

Attachment 3:

Agency Comments Since October 4, 2012

Open Space Division Definition Recommendations

Type of os	Ownership	Management	Access	Provision	Included Spaces
Major Public Open Space	City	City	public	acquired through private dedications	trails, trailheads, undeveloped recreation areas >5 acres
usable open space	private	private; per Dedication Agreement	private	provision of onsite, "usable" o.s. required by subdivision ordinance to ensure livable conditions	Developed: courtyards, forecourts, balconies, porches, playgrounds, pools, sport courts, picnic areas, community gardens, amphitheaters, roof terraces or gardens; Undeveloped: setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
""	""	""	public	""	Developed: forecourts, parks, playgrounds, community gardens; Plazas, paseos, and streetscapes within the BTZ; Undeveloped: setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
detached open space	private	private; per dedication agreement	private	dedication (onsite, offsite, or cash-in-lieu) of "detached" o.s. required by City Zoning Code to control density	Developed: courtyards, forecourts, playgrounds, pools, sport courts, picnic areas, community gardens, roof terraces or gardens, Undeveloped: rock outcroppings, natural recreation areas
""	""	""	public	""	Developed: courtyards, forecourts, parks, playgrounds, sport courts, picnic areas, community gardens; Plazas, paseos; and streetscapes within the BTZ; planting strips in excess of min. requirement; Undeveloped: setbacks around cultural or natural resources; rock outcroppings, natural recreation areas
""	City	City	public	""	see "Major Public Open Space"

Renz-Whitmore Mikaela J.

From: Bingham, Brad [bbingham@amafca.org]
Sent: Tuesday, November 20, 2012 9:53 AM
To: Renz-Whitmore Mikaela J.; Morris, Petra A.
Cc: Mazur, Lynn; Lovato, Jerry
Subject: RE: Volcano Hts SDP - AMAFCA comments

AMAFCA comments:

"Currently, drainage from this area enters the Petroglyph National Monument, and subsequently, the Piedras Marcadas Dam. The Dam itself has limited extra capacity for developed runoff and allowing developed flows into the Monument would not be desirable. AMAFCA is in the planning process of developing a Drainage Management Plan for this area. This DMP will provide options for diverting runoff out of the watershed, as well as managing runoff within it. Stormwater detention, conveyance and water quality will all be important factors of this DMP. Presently, there is one drainage outfall for this area in Paseo del Norte and all runoff generated from this basin must be conveyed to that outfall. Diversion of some of this basin may also be feasible. A drainage structure (pipe, swale or street) along the Monument boundary would allow for the collection and diversion of runoff before it passes over the escarpment. The timeframe for this DMP will be to start in early 2013 and be finished within 14 months.

AMAFCA has no adverse comments with the SDP and would like have a statement included that says a separate DMP should be required to assure that the capacity of downstream drainage facilities are not exceeded by subsequent development of the Plan area."

Please let us know when the hearing will happen and we will most likely be in attendance.

From: Renz-Whitmore Mikaela J. [mailto:mrenz@cabq.gov]
Sent: Monday, November 19, 2012 1:32 PM
To: Bingham, Brad
Subject: Volcano Hts SDP - AMAFCA comments

A reminder that comments are due **this Wednesday** as early in the day as possible. Today or tomorrow would be even better!

Thanks,

Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department
505-924-3932
mrenz@cabq.gov

From: Bingham, Brad [mailto:bbingham@amafca.org]
Sent: Wednesday, November 07, 2012 11:10 AM
To: Renz-Whitmore Mikaela J.
Subject: Re: Volcano Hts SDP

I saw that in my notes. I am crafting appropriate language as we speak.

From: Renz-Whitmore Mikaela J. <mrenz@cabq.gov>
To: Bingham, Brad

11/30/2012



November 19, 2012

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

Sent via email: mrenz@cabq.gov

Subject: Volcano Heights Sector Development Plan Comments

Dear Ms. Renz-Whitmore:

PNM appreciates the opportunity to review and provide comments on the draft *Volcano Heights Sector Development Plan August 2012* (Plan) for the City of Albuquerque. This letter provides our comments for your consideration on the Volcano Heights Sector Development Plan (VHSDP).

