



**Environmental  
Planning  
Commission**

**Agenda Number: 02  
Project Number: 1009414  
Case #: 12EPC -40061  
December 6, 2012**

**Staff Report**

<b>Agent</b>	Mikaela Renz-Whitmore
<b>Applicant</b>	City of Albuquerque
<b>Request(s)</b>	<b>Recommend Adoption of the Volcano Heights Sector Development Plan (SDP)</b>
<b>Legal Description</b>	See attached map
<b>Location</b>	Paseo del Norte on the north and south, Universe Blvd. on the west, Petroglyph National Monument on the east
<b>Size</b>	Approximately 569.11 acres
<b>Existing Zoning</b>	RD, SU-1 PRD FAR. 5, SU-1 C-1 USES
<b>Proposed Zoning</b>	SU-2 VHTC (Town Center), SU-2 VHRC (Regional Center), SU-2 VHVC (Village Center), SU-2 VHMIX (Mixed Use), SU-2 VHNT (Neighborhood Transition), and/or SU-2 VHET (Escarpment Transition)  General Design Regulations are associated to varying degrees with all properties within the Volcano Heights SDP boundary.

**Staff Recommendation**

**APPROVAL of 1009414, based on the  
Findings beginning on Page 11 and subject to  
the Conditions beginning on Page 17.**

**Staff Planner**

**Mikaela Renz-Whitmore, Planner**

### Summary of Analysis

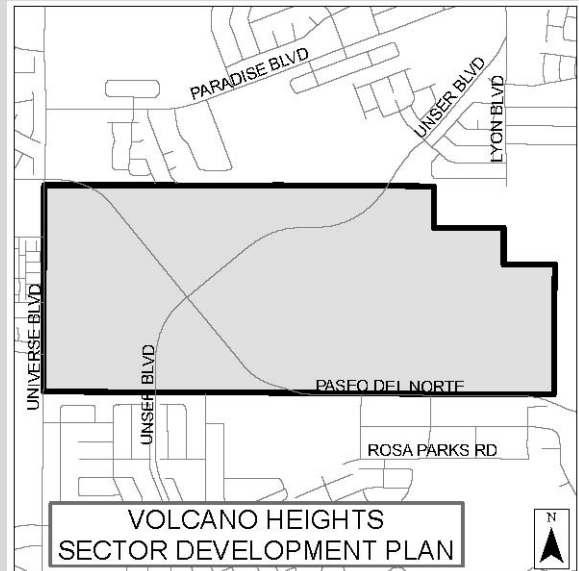
The Planning Department requests an Environmental Planning Commission (EPC) recommendation of approval to City Council for the Volcano Heights Sector Development Plan (SDP).

The Volcano Heights SDP provides policies and regulations to guide development over the next twenty years and beyond. The Plan envisions a walkable, urban built environment accessible by vehicles, pedestrians, cyclists, and transit users, while protecting the integrity of the volcanic landscape connected to the Petroglyph National Monument.

**This staff report should be read in conjunction with the October 4, 2012 staff report,** which provided a full analysis of applicable plans and policies as well as public comments received up to that date.

Staff has responded to public and agency comments (see Attachment 1: Comment Matrix) and prepared conditions of approval incorporating those items that staff recommends updating in the draft Plan prior to adoption. Written comments received since the first EPC hearing are included as Attachment 2. The Plan represents considerable consensus regarding many previously controversial issues (e.g. building heights, density, rock outcroppings, and the balance of regulation versus incentives to guide new development). The remaining issues of contention lie primarily outside the scope of the Sector Plan, particularly involving the next steps toward implementing the Sector Plan and coordinating with City departments and other agencies on infrastructure planning, etc.

Based on the Findings, staff concludes that this Plan supports many important City policies and goals, represents a balance of interests across stakeholders, and embodies compromises reached through a public involvement process. Adoption of this Plan will allow development consistent with a Major Activity Center, which would provide a significant opportunity to address the imbalance of jobs and housing on the City's east and west sides.



## I. INTRODUCTION

### Proposal

The City of Albuquerque requests review and approval of a new Sector Development Plan for Volcano Heights, including zone changes for all property within the Plan area.

### Context

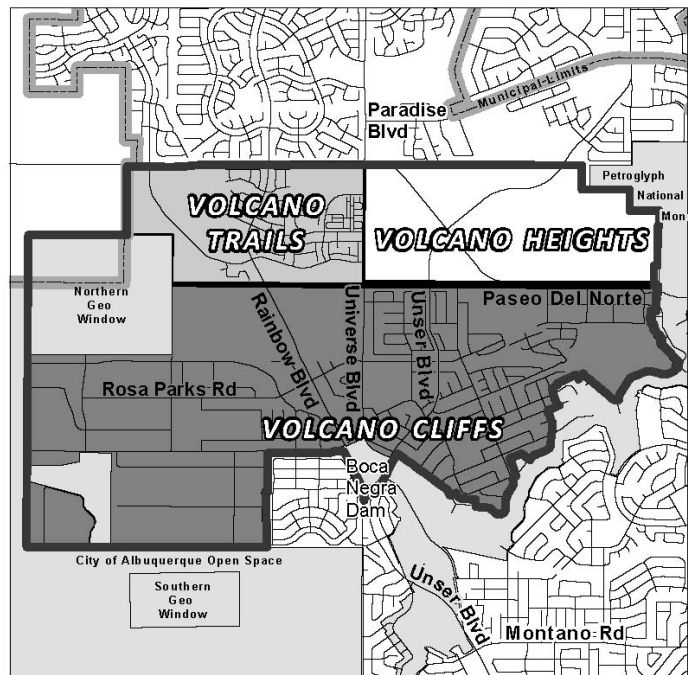
Volcano Heights Sector Development Plan (SDP) is one of three sector planning areas within Volcano Mesa, which covers approximately 3,532 acres and is surrounded by the Petroglyph National Monument. Volcano Heights covers approximately 570 acres surrounding the intersection of Paseo del Norte and Unser Boulevard.

The area within the Plan boundary is undeveloped, with over 30 different property owners and 99 properties ranging in size from 2.5 acres to 68 acres. Most properties are 5 acres. Five large property owners own approximately 75% of the Plan area.

Single-family residential areas exist to the north. Some commercial activity exists to the northwest of the Plan area, and some multifamily and single-family development exists to the west.

There are approximately 10 acres of basalt rock outcroppings scattered throughout the Plan area related to nearby volcanic activity that formed the Escarpment. The outcroppings have cultural, historical, and geological significance, as they are part of a unique landscape and a rich heritage of spiritual use by Pueblo peoples. Other topography varies throughout the Plan area, and there are significant views to Sandia Peak to the east.

Paseo del Norte and Unser Boulevard already carry a significant portion of the area's regional traffic and will become more important over time. Paseo del Norte connects to one of the largest employment centers (Journal Center & I-25). Unser Boulevard, one of the few north-south arterials on the West Side, connects Rio Rancho to the north with I-40 to the south. Congestion on both roads is expected to increase in the future.



