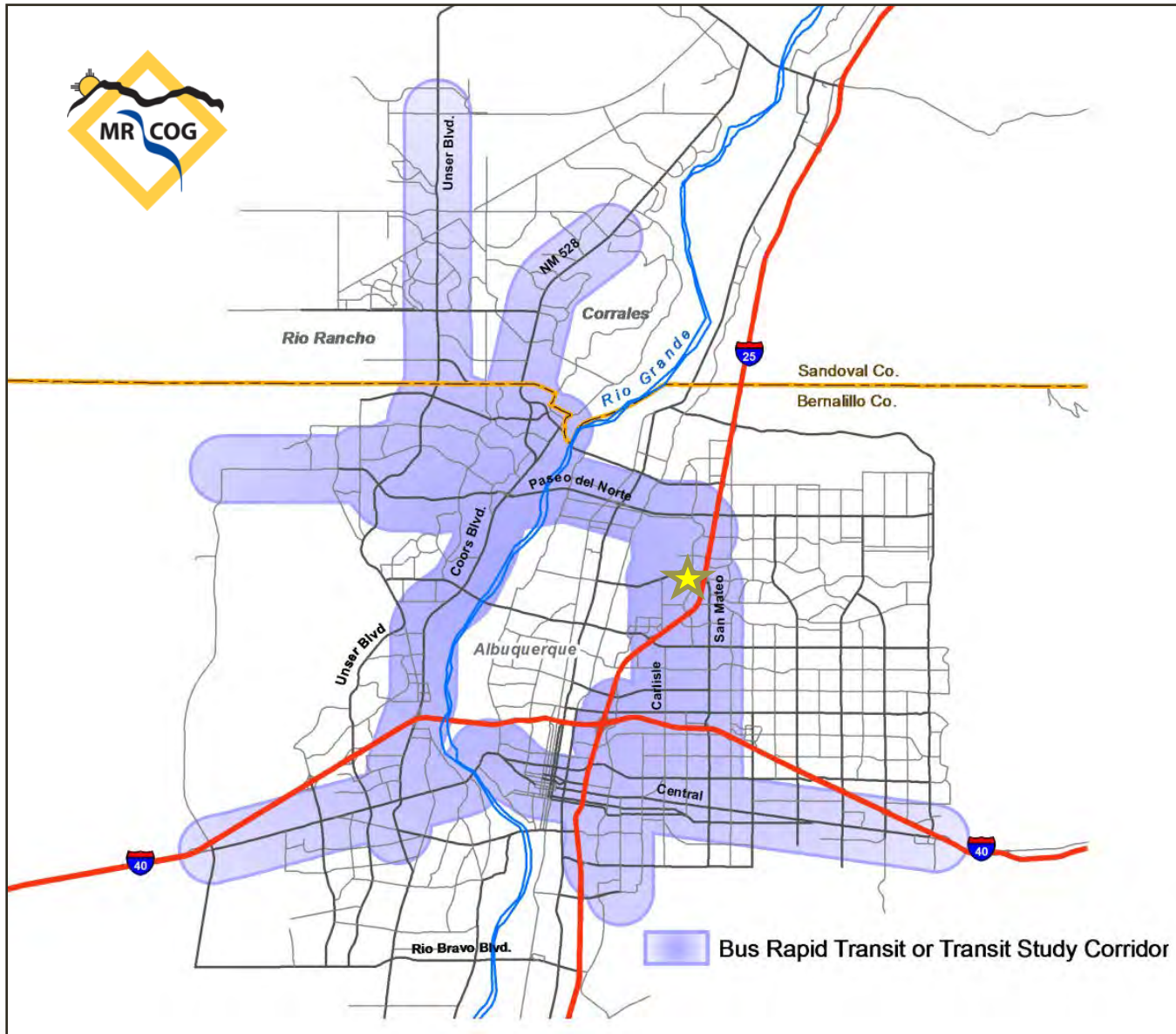


A shared vision

- Comprehensive Plan update in 2001 & 2013

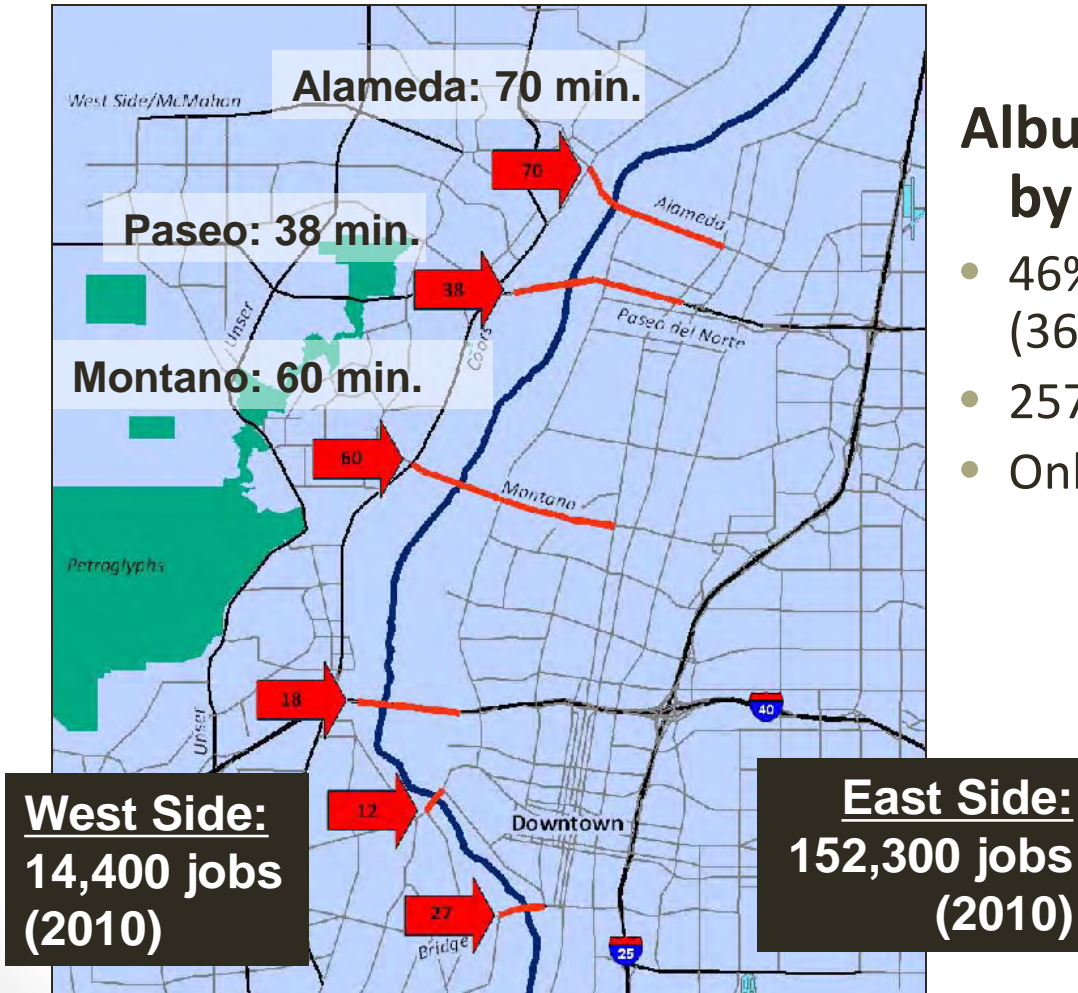


Regional Bus Rapid Transit



Growth vs. Bridges, Jobs vs. Houses