1. In Section 1.3, end of the 3rd paragraph on page 4, add the underlined sentence below to the existing language:

"The zoning and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing the predictability of private development along corridors and across property lines to support and leverage investment in Volcano Heights. Safe, reliable electric service is the cornerstone of economic development for the Plan area."

2. In Section 2.1, Plan Authority, Table 2.1 on page 14, the Rank II *Facility Plan for Electric Service Transmission and Subtransmission Facilities* should be replaced with the *Facility Plan: Electric System Generation and Transmission (2010-2020)* in the first column. It should also be noted that the *Facility Plan: Electric System Generation and Transmission (2010-2020)* states both policy and regulation for electric generation and transmission facilities, which should be reflected in the second column. Its standards and guidelines apply to new electric generation, transmission and substation facilities.
3. In Section 3.1.3 on page 20, it is stated that when in conflict, the VHSDP shall take precedence over other City codes and regulations. PNM standards are designed to meet or exceed the requirements of the National Electric Code (NEC) and the National Electric Safety Code (NESC). The City of Albuquerque also adopts many technical codes including the New Mexico Electrical Code (NMAC 14.10.4) and the New Mexico Electrical Safety Code (NMAC 14.10.5) which, by reference, adopts the NEC and the NESC. The design standards as currently delineated in the VHSDP may not meet the requirements of the NEC and the NESC and should avoid conflicts between compact

urban form set forth in the draft Plan and the New Mexico Electrical Safety Code as adopted by the City of Albuquerque. Utility clearances are established by the NESC which provides basic provisions for safety considerations regarding electric facilities. The NESC must prevail over sector development plans and PNM will review all technical needs, issues and safety clearances for its electric systems. Revise Section 3.1.3 on page 20 and add the underlined phrase below to the existing language:

“The provisions of this Plan, when in conflict, shall take precedence over those of other City of Albuquerque codes, ordinances, regulations, and standards as amended except for the New Mexico Electrical Code, the New Mexico Electrical Safety Code and as noted herein.”

4. In Section 3.0, Administration, 3.2.3, Significant Infrastructure Coordination on page 24, electric utilities are included by definition; however, the process does not allow for adequate coordination with PNM on proposed projects to locate and provide for electric facilities whereby a step is missing in the process. PNM does not have agency review of DRB site development plan submittals and it is crucial that development does not impede PNM’s ability to locate and provide safe, reliable electric service; therefore, revise Section 3.2.3 (i) and add the underlined sentence below to the existing language:

“A Site Development Plan for Subdivision may be submitted to the Development Review Board (DRB). This submittal includes a Subdivision Improvement Agreement (SIA), which documents financial guarantees of funds available to provide infrastructure. Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred.”

5. In Section 3.2.6 on page 26, Volcano Heights Review Team (VHRT), revise the section and add the underlined sentence below to the existing language:

“Volcano Heights Review Team (VHRT): As part of the Administrative Review Process, a Volcano Heights Review Team (“the Review Team” or VHRT) may be convened by the Planning Director or his/her designee for projects that require interpretation or discretionary judgment with respect to the project’s compliance with standards. This non-judicial Review Team shall be charged with working cooperatively and creatively with the **applicant** to solve problems and resolve conflicts regarding elements of a proposed development project that seem to meet the intent and policies of this Plan but face logistic challenges in meeting its numeric or text regulations. As the Plan area develops, PNM must be involved in all aspects of significant infrastructure development in order to allow for adequate utility planning and placement.”

6. A variety of terms is used in the VHSDP to refer to electric facilities. These include: utility facility, public utility easement, public utility structure, public utility pole, utility use, utility services, utility infrastructure, and significant infrastructure. Terms and definitions in the VHSDP need to be consistent with the §14.16.1.5, Definitions, of the City of Albuquerque Zone Code which is provided below. Use the following term and definition of “Public Utility Structure” consistently and alphabetically add to the Definitions section on page 46 of the VHSDP:

“PUBLIC UTILITY STRUCTURE. A structure, owned by a unit of government or by a public utility company, which is an electric switching station; electric substation operating at voltages greater than 50 kilovolts (kV); gas transfer station or border station; city-owned lift station, odor control (or chlorine) station, water well or pump station, or water reservoir; or any other public utility structure controlled by a rank two facility plan.”