## **II. STATUS**

The VHSDP was heard at the Environmental Planning Commission (EPC) on October 4, 2012. There was general support for the Plan's vision and goals, including zone changes to increase density and intensity at the scale of a Major Activity Center.

The majority of concerns about the Plan related to how it would be implemented, given the need for considerable coordination between City departments and other departments and agencies. Many departments and agencies have been involved in the planning effort to date, but property owners wanted more clarification about the appropriate procedures moving forward and commitments to work with property owners on implementation. In particular, property owners requested information about coordinating the following:

- drainage with Albuquerque Metropolitan Area Flood Control Authority (AMAFCA),
- water infrastructure with the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA), and
- additional access on Paseo del Norte and Unser Boulevard with City Department of Municipal Development (DMD) and the Mid-Region Council of Governments (MRCOG).

Staff met with each of these agencies since the EPC hearing, and the information gathered for each is summarized separately below. In general, staff is satisfied that the sector plan is providing the appropriate level of detail, although some base data and information about parallel planning efforts is proposed to be added to the Sector Plan in the Conditions found below.

Future implementation steps require that land use, zoning, and the development vision be in place through the adoption of the sector plan. In this case, the Sector Plan is the horse, and implementation is the cart, which will include engineering at a more detailed level and the financing arrangements to facilitate construction. Fortunately, there are ongoing parallel planning efforts by other agencies that have or will identify the infrastructure necessary to realize this vision and exercise the entitlements to be granted by the Sector Plan. Unfortunately, staff did not discover any plans by these departments or agencies to invest public monies in infrastructure in Volcano Heights, so property owners will still be responsible for bearing the financial burden of implementation, as would be the case in any other development in the City. Staff is proposing to add a policy to the Plan encouraging the City to prioritize Paseo del Norte and Unser Boulevard for funding as regionally important infrastructure.

### ***Drainage (AMAFCA)***

AMAFCA is considering performing a Drainage Master Plan (DMP) for the Volcano Heights Plan area, which would identify the key drainage infrastructure needed to support future development. Partly due to prohibition of runoff from development flowing onto the Monument and partly to ensure adequate capacity in the regional drainage facility that would receive developed flows from Volcano Heights, AMAFCA is willing to bear the considerable initial cost of planning and engineering to develop a DMP, which is budgeted for 2013. If approved by the Board of Directors, a Request for Proposal would be issued in early 2013. Once initiated, the DMP process would likely take 8-12 months. Subject to approval of its Board of Directors,

AMAFCA would also like to construct the trunk infrastructure ahead of development, which will cost less than trying to construct once some development is in place. Property owners would need to agree up front to some kind of reimbursement for the cost of construction, likely at the time development occurs on each property. This coordination between property owners and AMAFCA would take place through AMAFCA's DMP process. Construction is expected to take 6-12 months.

AMAFCA is comfortable with the Sector Plan development vision, alignment of Mandatory Streets – particularly the Park Edge road, which provides additional opportunities to manage runoff before it enters the Monument, and flexibility provided in the Plan to move streets through an administrative process if deemed necessary by future engineering analysis. AMAFCA staff agreed that the Sector Plan is not the appropriate vehicle for drainage engineering. Most importantly, AMAFCA needs some assurance of a solid Sector Plan with land-use and changed zoning in order to proceed with the DMP.

Once a DMP is adopted by AMAFCA, the City Hydrologist, as the liaison with AMFCA, typically issues a letter to AMAFCA indicating the City's intent to implement and enforce the DMP for development that occurs within the DMP boundary. As development projects come into the City, the City Hydrologist is responsible for collecting any assessments or equivalent that property owners may owe to reimburse AMAFCA for constructed drainage improvements.

Staff feels comfortable that this information addresses property owners' concerns about the proper coordination to plan drainage in Volcano Heights.

#### ***Water (ABCWUA)***

ABCWUA has a draft Northwest Mesa Integrated Infrastructure Plan currently under review, expected to be adopted by the ABCWUA in 2013. The Infrastructure Plan identifies necessary trunk water transmission infrastructure needed to support development within the area that includes Volcano Heights. This plan, begun in 2010, includes assumptions for non-residential development in Volcano Heights, so its recommendations should still be applicable, given the relatively minor changes to the overall development scheme in the latest 2012 Volcano Heights SDP draft.

Some of this base data is proposed to be added to the Sector Plan, but ABCWUA agreed that the Sector Plan is not the appropriate vehicle for detailed engineering information. Most importantly, ABCWUA also confirmed that land-use and zoning entitlements need to be in place prior to the next implementation steps, as water service will not be provided without them.

Unfortunately, there is no intent at this time to put water infrastructure identified in the Infrastructure Plan on any list for public funding. Public funds are only used to address deficiencies in current service. As with development in other areas, the cost of constructing this infrastructure would be the responsibility of property owners within Volcano Heights, whether communally through some kind of upfront agreement among property owners, such as an SAD

or equivalent, to prorate the initial cost or on an individual basis to service development projects as they come in. In the latter case, the first in would pay the cost to extend regional water service to reach the individual property, and property owners along that trunk line would pay the initial investor back over time as they developed their own properties. This method is typical of development throughout the City.

Staff feels comfortable that this information addresses property owners' concerns about the proper coordination to plan regional trunk water transmission in Volcano Heights.

***Additional Access on Limited-Access Roads (DMD & MRCOG)***

In early October, Staff presented the access modifications recommended by the Sector Plan to the Transportation Coordinating Committee (T[CC]), which provides recommendations to the Metropolitan Transportation Board (MTB) – the ultimate authority for granting additional access through its member jurisdictions (City of Albuquerque, City of Rio Rancho, New Mexico Department of Transportation, Bernalillo County, Sandoval County, etc.). Staff asked the T[CC] to consider the potential benefits to the transit-oriented, multi-modal development scheme to both the regional traffic network as well as regional economic development, as well as the dilemma posed by the current access modification process, which requires each development to request access individually by proving sufficient traffic counts to warrant additional access and a net benefit to the traffic network. In the case of Volcano Heights, no individual development would be likely to prove sufficient traffic counts without development, but development will not happen without additional access. Further, each individual access point will not benefit the traffic network; rather it is the coordination among the proposed additional access points in Volcano Heights that will benefit the system. The T[CC] agreed to consider an alternative means of granting access within Volcano Heights in the coming months.

In late October, Staff met with with Rob Perry, Chief Administrative Officer at the City, Mike Riordan and Wilfred Gallegos of DMD, and Suzanne Lubar and Russell Brito of Planning to discuss the City's commitment to secure additional access points on the limited-access Paseo del Norte and Unser Boulevard. The City agreed to move forward with these efforts parallel to the sector planning process. As a follow up to this meeting, Staff presented to the New Mexico Department of Transportation and DMD staff at a joint meeting in November about additional access. A follow-up meeting for additional discussion is expected in the coming weeks. The City will continue to work with the Mid-Region Council of Governments (the convening agency for the MTB) on several fronts to secure access modifications.

For now, the sector plan is showing the appropriate level of detail for transportation planning, including the Mandatory Streets, non-mandatory street options, and recommended additional access points along Paseo del Norte and Unser Boulevard, which can help guide the efforts described above. The efforts to secure access modification necessarily take place outside but parallel to the sector planning process, as the sector plan itself has no power to change the access.