2035 Bridge Crossing Times



Albuquerque's West Side by 2035:

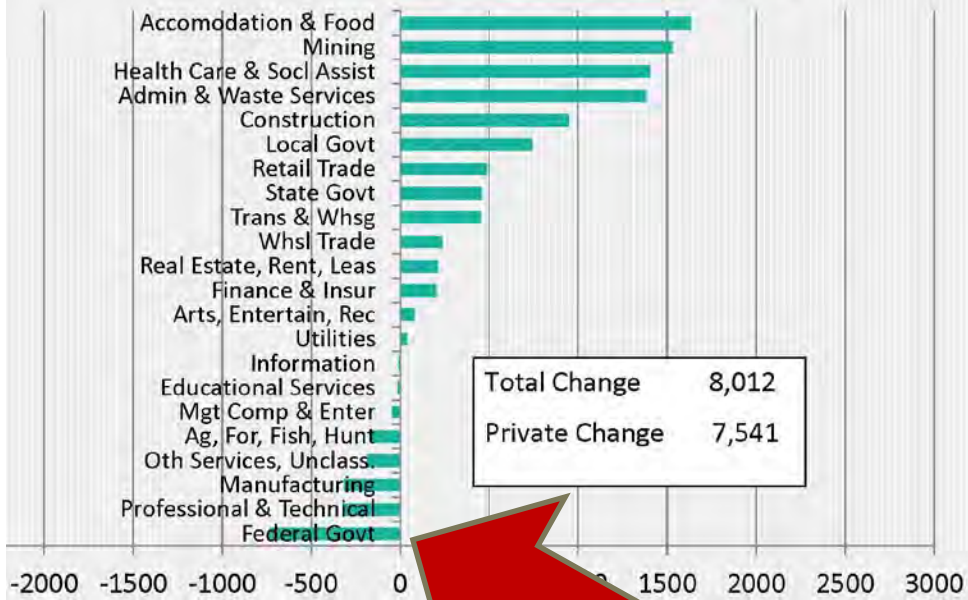
- 46% of new development (36,000 acres) in 4 counties
- 257,000 new residents
- Only 20% of City's jobs