7. In Table 3.3, Major Deviation Criteria on page 31, under the “Major Deviation Allowed” column in the first paragraph, add the underlined phrase below to the existing language:

“A change in the maximum or minimum setback between 20-50%. In the case of avoiding natural and/or culturally significant features, or for the purpose of utility use, a greater allowance is permitted on a case-by-case basis.”

8. In Table 3.3, Major Deviation Criteria on page 31, under the “Criteria” column in the first paragraph, add the underlined phrase below to the existing language:

“Changes to the build to zones and setbacks may only be due to any changes to the street cross sections, changes due to utility use or changes in the width of the sidewalk.”

9. In Section 3.2.13 (i) on page 31, add a new item “e.” with the following underlined language:

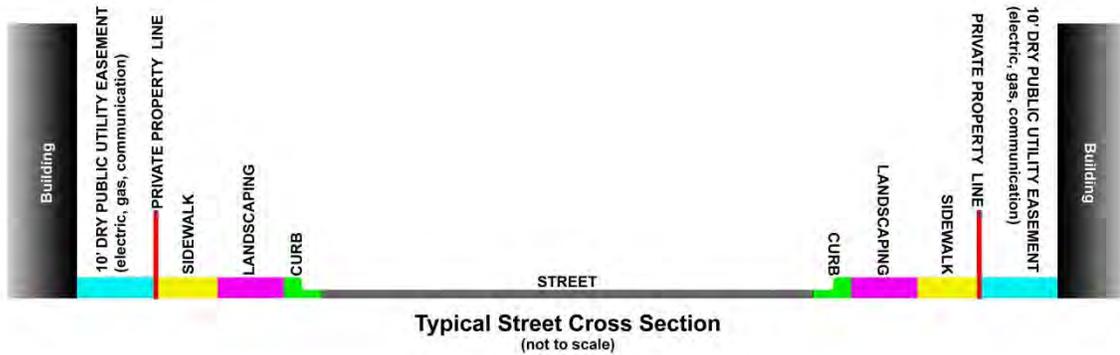
“e. The **exception** is needed for the purpose of utility use and to accommodate public utility structures. In addition, projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with the electric utility to accommodate existing easements and to avoid conflicts with utility infrastructure. Projections adjacent to electric utilities should be carefully located in order to avoid interference and to accommodate equipment for the maintenance and repair of electric utilities.”

10. The Volcano Heights Sector Development Plan is implementing the concept of Form Based Zones, which is based on a compact urban form. Section 14-16-3-22 of the existing Zoning Code, part (4) General Street Standards, defines the “Pedestrian Realm” as follows, which allows for utility easements of varying widths:

“(a) Pedestrian Realm. The area from the back-of-curb dedicated to pedestrian use. The width of the pedestrian realm is prescribed by individual zones; however the width may be modified for the following conditions: footings (one to three feet modification), utility easements (as necessary), and requirements for building articulation and setback (as necessary).”

It is important to ensure that adequate utility easements with appropriate safety clearances are available throughout the Plan area. None of the new zones in the Plan in Section 6.0, Site Development and Building Standards allows for utility easements and not all electric distribution facilities can be accommodated in alleys; therefore, the following illustration showing the typical location of dry public utility easements within the street cross section should be included in the Plan in Section 4.7.3, (iv) on page 75 and

in Section 7.6.1, Utilities on page 138 to address those instances where electric utility facilities are located along streets:



11. Add the following statement in the document to Chapter II, Regulations, 4.0, Streets and Streetscape Standards, Section 4.5, Street Designations after the first sentence on page 58 and at the end of Section 4.6, and in Section 4.7.3 (i). or in each of the following: Sections 4.5.1, 4.5.2, 4.5.3, 4.6.1, 4.6.2, 4.6.3, 4.6.4, 4.6.5, 4.6.6, 4.6.7, 4.6.8 and 4.7.3 (i). Also, state this in Section 6.0, Site Development and Building Standards beginning on page 112:

“Projections such as, portals, stoops, colonnades, arcades, shop fronts, projecting signs in public utility easements and other projections should be coordinated with PNM to accommodate existing PNM easements and to avoid conflicts with utility infrastructure. Projections such as these adjacent to electric utilities should be carefully located, particularly in order to avoid interference with electric utilities and to accommodate equipment for the maintenance and repair of electric utilities.”