Staff has discussed with DMD the issue of assisting property owners with the cost of constructing Paseo del Norte and Unser Boulevard, two vital regional roads on the West Side. For now, there is no movement on that front. Property owners are still expected to construct the portion of these roadways along their properties at the time the properties develop, following City policy for all development in Albuquerque. As mentioned above, Staff is adding a policy to prioritize these roads for funding, and as the sector plan moves forward, Staff will continue to raise the issue with DMD and the City Administration, which plays a role in prioritizing road construction funds. Property owners should also remain proactive in advocating for public funds.

Staff feels comfortable that this information addresses property owners' concerns about the proper coordination to plan roadways and access in Volcano Heights. While these issues have not been resolved, they are being addressed through appropriate parallel planning efforts.

### ***Plan Area Boundary***

Between the public meeting about open space issues on August 21, 2012 and the first EPC hearing October 4, 2012, Staff modified the Plan area boundary. Based on information from AGIS about the location of the Petroglyph Monument Boundary, Staff believed there was additional space between the edges of private property and the beginning of the Monument. AGIS information classified this space as City-owned Major Public Open Space. Staff therefore moved the Park Edge Road west into this space.

Subsequently, Staff has received the official survey of the Petroglyph National Monument boundary, which shows the Monument beginning farther west than originally thought. Staff therefore recommends moving the Park Edge Road back to the approximate location shown at the August 21 public meeting. The disadvantage of this move is the creation of two small remnant pieces of private property between the Monument edge and the Park Edge Road. Should these prove undevelopable, Staff believes it would be most appropriate for property owners to consider these either usable or detached open space. Doing so would follow the policy of providing as much single-loaded road as possible abutting the Monument.

### ***III. NEIGHBORHOOD/PUBLIC CONCERNS***

The following neighborhood associations were notified: Paradise Hills, Paradise Ridge Homeowners Association, Taylor Ranch, Ventana Ranch, Volcano Cliffs, Volcano Trails, and the Westside Coalition of Neighborhood Associations.

Alan Schwartz expressed a general concern that the proposed development vision does not meet the intent of the policies from the West Side Strategic Plan (WSSP) and Comprehensive Plan. These concerns are addressed in detail in Attachment 1: Comment Matrix. In general, Staff wants to clarify that the Sector Plan proposes that all but the Transition Zones be designated a Major Activity Center, which would meet the preponderance of objectives for MACs as set out in the Comprehensive Plan.

Mr. Schwartz and some Commissioners requested an analysis of how the proposed Sector Plan would affect the jobs-housing imbalance. Because the proposed zones are mixed-use and could develop within a wide range from exclusively non-residential to exclusively residential, it is not feasible to perform such an analysis. It is more important to note that compared to the existing R-D zoning, the proposed zone changes provide the opportunity for an employment center where none existed before. The Sector Plan does not have the power to create jobs, and staff believes that the current proposal to allow a mix of high-density residential, commercial, and manufacturing uses provides the best opportunity to attract a wide range of jobs, goods, and services and new residents in a development pattern that is walkable, bikable, and transit-supportive.

Rene Horvath testified to the concerns of her Taylor Ranch Neighborhood Association. These include fugitive dust (typically fill from construction that escapes the site and blows into the Monument, covering the Escarpment), architectural detail and quality, open space preservation, and regional traffic congestion. Staff believes the draft plan adequately addresses these concerns. Section 7.5 addresses fugitive dust. Sections 6 & 8 address architectural detail and quality. Sections 7 & 10 address open space preservation. Sections 4 & 5 address regional traffic congestion, including the following vital components:

- recommended additional access from Unser Boulevard and Paseo del Norte,
- a loop road to disperse traffic before the Unser/Paseo intersection,
- a mandatory street network that sets a grid of streets,
- non-mandatory streets that provide additional access and traffic dispersal,
- a compact development pattern to encourage walkable districts,
- a transit connection to encourage multi-modal transportation options, and
- a focus on creating an employment center to provide opportunities for jobs on the West Side that can eliminate the need for river crossings each morning and evening.

Kurt Anschuetz was concerned that the policy language was not strong enough or presented with enough coherency to guide decision-makers. Staff would like to clarify that “should” is the appropriate policy language to denote guidance (“shall” denotes regulatory language that is required, not guidance). Staff is recommending more cross-referencing of goals, policies, and regulations to provide more coherence and guidance for decision-makers.

Mr. Anschuetz also questioned whether the recommended additional access points are not sufficient to provide adequate safe pedestrian access throughout the Plan area and beyond. Staff believes the access points being recommended already push the envelope of what would be approved by the MTB, which has ultimate authority to grant access. Staff is discussing adequate pedestrian accommodations for crossing Paseo and Unser, including the possibility of pedestrian bridges or pedestrian refuges. Staff believes the language in the Plan provides the appropriate encouragement and policy direction for such accommodations. It should be recognized that pedestrian bridges, which provide the safest access for pedestrians, are costly but seldom used by pedestrians. Grade-separated roadways are also costly and have potential negative effects on adjacent commercial uses, which require visibility and access. Again, staff believes the Plan



proposes an appropriate balance of access for vehicles and pedestrians given the access limitations on Paseo and Unser.

Finally, Mr. Anschuetz emphasized the importance of balancing the interests of the community with the interests of property owners to develop on their property, particularly when it comes to ensuring architectural quality, encouraging contextual development that matches this area's unique cultural history, and protecting the area's unique natural environment. Staff believes the Plan strikes an appropriate balance between the interests of the community and property owners, between predictability of development for the community and flexibility of development for property owners, between the built and natural environment, and between incentives and regulations to accomplish the Plan's goals.

The AIA Albuquerque reviewed the Plan at the City's request and had three major concerns:

1. The Plan's design standards were overly prescriptive and may hinder or delay development.
2. The design review process did not seem to offer streamlined process, and in particular, the Volcano Heights Review Team may impose roadblocks without being staffed by design professionals.
3. The Plan's design standards did not address regional climate concerns, particularly requirements for glazing regardless of building orientation.

Staff responded to each concern extensively in the attached comment matrix, but in general, staff believes that the Plan provides appropriately specific design standards at the level of a master plan to address the checkerboard ownership within the Plan area. The Plan's design standards are typical of those decided by a master developer, which ensures an architectural standard and quality built environment and minimizes risk for individual developers who follow the plan, which allows a streamlined administrative review of projects without a public involvement process to avoid project delays or curveballs. Many of the design standards are presented as a menu of options, with requirements to incorporate, for example, two of 12 possible architectural features. In addition to this flexibility, the Plan's deviations available administratively and exceptions available via the EPC process provide adequate room for design innovations and accommodations for unforeseen challenges.