Planning → Economic Development

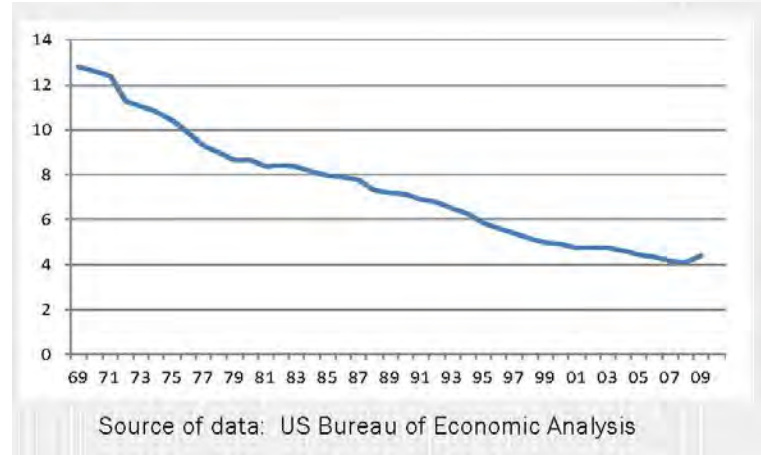


Diversify the economy

Change in New Mexico Employment, 2011-2012
From Quarterly Census of Employment and Wages



Federal jobs as % of total in NM, 1969-2009

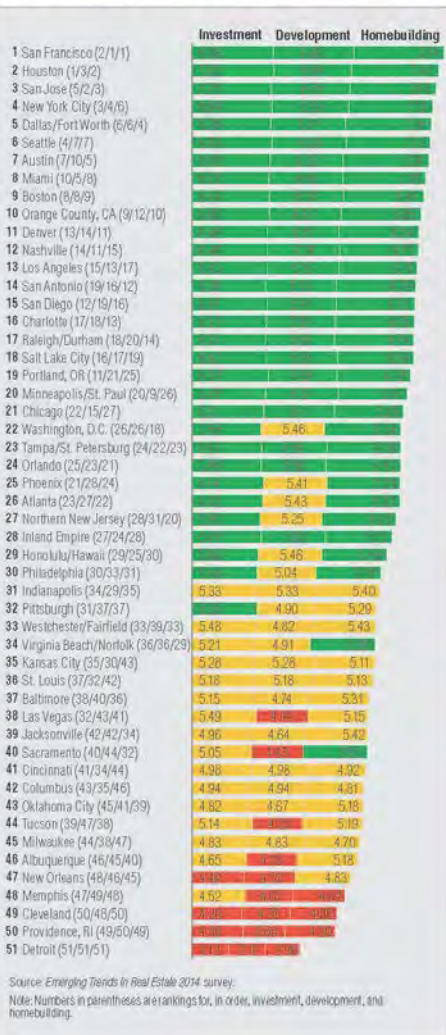


- 1 of every 14 jobs in NM is associated with Kirtland Air Force Base (KAFB).
- \$1 of every \$5 in wages in ABQ metro area comes from KAFB or the Sunport.

UNM's Bureau of Business and Economic Research estimates that sequestration will result in a permanent loss of roughly 20,000 jobs.

Albuquerque lags behind...