12. In Section 4.7.4 on page 76, illustrations for main “A” or “B” streets do not identify a public utility easement to get to the alleys and should be added (see Comment #10 above). In addition, there will be new transmission lines going in and out of the Plan area if it develops as a regional employment center for business and industry as indicated in the Plan. Also, if public utility easements are adjacent to landscape strips, they may be in conflict with each other.

13. In Section 4.8.3, page 79, add the underlined sentence below to the existing language:

“Street tree location and selection shall be coordinated with the Planning Director or his/her designee and shall be consistent with the Street Tree Ordinance 6-6-2-1. It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities.”

14. In Section 4.11.3, page 82, in confirming the relevant agencies, utility company approval will also be necessary if street furniture is placed within PUEs. Add the underlined phrase below to the existing language:

“Street furniture shall not be placed within the public ROW without the approval of the relevant City agency or utility companies. [confirm relevant agencies]”

15. In Section 5.0, Zoning, Table 5.1 on page 90, revise Lines MU-12 and MU-13 as follows:

MU-12	Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants	NP	P	NP	P	NP	NP
MU-13	Electric substations, telephone switching stations	P	P	P	P	P	P

16. In Section 5.0, Zoning, Table 5.1 on page 92, wind and solar energy equipment (this assumes private host generation) is addressed in the *Facility Plan: Electric System Generation and Transmission (2010-2020)*. The Rank II Facility Plan should be referenced.

17. On page 132, Section 7.3.2, it should be noted that some public utility structures often have facilities over 40 feet tall.

18. In Section 7.6.1(i) b. on page 138, add the underlined sentence below to the existing language:

“Water lines, sewer lines and storm water drainage or “wet” utilities are not compatible with “dry” utilities, and separation is required for safety purposes. Dry utility easements (electric, cable, phone, fiber optics) and wet utility easements (water, sewer) are located subject to provisions of all applicable codes including the New Mexico Electrical Safety Code for safety reasons.”

19. In Section 7.6.1(i) c., page 138, add the underlined sentence below to the existing language:

“In all zones, utility easements shall be located in **alleys** or rear access and parking areas, if available. Where there is no alley, utility infrastructure may be placed in a PUE or private easement in the front **setback** of the property, provided it does not substantially affect the pedestrian realm and is located on the edge or side of property and as far away from the main entrance and pedestrian access paths as possible. Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks.”

20. In Chapter II, Section 7.6.1(ii) b. on page 139, non-permanent use of clearance, particularly clearance regarding PNM facilities, is not automatically allowed. Add the underlined sentence below to the existing language:

“Non-permanent use of clearance, such as for parking, is permitted. All uses shall require an encroachment agreement.”

21. In Chapter II, Section 7.6.1(ii) c. on page 139, aesthetic improvements are not defined and are not clear as to their intent. Please clarify. Add the underlined sentence below to the existing language:

“Aesthetic improvements are encouraged to minimize visual impact of ground-mounted utility equipment. Identification numbers on ground-mounted utility equipment shall not be obscured. PNM prefers for utility boxes not to be painted.”

22. In Section 7.6.1 Utilities, (ii) Clearances on page 139, revise d. and add the underlined phrase below to the existing language:

“Trees and shrubs planted in the PUE should be planted to minimize impacts on facilities maintenance and repair and are subject to removal.”

23. In Section 8.8, Street Screens, Part 8.8.2 on page 146, it is not clear if the street screen would be located in a public utility easement. If so, there could be conflicts regarding adequate grounding and other electric safety considerations. Add the underlined sentence below to the existing language:

“Parking visible from the public **ROW** along an ‘**A**’ or ‘**B**’ **Street** shall have a **street screen** of masonry, metal railing, vegetation or a combination of these. This street screen shall be a minimum of 3 feet and no more than 6 feet tall. All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair.”