When major infrastructure must be coordinated, providing a streamlined review process is challenging. The Plan offers the opportunity for TIDDs, SADs, and PIDs to stand in for Site Development Plans for Subdivision, allowing projects within the TIDD/SAD/PID area to proceed directly to administrative approval for Site Plan for Building Permit. Where infrastructure is in place, projects that follow the standards of the plan are eligible for administrative review. The Volcano Heights Review Team can be formed with relevant representatives of agencies and departments at the discretion of the Planning Director or his/her designee to solve particular problems posed by a project. This non-judicial review body is intended to provide the freedom outside of an official process to work collaboratively and creatively to remove obstacles to development.

Lastly, Staff recommended conditions to include provisions for solar efficiencies and/or energy in both the minor deviations and exception languages to provide the flexibility to respond to climate and site context.

#### **IV. CONCLUSION**

Staff has responded to the outstanding concerns of property owners and stakeholders. Additional information about necessary infrastructure has been identified and in some cases incorporated into the draft plan. Additional meetings with implementing agencies have confirmed that Volcano Heights is on their radar, they are comfortable with the level of detail and direction provided in the sector plan, the sector plan must move forward in the adoption process as the next necessary step prior to implementing the Plan vision, and implementing agencies are prepared to coordinate with property owners in the future.

The Planning Department requests that the EPC vote to send a recommendation of approval to the City Council at the EPC hearing December 6, 2012. Based on Staff responses to Commissioner, agency, and public comments (see Attachment 1: Comment Matrix), the draft, subject to Conditions, is ready for Council review.

Together with the initial staff report, this staff report includes sufficient policy justification to support approval. The Plan provides policies and regulations to guide development over the next 20 years. The Plan supports the implementation of a preponderance of Rank I and II Plan policies, as well as providing compatibility with relevant Rank III Plans.

In particular, the Plan envisions an urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center. Not only does this vision promise to address the imbalance of jobs and housing on the City's east and west sides, it is also a unique opportunity to take advantage of an untapped market for vibrant pedestrian- and transit-oriented development on the City's West Side. The Plan's policies, regulations, and incentives are aimed toward placemaking partly as an economic development strategy. The Plan attempts to create a vibrant district where people can work during the day, play during the evenings and weekends, and live throughout the year. There is growing recognition that attracting and retaining talented employees is one of the strongest factors of economic resilience in this era of technology that allows many businesses to locate anywhere they choose. High-quality public and private spaces can attract and capture employers, retail, and potential employees who are part of the creative class, which values amenities available in urban areas. As an article on placemaking in On Common Ground explains, successful regions exhibit "qualities of place that satisfy the desires of creatives and reflect key principles – density, walkability, mixed-use, access to transit, concern for the environment – of smart growth" (Spring 2011).

This vision also benefits the regional traffic network by bringing goods and services closer to existing predominantly residential areas, reducing the number and length of trips on the region's already-congested roads. By providing opportunities for employment on the West Side, the Plan potentially alleviates the need for commutes east across the river to existing job centers and may increase reverse commutes from the east to the west side, which could help support regional transit operations, as the buses that serve the west side are typically empty as they head west

during peak a.m. travel hours and east during peak p.m. hours. The Plan's proposed pattern of dense, walkable, urban development accessible by pedestrians, cyclists, and transit, in addition to cars, offers further opportunities to reduce auto-travel and encourage healthful, sustainable transportation options. Lastly, the Plan's proposed mandatory street network provides a backbone street grid to serve new development, provide redundancy to benefit the regional traffic network, and disperse congestion on the area's existing roads. Land use and transportation have been closely coordinated in the Plan to be mutually supportive within the Plan area as well as beneficial to the existing development pattern and range of West Side development options.

While this vision of urban density might seem to be in conflict with the Plan area's location adjacent to the Petroglyph National Monument, the Plan uses a combination of policy, regulation, and incentives to ensure compatibility with and enhancements to the natural environment. The preservation of rock outcroppings throughout the Plan area is encouraged not only for conservation purposes but as part of a larger strategy of placemaking that capitalizes on the unique landscape that can contribute to and benefit from efforts to create sense of place. The optional bonus height system embodies this attempt to balance the benefits to built and natural environments, offering incentives for additional height and density in exchange for commensurate benefits for vibrant public spaces and preservation of views, rock outcroppings, and natural vegetation.

The Plan's strategies emphasize balance and compromise. The Plan embodies compromises among varied stakeholder interests on issues such as views, rock outcropping preservation, building heights, density, and predictability of high-quality development. The Plan balances the predictability of high-quality development across property owners, along corridors, and over time provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process. Lastly, the Plan's approach seeks a balance between regulations and incentives to accomplish its vision and goals. These strategies are presented in the Plan primarily through detailed tables and illustrative graphics in an attempt to provide clear, concise guidance to staff, developers, and property owners.

The Plan's vision, strategies, and innovative approach are ample justification for its adoption.

***FINDINGS – 12EPC -40061 – December 6, 2012 – Recommendation of adoption of the Volcano Heights Sector Development Plan***

1. This is a request for approval of the Volcano Heights Sector Development Plan, an area surrounding the intersection of Paseo del Norte and Unser Boulevard, including approximately 570 acres. The Plan area boundaries are Paseo del Norte to the north, the Petroglyph National Monument to the east, the Volcano Cliffs SDP to the south, and Universe Boulevard to the west.
2. The Plan area currently contains properties zoned RD, SU-1 for PRD, and SU-1 for C-1 uses.
3. In 2006, a Volcano Heights Sector Development Plan (SDP) was adopted for a larger area but was appealed to court and ultimately remanded back to the City in 2008/9. The plan area was broken into three distinct but related sector development plans intended to guide future development in the area that was renamed the Volcano Mesa community. Volcano Cliffs SDP was adopted in May 2011, and the Volcano Trails SDP was adopted in August 2011. The three plans share similar policy underpinnings that are included in the Rank II West Side Strategic Plan's 2011 Volcano Mesa amendment, which recommends the designation of a Major Activity Center in Volcano Heights. In 2010, another draft Volcano Heights Sector Development Plan was submitted to the adoption process, heard several times at the Environmental Planning Commission, and ultimately withdrawn in October 2011.
4. This 2012 Volcano Heights Sector Development Plan has a boundary modified slightly from previous planning efforts and includes a new zoning strategy, mandatory street network, policies, goals, and recommended implementation steps. The Plan includes regulatory site development standards and building design standards associated with each zone as well as general to all zones; street and streetscape standards; signage standards; and open space, landscaping, and site lighting design standards.
5. The Volcano Heights SDP provides a balanced approach to achieve the following:
  - (A) The Plan addresses the imbalance of jobs and housing on the City's east and west sides by proposing to change existing zoning from single-family uses to a mixed-use, urban, walkable, transit-friendly environment that provides opportunities for employment, destination retail, and higher-density residential living at the scale of a Major Activity Center.
  - (B) The Plan addresses the challenge of multiple property owners and undeveloped land with highly coordinated land-use and transportation regulations that emphasize coordination across property owners, along corridors, and over time.