EXHIBIT 3-1
U.S. Markets to Watch: Overall Real Estate Prospects



“American infill locations offering walkability and strong transit systems continue to outshine the others.”
- 2013 Emerging Trends in Real Estate



EXHIBIT 3-3
Emerging Trends Overall Real Estate Prospects Rank, Change from 2013



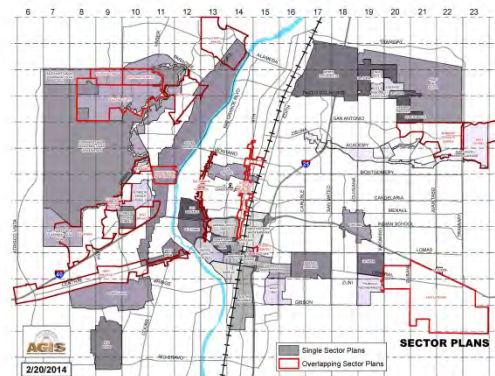
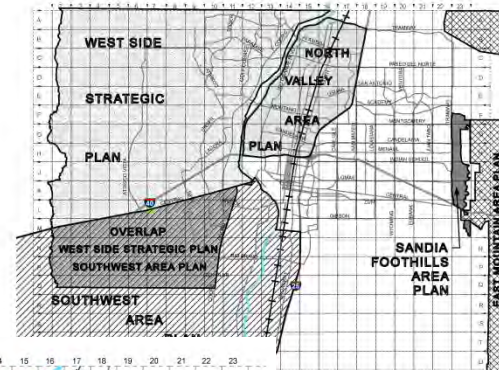
Source: ULI, Emerging Trends in Real Estate, 2013 & 2014

Purpose

- Simplify
- Streamline
- Update
- Coordinate
- Activate



What



Objectives

- Simplify
- Streamline
- Update
- Coordinate
- Activate

Why

- Promote placemaking and economic development
- Meet new market demands
- Coordinate land use and transportation
- Protect/enhance special places



Approach

- Simplify
- Streamline
- Update
- Coordinate
- Activate
- Promote placemaking and economic development
- Meet new market demands
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- Protect/enhance special places

How

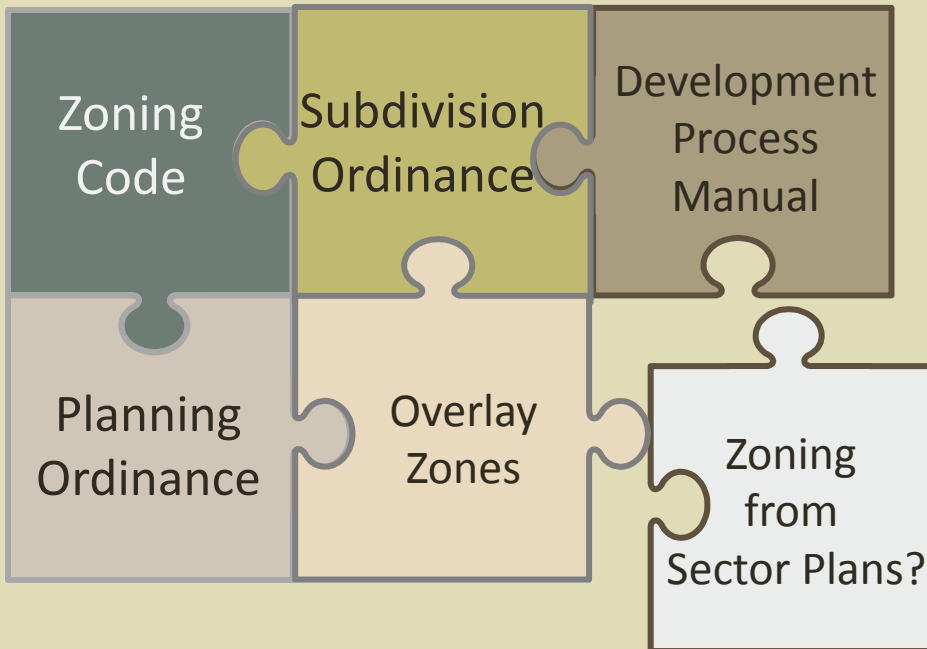


- Reduce layers
- Increase consistency
- Minimize appeals
- Extend good ideas
- Eliminate bad ideas



Update and Consolidate

Unified Development Ordinance



Comprehensive Plan



The Balancing Act

Tailoring
to enhance, protect, and leverage
special places

Standardizing
city-wide



Timeline: Potential Project Outline