24. In Section 8.8, Street Screens, Part 8.8.4 on page 146, add the underlined sentence below to the existing language:

“Utility equipment, including electrical transformers, gas meters, etc., shall be screened with a **street screen** at least as high as the equipment being screened. All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair.”

25. In Section 10.6.2, Walls & Fences Material Finishes and Design, (i) Height and Placement on page 162, the Rank II *Facility Plan: Electric System Generation and Transmission (2010-2020)* provides standards and guidelines regarding electric substation walls that address safety requirements. Add the underlined sentence below to the existing language:

“(i) **Height & Placement:** Walls and fences shall not exceed a height of 36 inches where allowed within street-facing **setbacks** (except for columns that support arcades or trellises). Retaining walls in all locations shall not exceed 48 inches, unless approved by the City Hydrologist. Fences and walls shall not exceed a height of 72 inches inside required **setbacks** along rear and interior side property lines. Height shall be measured from the lower side on the public side of the side or rear yard. Public utility structures are excluded.”

26. In Section 10.6.2 (iii) on page 162, revise as follows and add the underlined sentence and phrase below to the existing language:

(iii) Design & Prohibited Materials:

The end of walls shall have a pier or **pilaster** at least 12 inches wide to give a substantial appearance. In order to assure durability and minimize the visual impact of development, stucco and concrete shall have an integral color with a “light reflective value” (LRV) rating within the range of 20-50 percent. Use of block to create patterns is

encouraged. Wood board, cyclone, chain link, and razor wire fencing are prohibited, except at public utility structures.”

27. In Policy 12.5.2 on page 190, revise as follows and add the underlined sentences below to the existing language:

“Electrical Utilities: Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Plan area to provide electric service once regional employment center development occurs. Substations typically require one to two acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines shall be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020). A 2-acre parcel should be planned for an additional transformer to serve future development in Volcano Heights, preferably close to the Town Center.”

28. Add the following underlined new language to Appendix A, Section F., Infrastructure, 2. Public Service Company of New Mexico on page A-37:

- New lines are planned primarily to increase system reliability and serve new stations. New stations and lines are planned to serve load growth in developing areas. PNM has electric facilities within the Plan area as shown in Exhibit A.41 on page A-38. There is an existing 115kV electric transmission line with an approximate right-of-way width of 100 feet on the western boundary of the Plan area and a new substation called Scenic Substation is under development as of 2012.

- As the Volcano Heights Sector Development Plan area develops, additional transmission and substation facilities will be necessary in order to adequately provide electric service to customers in the area.

29. New facilities have been approved since the draft Plan’s Exhibit A.41 on page A-38 was created. Please replace Exhibit A.41 in the Plan with the enclosed revised Exhibit A.41 which indicates the location of the approved Scenic Substation under development.

Thank you for the opportunity to review and comment on the Plan. If you have questions or need additional information, please contact me at (505) 241-2792. We appreciate your consideration of PNM’s comments.