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- (C) The policies, regulations, and incentives in the Plan work together to create a distinct district with a sense of place that respects and enhances the unique natural environment and adds to the range of development options on the City's West Side.
  - (D) The Plan seeks to balance the built and natural environments through a combination of policies, regulations, and incentives that emphasize high-quality development as well as preservation options for views, rock outcroppings, and sensitive lands.
  - (E) The Plan seeks to balance the predictability of high-quality development provided by the Plan's detailed site development and building design standards with the flexibility of the Plan's mixed-use zones and streamlined development process.
6. The Plan proposes to replace all zoning within the Plan area with one of the following zones: SU-2/VHTC (Volcano Heights Town Center), SU-2/VHRC (Volcano Heights Regional Center), SU-2/VHVC (Volcano Heights Village Center), SU-2/VHMX (Volcano Heights Mixed Use), SU-2/VHNT (Volcano Heights Neighborhood Center), or SU-2/VHET (Volcano Heights Escarpment Transition).
7. The proposed zoning is justified under R-270-1980 per the following considerations:
- (A) The proposed zoning is consistent with the health, safety, morals, and general welfare of the city because it helps ensure that all development furthers the goals and policies of the Comprehensive Plan and other applicable plans and provides opportunities for additional employment on the West Side that can help address the imbalance of jobs to housing that creates significant traffic congestion and negatively impacts quality of life for residents.
  - (B) The Plan's proposed zoning implements established policies in the Rank I Comprehensive Plan, Rank II West Side Strategic Plan, Rank II Facility Plan for Major Public Open Space, Rank III Northwest Mesa Escarpment Plan that provide sound justification for the proposed zoning changes. (See also Findings # 7-11.)
  - (C) The proposed zoning poses no significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments as outlined in Findings #7-11.
  - (D) Existing RD zoning is inappropriate because:
    - 1. community conditions have changed, including existing and anticipated traffic congestion and a preponderance of single-family residential uses without the balance of nearby employment opportunities; and
    - 2. the proposed range of mixed uses in each zone would be advantageous to the community, as articulated in the Comprehensive Plan, by providing the opportunity for employment, retail, and services in close proximity to existing residential areas and future residents in the Plan area. (See also Finding #7.)

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- (E) Permissive uses in the proposed zones would not be harmful to adjacent property, the neighborhood, or the community because the mix of uses and the urban form resulting from the design standards create compatibility within the Plan area and with adjacent development. The Plan's proposed development pattern of walkable and transit-supportive retail, employment, and residential uses provides benefits for existing and future residents.
  - (F) Proposed zone changes do not require major and unprogrammed capital expenditures by the city. The plan suggests various strategies to finance infrastructure, including Public Improvement Districts (PIDs), Tax Increment Development Districts (TIDDs), or Special Assessment Districts (SADs), which all require property owners to collaborate, vote to institute the mechanism, and work with the City to implement the agreed-upon infrastructure improvements.
  - (G) The cost of land and other economic considerations are not the determining factor for the proposed zone change
  - (H) The VHSDP does not use "location on a collector or major street" as the justification for establishing mixed-use zoning within the Plan area; rather the location of mixed use and higher density residential zoning is related to the vision proposed for the whole Volcano Mesa area.
  - (I) The Plan does not propose spot zones; rather the Plan proposes a rational nesting of zone categories, with the most dense and intense at the center, and least dense and intense at the borders where the boundaries abut existing single-family residential areas to implement Comprehensive Plan policies.
  - (J) The Plan does not propose strip zones; rather the Plan proposes a strategy of land use coordinated with a mandatory transportation network to allow the development of all properties, create transitions between zones, and implement Comprehensive Plan policies.
8. This Plan implements the following policies of the Rank I Albuquerque/Bernalillo County Comprehensive Plan:
- (A) The West Side Strategic Plan's Volcano Mesa community and its Major Activity Center (MAC) designation and policies address the existing conditions of the Volcano Heights Plan area to ensure compatibility of development on vacant land with existing neighborhoods, urban services and facilities, and natural features (II.B.5 Developing and Established Urban Areas Goal and Policies c, d, e, g, n).
  - (B) Higher-density housing in the Volcano Heights MAC, with access to Paseo del Norte and Unser Boulevard, is appropriate to support employment and service uses. The MAC's development pattern, Transition zones, and proposed densities along arterial and collector streets will protect existing residential areas and views, minimize traffic, and enhance livability via context sensitive design standards and a mandatory street network (II.B.5 Developing and Established Urban Areas Goal and Policies h, i, k, l, m).

- (C) The Volcano Heights SDP zoning and design standards will protect and preserve open space areas, including the Escarpment, Petroglyph National Monument, and basalt rock outcroppings. Community open areas that tie into the open space network are encouraged through a combination of regulations and incentives in the Plan (II.B.1 Open Space Goal and Policies c, d, f, g, h, j).
  - (D) The West Side Strategic Plan MAC for Volcano Heights will provide a way to address the jobs/housing imbalance in the area with new job opportunities, densities, and structure sizes that are appropriate to and buffered from nearly low-density residential areas via Transition zones (II.B.7 Activity Centers Goal and Policies c, e, f and II.D.6 Economic Development Goal and Policies a and g).
  - (E) More compact development, coupled with a multi-modal transportation system will improve air quality compared to what could be developed under the pre-existing zoning (II.C.1 Air Quality Goal and Policies b and d).
  - (F) Volcano Heights SDP contains a combination of regulations and incentives to protect, preserve, and enhance the area's unique archaeological resources, including an incentive for interpretive signage to educate visitors and residents about the area's history, culture, and geology (II.C.6 Archaeological Resources Goal and Policy c).
  - (G) The Volcano Heights SDP, particularly its zoning and design standards that include native plant lists and streetscape standards, will lead to a quality developed landscape that preserves and enhances the natural and built environments. Building, streetscape, and site development standards will ensure a quality developed landscape that preserves and enhances this community's identity via a high-quality built environment that is in harmony with the area's unique natural setting (II.C.8 Developed Landscape Goal and Policies a, d, e; II.C.9 Community Identity and Urban Design Goal and Policies b, c, e).
  - (H) Volcano Heights SDP's energy incentives built into the height bonus system, its multi-modal street network, and transit-supportive development pattern promote energy efficiency, variety of transportation, and expansion of transit corridors and service. The plan's multi-modal cross sections, mandatory street network, and transit corridor – coordinated with ABQ Ride, DMD, and the Mid-Region Council of Governments (MRCOG) – will serve existing and future transportation needs for all users and, in conjunction with the compact development pattern, reduce peak hour demands in the morning hours on regional roads (II.D.3 Energy Management Goal and Policies a and d, II.D.4 Transportation and Transit Goal and Policies c, f, o).
9. The Plan implements the following policies of the Rank II West Side Strategic Plan:
- (A) The Plan's proposed density, mixed-use development pattern and scale, location at the intersection of major arterials, and multi-modal street network create the appropriate conditions to support a Major Activity Center on the West Side that provides opportunities for employment to address the existing jobs/housing imbalance (1.1, 1.9, 1.18, 3.85, 3.95, 3.96).