Sincerely,



Laurie Moyer,
Coordinator, Regulatory Policy and Public Participation

Enclosure: Figure A.41

APPENDIX

Appendix A. Pre-existing Conditions

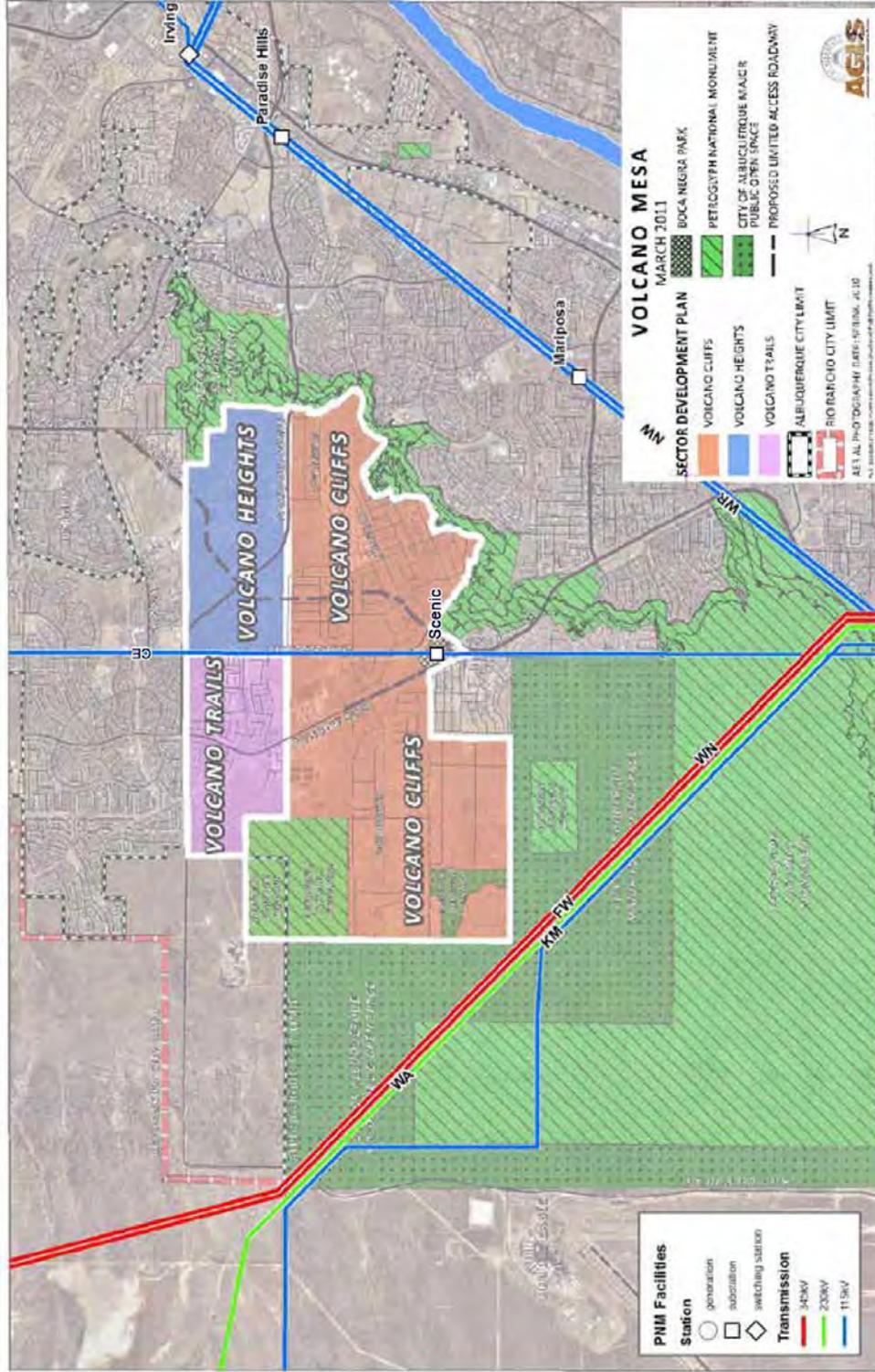


Exhibit A.41 – Volcano Mesa Area Electrical Facilities Map

A-38

Volcano Heights Sector Development Plan - August 2012 - WORKING DRAFT



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments

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Vision and Goals of the Volcano Heights Sector Plan

The Mid-Region Metropolitan Planning Organization (MRMPO) has reviewed the Volcano Heights Sector Development Plan and finds it to be in conformance with the 2035 Metropolitan Transportation Plan. The sector plan's emphasis on coordinating land-use and transportation to create a walkable, urban district that can support employment, a sustainable mix of uses, and transit-oriented development match MRMPO's current goals, and key comprehensive strategies outlined in the 2035 Metropolitan Transportation Plan (MTP). Key strategies of the 2035 MTP are as follows:

- Expand transit and alternative modes of transportation
- Integrate land use and transportation planning
- Maximize the efficiency of existing infrastructure

It is also important to note that MRMPO recognizes the positive impact that the Volcano Heights Sector Development Plan can have on our regional transportation network, future economic activity, and expanded growth. In the Albuquerque Metropolitan Planning Area (AMPA), transportation planners, decision makers, and the general public alike realize that the “building our way out of congestion” approach to transportation in the region will no longer suffice. This is especially true as we are faced with limited funding sources, significant growth projections, and the mounting challenges of rising oil prices, air quality concerns, and a limited water supply. To keep a projected population of 1.3 million moving in 2035, the strategies above must be taken into greater consideration. MRMPO believes that the Volcano Heights Sector Development Plan will support and work in tandem with the MTP's strategies for managing future growth.