- (B) The Plan's implementation strategies encourage the creation of Public Improvement Districts, Special Assessment Districts, and public/private partnerships, as well as further collaboration with implementing agencies such as Albuquerque/Bernalillo County Water Utility Authority, Albuquerque Metropolitan Area Flood Control Authority, ABQ Ride, Mid-Region Council of Governments, and City Department of Municipal Development (3.98).
  - (C) Mandatory street networks, requirements for usable and detached open space, and regulatory and incentive-based protections for archaeological and geological resources, native plant lists, grading and construction mitigation standards, and context-sensitive zoning and design standards will work together to protect the area's sensitive resources and encourage development in harmony with the unique natural setting (3.99, 3.100, 3.101, 3.103, 3.104, 3.105, 3.106, 3.107, 3.108).
  - (D) Adequate access and transportation choices for all users are supported by recommended intersections along Paseo del Norte and Unser Boulevard; proposed high-capacity transit corridor and transit-supportive densities, land uses, and development patterns; and multi-modal cross sections (3.110, 3.111, and 3.112).
10. The Plan implements the following policies in the Rank II Facility Plan for Major Public Open Space:
- (A) The Escarpment Transition zone limits building height, scale, massing, building color, and density adjacent to the Petroglyph National Monument to ensure compatible development. The transition zone works with the proposed single-loaded Park Edge Road to protect visual access and view corridors (Design Guidelines for Development Adjacent to Major Public Open Space B.3.A and B.3.B; Resource Management C.6.E, West Side Open Space, Section 4, Policy C.1).
  - (B) Grading and construction mitigation regulations, Park Edge Road and associated bioswale/linear pond, and coordination with a future drainage management plan by AMAFCA will protect the escarpment by managing stormwater and controlling erosion (West Side Open Space, Section 4, Policy D.1).
11. The Plan implements policies in the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020) by limiting electrical uses in the Escarpment and Neighborhood Transition zones to ensure the appropriate siting of electrical facilities away from residential areas, sensitive lands, and highly visible topographic areas (Standard III.A.1, III.A.9, and III.A.10).
12. The Plan's height limits, color restrictions, drainage and construction mitigation regulations, reflectivity limits, Park Edge Road, Escarpment Transition zone, bonus height system, multi-modal street network, and sign standards complement many policies of the Rank III



Northwest Mesa Escarpment Plan (NWMEP) (9, 11, 12, 15, 19, 20, 21, 23, and 35) and are compatible with the Rank III Unser Boulevard Design Overlay Zone (DOZ). Where this Plan conflicts with the NWMEP, this Plan prevails unless otherwise stated in this Plan. Where this Plan conflicts with the Unser Boulevard DOZ, the most restrictive regulation prevails. Where this Plan is silent, regulations of the other relevant Rank III plans prevail.

13. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Facility Plan for Open Space, Facility Plan: Electric System Generation and Transmission (2010-2020), Northwest Mesa Escarpment Plan, Unser Boulevard Design Overlay Zone, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
14. The Albuquerque/Bernalillo County Water Utility Authority, Albuquerque Metropolitan Area Flood Control Authority, and City Department of Municipal Development are planning for future implementation of infrastructure improvements in Volcano Heights that will help bring the Plan's goals and vision to fruition in collaboration with private efforts from property owners and other implementing departments and agencies.
15. After significant negotiations as to effective traffic systems; views, open space, and sensitive land preservation; and the balance of built and natural environments, the public involved in the planning process thus far supports the compromises about these issues embodied in the Plan. Major stakeholders, property owners, the National Park Service, and involved neighborhood associations understand that this Plan represents a balanced attempt to address and meet all needs for the benefit of the City and the larger region.

**RECOMMENDATION - (10EPC-40061) (October 4, 2012)**

**APPROVAL of 12EPC-40061, a request for approval of the Volcano Heights Sector Development Plan, based on the preceding Findings and subject to the following Conditions.**

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**Mikaela Renz-Whitmore and Petra Morris,  
Planners**

**CONDITIONS FOR RECOMMENDATION OF APPROVAL- Project # 1009414 12EPC 40061  
December 6, 2012**

*[Note: Page and section numbers refer to the draft plan presented at the October 4, 2012 EPC hearing. Numbers in brackets refer to the line item in the Comment Matrix prepared for the December 6, 2012 EPC Hearing and included in this staff report as Attachment 1. PC = Public Comment, AC = Agency Comment, CC = Commissioner Comment, and SC = Staff Comment]*

1. On page 4, section 1.3, add the following text to the end of the 3rd paragraph: "Safe, reliable electric service is the cornerstone of economic development for the Plan area." [AC 55]
2. On page 5, Exhibit 1.1, edit labels to show correct placement of Universe Blvd., Unser Blvd, and Golf Course Rd. [AC 21]
3. On page 8, section 1.7.2(ii), insert the following text: "The optional bonus height system is intended to provide additional height and density incentives for development in appropriate locations that enhances the built and natural environments." [PC 145]
4. On page 7, section 1.6, replace "Development Vision for Full Build-out" with "Anticipated Build-out". In the text of the following paragraphs, replace "vision" with "anticipated build out." In the titles of Table 1.1 and 1.2, replace "Development Vision" with "Anticipated Build-out." [PC 18]
5. On page 7, in the second paragraph under section 1.6, add to the end of the second sentence the following: "(approximately 477 acres)" [SC 1]
6. On page 14, section 2.1.1, add the following sentence to the end of the second paragraph: "Table 2.2 summarizes the precedence of this Plan with other relevant plans and procedures." [PC 24]
7. On page 14, Table 2.1, replace "Facility Plan for Electric Service Transmission and Subtransmission Facilities" with "Facility Plan: Electric System Generation and Transmission (2010-2020)." Note in the third column "Predominantly Policy" [AC 56]
8. On page 16, section 2.2.1(iii), add "and Regional Center" after "Escarpment Transition Zone." [SC 2]
9. On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence. [PC 200.2]
10. On page 16, section 2.2.1(v), add to the end of the first sentence, "with one exception: residential and mixed-use structures within the View area shall be subject to the same color restrictions as non-residential structures." On page 143, section 8.4.1, add the same text to the end of the sentence. [AC 2]

11. On page 24, section 3.2.3(i), add the following text to the end of the existing text: “Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred.”” “Regarding utility facilities, the developer must provide evidence that adequate and appropriate coordination with private utilities has occurred.” [AC 58]
12. On page 20, section 3.1.3, 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.” [AC 57]
13. On page 20, section 3.1.7(i), edit the end of the final sentence to read: "applicability of the various sections of this Plan to development and redevelopment projects." On page 22, Table 3.1, change the title to read "Applicability of Plan Sections by Development Type" and change the second item to read "Renovations associated with change of use/expansion of use with no expansion of building." [PC 106]
14. On page 26, section 3.2.6, add a new subsection (i) with the following language: "City Open Space Division should be included in the review process where the development occurs within the Impact Area as defined by the NWMEP or within 200 feet of a significant rock outcropping as shown in Exhibit 10.1." [AC 91]
15. On page 26, section 3.2.6, add as a final bullet of potential VHRT members: "An AIA representative(s) or other licensed design professional(s)." [PC 102.1]
16. On page 26, section 3.2.6, add the following text: "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." [AC 59]
17. On page 28, in Table 3.2 for "Location/geometry of Mandatory Streets," edit the Minor Deviation Allowed description as follows: delete "affected" and add to the end of the sentence: "when it affects their properties." [SC 3]
18. On page 29, Table 3.2, add the following text as a new criterion under "Built-to zones/setbacks" after "changes to avoid natural and/or culturally significant features or sensitive lands": "building placement to protect view corridors or enhance solar efficiencies." [PC 77]
19. On page 31, Table 3.3, add the following text to the criteria for "Built-to Zones/Setbacks" after "changes in the width of a sidewalk": "or building placement to protect view corridors or enhance solar efficiencies." [PC 77]
20. On page 29, Table 3.2, add the following text as a new element beneath "Building Design Standards": in the second column: "Street screens next to elevated roadways" and in the third column: "Where the roadway grade exceeds the approved property grade by more than 4 feet, the requirement for a street screen may be eliminated." [PC 33]
21. On page 31, in Table 3.3, Major Deviation Criteria, under the “Criteria” column in the first paragraph, add the underlined phrase below to the existing language: “Changes to the build to