The 2035 MTP stresses the connection between land use and transportation planning to address the region's projected traffic congestion problems. In conjunction with the MTP, the Metropolitan Transportation Board established mode share goals of 10% of river crossing trips to be completed by transit by 2025 and 25% by 2035. To achieve this goal, transit-supportive developments such as Volcano Heights are critical. Creating a walkable and bikeable environment that supports transit use is important to the success of the mode share goal and addressing congestion.

High Capacity Transit

In particular, the proposed transit corridor at the heart of the Town Center zone introduces an exciting opportunity for high-capacity transit on the West Side. The Rio Metro Regional Transit District has included this route as one of three potential routes to connect Rio Rancho with the I-25/Journal Center employment corridor via Paseo del Norte with continued service to downtown/UNM. As part of its High Capacity Transit Study, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions.

Land Use and Transportation Coordination

The Plan is also an exemplary model for coordinating land use and transportation across multiple agencies. MRMPO will continue to work closely with the City, including Planning, Council Services, and ABQ Ride on the mandatory street network, the cross sections, transit possibilities, and access modifications that may be needed to support the proposed development. MRMPO recognizes the well-thought out analysis of coordinating transportation access with land use and the development of a walkable employment center.

The severe congestion projected on the region's river crossings, and to a lesser extent the congestion on the few arterial roads on the West Side, warrants a new approach to future development on the West Side. The focus on employment in Volcano Heights provides the opportunity to address the imbalance of jobs and housing on the metro area's east and west sides that contributes hugely to the region's traffic congestion. The internal connectivity of the roadway system within Volcano Heights will also help reduce congestion on these major arterials.

Economic Development and Financial Incentives

Economic development is a regional priority, particularly on the heels of a recession that has bled the Albuquerque metropolitan area of 30,000 jobs. As the region works to rebuild itself, it is critical to be strategic about our economic interests. The economic development community agrees that it is time to focus on how to rebrand ourselves into an attractive and desirable destination. To that end, studies show that placemaking and walkable districts provide an edge when it comes to recruiting companies, retaining employees, and attracting new residents – including young professionals and retirees. Volcano Heights Plan presents an opportunity to build such a place.

The reality is, however, that opportunities for this type of development are often overlooked and replaced with a business as usual approach. This is perceived as lower risk for the developer and inevitable for planners that lack sufficient tools to change the paradigm. This is exactly what we've seen in our recent past and particularly during the housing boom as our residential land use increased by 25 percent (20,000 acres) in the years between 2000 and 2008.

In order to grow more intentionally, the City might consider a strategic use of incentives that will work to bring the vision of Volcano Heights into reality. This could be tied into a larger City-wide effort that incentivizes development that meets certain sustainability goals, is master-planned to be compact and transit-supportive, and/or incorporates form-based codes to create a multi-modal district. El Paso is a model, as it has recently instituted innovative financing and incentive strategies that are based on the type and location of the development. For one development in El Paso, a financial impact analysis was performed to determine the amount of property taxes expected from a conventional, suburban development pattern versus a compact, multi-modal development pattern. The multi-modal development was expected to bring in hundreds of millions of dollars more. Based on this analysis, the City agreed to provide a property tax rebate to help cover the cost of more expensive infrastructure needed to support the sustainable development. It was a win/win for the City and the developer, and the City continues to work with the developer to provide a BRT transit service to link the development to the downtown core.