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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.” [AC 62]

22. On page 31, in Table 3.3, 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.” [AC 61]
23. On page 31, section 3.2.13(i), add the following to the end of the paragraph: ""and/or accommodate utility use or public utility structures." [AC 63]
24. On page 36, Table 3.6, change title of item 10 to read: "Renovation associated with change of use within an existing building or structure (with no exterior façade changes)". [PC 112]
25. On page 39, add a definition for "Approved Grade" as follows: "The grade approved by the City hydrologist that meets the requirements of the drainage ordinance, provides sufficient conditions to link to utilities, but imports the least amount of fill. Approved grade may or may not be the same as the nearest roadway grade." [PC 25]
26. On page 43, section 3.5, edit the definition of "Low Impact Design" to delete "green roofs" and add "water harvesting in landscape areas, parking islands, and street medians." [AC 49]
27. On page 46, section 3.5, add a definition for "Public Utility Structure" referencing the Zone Code definition in §14.16.1.5. [AC 60]
28. On page 49, section 3.5, add a definition for "Slip Lane" as follows: "A traffic lane provided along a thoroughfare to allow vehicles to drive at a slower rate than the through lanes without interfering with through traffic. Slip lanes are separated from the through lanes by a median and typically allow parking on one or both sides." [SC 4]
29. On page 50, add the following to the definition of Special Assessment District at the end of the existing text: "See Section 13.3.1." On page 50, add the following to the definition of Tax Increment Development District at the end of the existing text: "See Section 13.3.3." On page 46, add the following to the definition of Public Improvement District at the end of the existing text: "See Section 13.3.2.) [CC 5]
30. On page 57, add the following note above Exhibit 4.3: "NOTE: These recommended intersections are shown for illustrative purposes only. This Sector Plan does not have the power to grant access. Measurements are shown to demonstrate how far apart the proposed intersections are, given the existing limited-access policy of 1/4 mile (1,320 feet) spacing for RI/RO intersections and 1/2 mile spacing for full intersections." [AC 24]
31. On page 58, add a new section 4.5.4 with the following text: "Site distance shall follow current ASHTO standards." [AC 26]
32. On page 58, add a new section 4.5.5 with the following text: "ADA guidelines shall govern minimum sidewalk widths to provide unobstructed passage from impedances, including but not limited to landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes. [AC 31]

33. On page 58, Exhibit 4.4, add a note as follows: "Note 2: Buffer = separation between the bicycle lane and vehicle lane." Add the same note to subsequent exhibits where a buffer is included. [AC 30]
34. On page 58, section 4.5.3, edit the first sentence as follows: "Alleys provide access for service and maintenance vehicles and access to parking areas for private vehicles while screening these vehicle uses from the public realm." [AC 25]
35. On page 59, add a note to Exhibit 4.4 that parking shown is reverse-angle parking. [AC 27]
36. On page 59, section 4.6.1(iii)f and subsequent sections, delete "match the material of the sidewalk and". [PC 116]
37. On page 61, Exhibit 4.6, label the center lane as "Turn Bay." Add a note as follows: "Note 2: The center lane is a two-way left turning lane." [AC 32]
38. On page 66, edit Exhibit 4.10 and 4.11 to move fence into the BTZ. [AC 35]
39. On page 66, edit Exhibit 4.10 to show curb and gutter at the median. [AC 34]
40. On page 66, Exhibits 4.10 and 4.11, revise to show BTZ ending at main façade. [SC 6]
41. On page 66, section 4.6.4, add a new subsection (iv) that introduces the idea of a bioswale/linear pond as appropriate and beneficial next to the Park Edge Road. On page 177, section 11.5.4, add a new goal for a bioswale/linear pond. On page 190, section 12.5.3, add a new subsection (iii) that includes a policy encouraging bioswale/linear pond next to the Park Edge Road. [AC 48]
42. On page 67, edit Exhibit 4.12 to label center lane as median and show tapering at intersection. Add a design solution to minimize conflict with bike lane and right-turning movement of vehicles. [AC 36]
43. On page 69, Exhibit 4.14, delete "Shared." [AC 37]
44. On page 71, section 4.6.6(ii), turn existing language into subsection a. Add a new subsection b with the following text: "Slip lanes are for one-way movement only. Directional signage shall be required." [AC 38]
45. On page 72, Exhibit 4.17, move tree location to the sidewalk. [AC 43]
46. On page 73, section 4.6.8(i), replace "major" with "minor." [AC 44]
47. On page 75, section 4.7.3(iii), change "development agreement" to "legally binding agreement duly executed and acknowledged" to be consistent with terminology in the City Zoning Code Section 14-16-3-1(E)(6)(b) 4 and 6. [PC 26]
48. On page 78, add a new section 4.7.7 Typical Streets with Public Utility Easement. Add a purpose/intent statement explaining that utilities are typically to be provided via alleys. Where alley access is not possible, electric utility facilities must be accommodated on streets. Add an exhibit as provided by PNM. On page 138, section 7.6.1(c), add a cross reference to section 4.7.7. [AC 64.2]