Compact Land Use Scenario

MRMPO supports the potential for new development in Volcano Heights as a model for compact, sustainable growth that includes multiple transportation options. Scenario analysis allows for the consideration of a series of “what-if” questions, such as:

- What if transit service could be relied upon to shoulder the additional burden to the transportation system? And what if transit service was extensive enough along major corridors to attract true transit-oriented development?
- What if more employers located their businesses in distinct employment centers that were balanced with the location of housing?
- What changes would a compact development pattern incur on the transportation network and what would be the impact on indicators such as vehicle miles traveled, travel times and average speeds?

In the 2035 MTP MRMPO provided a first brush effort to address the final “what if” question above by measuring the impact on the transportation network of more compact future development along transit corridors. The results of this simple alternative growth scenario analysis showed that we can lower regional vehicle miles travelled by encouraging compact development along transit corridors and major activity centers.

Access Management

The current access limitations on Paseo del Norte and Unser Boulevard may not be compatible with the walkable, transit-oriented development proposed for Volcano Heights and need to be further discussed. Meeting the goals of this plan, as well as the benefits to the regional workforce and transportation system, warrants added deliberation of land use considerations when determining access points along limited access arterials. MRMPO provides a regional forum for these discussions and can work with the City as appropriate to pursue this issue of evaluating land use context when determining roadway access, particularly in major activity centers that support economic growth for the region. It is recommended that the City explore this issue further with the Roadway Access Committee, the Transportation Coordinating Committee and the Metropolitan Transportation Board.

Recommendations

- Development review and approval processes for proposed site development plans, which fully comply with standards in the sector development plan, be conducted in a streamlined and expedited fashion.
- Consider the applications and implementation of a financial mechanism such, or similar to, Special Assessment Districts, Tax Increment Development Districts, or Public Improvement Districts for infrastructure improvements and as a means of expediting the approval of site development plans administratively.
- Provide assurance that no additional access requests beyond what is being proposed in the current draft plan or any subsequent sector plan documents be made to Paseo del Norte and Unser Boulevard.
- Implement a package of incentives to help support infrastructure costs for development that meets sustainability goals, is master-planned to be compact

and transit-supportive, and/or incorporates form-based codes to create a multi-modal district.

- Consider ways to support transit-oriented development and an efficient housing-jobs balance (that will lower regional transportation costs) by providing incentives to build mixed-income housing within the sector plan area.



November 21, 2012

TO: Ms. Mikaela Renz-Whitmore, Planner
City of Albuquerque Planning Department

FROM: Allan Porter, P.E.
ABCWUA, Utility Development Section

RE: Volcano Heights Sector Development Plan

As you are aware, the ABCWUA is currently developing an integrated utility master plan for the area included in the proposed Volcano Heights Sector Development Plan. This master planning effort is in draft form and is expected to be completed and adopted by the Water Utility Authority in late 2013.

In general, the proposed roadway network shown in the Volcano Heights Sector Plan will provide the public rights-of-way needed to extend water and wastewater services into this area. The extension of these utilities through the Sector Plan area will provide a needed connection between the existing Corrales and Volcano distribution trunks. Please note, public water and wastewater line easements may be required if public rights-of-ways are not available. Final water and wastewater line sizes can be determined as development proceeds in the Sector Plan area.

It should be noted that the Volcano Heights Planning Area lies within both the 3W and 4W pressure zones within the Volcano and Corrales Trunks. As such, and in keeping with ABCWUA engineering policy, top and bottom of zone water lines must be constructed within the Sector Plan area along the elevation contours that define the two separate pressure zones. Typically, and for general planning purposes, these lines vary in size from 12 to 16 inches in diameter. There is some flexibility in the final location of these lines that can take advantage of the proposed roadway networks within the Planning Area.

The figures in the Sector Development Plan that depict the existing water and wastewater systems in and around the Sector Plan area are accurate.

As per ABCWUA expansion policy, all water and wastewater service extensions into the Volcano Heights Sector Development area will require the execution of a Development Agreement between the owner/developer and the ABCWUA. Land use policies and zoning must also be in place before the agreement can be executed.

If you have any questions about ABCWUA planning in the Volcano Heights area, please do not hesitate to contact either myself at 505.924.3989 or Jeremy Hoover, P.E. at 505.924.3988. We can also make the draft utility master plan available for review by appointment.