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49. On page 78, section 4.7.6, add a new subsection (i) with the following language: "Prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations." Renumber subsequent sections accordingly. [AC 46]
  50. On page 79, section 4.8.2, change "abutting" to "adjacent" and add to the end of the sentence "per the Street Tree Ordinance, Section 6-6-2-1. Delete section 4.8.6 entirely and renumber subsequent sections. [AC 11]
  51. On page 79, section 4.8.3, add the following sentence at the end of the existing text: "It will be necessary for PNM to provide input on street tree location and selection if impacting electric facilities." [AC 67]
  52. On page 80, section 4.9, include a new subsection 4.9.8 Encroachments with the following language: "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." [AC 63.1]
  53. On page 80, section 4.9.7, delete "and landscaped" and add "available from the Development Review Committee" after "City standards". Inside the bracket, add "See also" before "DPM" and delete "and reference pending for landscaping". [AC 12]
  54. On page 82, section 4.11.3, add a new sentence to the end of the existing text as follows: "Where street furniture is placed within a public utility easement, approval by utility companies will be required." [AC 68]
  55. On page 82, section 4.11.3, add the following sentence before the existing text: "Street furniture placement and procedure shall follow the DPM Chapter 8." Add to the end of the following sentence: "which may include the City Engineer, Zoning Enforcement Officer, and Code Administration Division." [SC 7]
  56. On page 85, revise Regional Center sketch. [SC 8]
  57. On page 86, section 5.2.5, revise the end of the first sentence in the second paragraph to read: "as well as some smaller-scale office uses." [SC 9]
  58. On page 89, section 4.6.1(iii)i and where it appears in subsequent sections, add to the end of the bracket: "via a revocable permit." [AC 28]
  59. On page 90, Table 5.1, edit MU-12 to read: "Electric switching stations, electric generation stations, natural gas regulating stations, public water system treatment plants and storage facilities, and wastewater treatment plants" and MU-13 to read: and "Electric substations, telephone switching stations". [AC 69]
  60. On page 92, Table 5.1, add a note corresponding to the asterisk on item OU-1: "\* Model homes are limited to a time period until all the homes are sold in the neighborhood." [CC 7]

61. On page 92, Table 5.1, add an asterisk next to items OU-12 and OU-13 to correspond with the following note: "Note: As defined and regulated by the Rank II Facility Plan: Electric System Generation and Transmission (2010-2020)." [AC 70]
62. On page 92, Table 5.1, item OU-6, change TC and VC to a conditional use. On page 97, Table 5.2, add an item OU-6 for Attached Garage, second column specifying Town Center and Village Center, with the following text: "Shall be alley-accessed." [PC 126]
63. On page 101, note #7 [SC 10]
64. In Section 6.0, edit language to remove subjective terms such as "generally" where they appear with "shall." Where it is intended that staff should have some latitude to interpret compliance, change "shall" to "should" to signal guidance versus a requirement. [PC 179]
65. On page 103, section 6.1.9(i), insert "should" prior to "have." In section 6.1.9(ix), change "are" to "should be." Reorganize 6.1.9 to group mandatory and non-mandatory standards. [PC 132]
66. On page 104, 6.1.0 and where it occurs in subsequent sections, replace "three-step process" with "utilizing a process other than a one-step process." [PC 235]
67. On page 104, section 6.1.11(ii), page 111, section 6.2.12(ii), page 116, section 6.3.11(ii), page 121, section 6.4.12(ii), page 126, section 6.5.10(vi), page 127, section 6.5.11(vii), replace existing text with the following language: "To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited." [PC 75.2]
68. On page 105, section 6.1.12, and subsequent zones, add an item (xiii) with the following text "other, as approved by the Planning Director or his/her designee." [PC 138]
69. On page 109, section 6.2.9(iii), change "shall" to "may." [PC 183]
70. On pages 110 and 120, sections 6.2.10(i)a and 6.4.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, or glass block." [SC 20]
71. On page 124, section 6.5.4, and page 129, section 6.6.4, remove requirements for first floor-to-floor height, ground floor finish level, and upper floor-to-floor height. [PC 76]
72. On page 126, section 6.5.10(i)a, remove parentheses and reorder as follows: "Stucco using a three-step process, masonry, stone, cast stone, brick, glass, glass block, split-face concrete, pre-cast concrete panels, or tile." [SC 21]
73. On page 134, add a note to correspond with the existing asterisk in item I.a with the following text: "See Section 12.1.3 on page 180 for more discussion of the potential benefits." [PC 82]
74. On page 134, Table 7.2, add a note that 5 bonus points shall be granted for amenities made available to the public through a public access easement. [AC 13]
75. On page 137, section 7.4.4, edit the first sentence as follows: "Fill shall be limited to 4 feet except as deemed necessary for site development and drainage by the City hydrologist." [AC 90]

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76. On page 138, add a new section 7.5.5 with the following text: "The National Park Service and/or City Open Space Division shall be permitted to monitor any construction staking and/or blasting activities near the Monument boundary. No construction easements on the Monument shall be granted." Renumber subsequent sections accordingly. [AC 88]
  77. On page 138, section 7.5.5, move existing text to section 7.4 as a new subsection 7.4.6. Add new text to 7.5.5 as follows: "Clear limits of construction shall be established so that construction activities do not encroach on Monument. Construction or silt fencing shall be placed no less than 12" from the Monument boundary." [AC 87]
  78. On page 138, section 7.6, add a new subsection 7.6.2 Drainage with the following text: "A Drainage Management Plan will be required to assure that the capacity of downstream drainage facilities is not exceeded by subsequent development of the Plan area." [AC 53]
  79. On page 138, section 7.6.1(i) c., add the following sentence to the existing language: "Main service line utility infrastructure connecting with public utility easements in alleys shall be accommodated in front setbacks." [AC 73]
  80. On page 138, section 7.6.1(i)b, add the following sentence to the existing language: "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." [AC 72]
  81. On page 139, section 7.6.1(ii)b, add the following sentence to the existing language: "All uses shall require an encroachment agreement with PNM." [AC 74]
  82. On page 139, section 7.6.1(ii)d, add the following phrase to the end of the existing language: "and are subject to removal." [AC 76]
  83. On page 142, section 8.1, change "shall" wherever it appears to "should" to indicate purpose and intent. [PC 148]
  84. On page 143, 8.4.1, add "(see Appendix E)" after "NWMEP." Insert a new Appendix E "Approved Colors," which should be the same as "General Regulation B - Approved Colors" in the Volcano Cliffs Sector Development Plan, and re-letter subsequent appendices accordingly. [PC 149]
  85. On page 146, add a new section 8.8.5 with the following text: "All street screening shall be compatible with utility infrastructure, particularly to address safety considerations for utility crews during maintenance and repair." [AC 77]
  86. On page 154, Section 10.3.1, in the second paragraph, delete "a buffer of 100 feet." Delete the last sentence in brackets entirely. [SC 29]
  87. On page 156, section 10.4.4(ii)b, delete "publicly accessible." [PC 154]
  88. On page 157, section 10.4.7, edit the final sentence after the parantheses to read "irrigation shall be provided for a minimum of the first three growing seasons..." [AC 15]
  89. On page 159, in Table 10.3 under item (iv) remove the second bullet in its entirety. [AC 19]



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90. On page 159, section 10.5.1, add a final sentence as follows: "This provision is of major significance to the City of Albuquerque." [CC 1]
  91. On page 161, Table 10.3, add the following sentence to the first bullet for item (xvi): "Other materials may be used as acceptable to the City Open Space Division." [PC 156]
  92. On page 161, Table 10.3, remove item (xix) in its entirety. [AC 16]
  93. On page 162, section 10.6.2(i), add the following sentence to the existing language: "Public utility structures are excluded." [AC 79]
  94. On page 162, section 10.6.2(iii), add the following sentence prior to the final sentence: "Use of block to create patterns is encouraged." Add the following phrase to the end of the final sentence: "except at public utility structures." [AC 80]
  95. On page 180, a new policy section 12.1.8 shall be added with text as follows: "Open space areas should be considered for Low-Impact Design." [AC 50]
  96. On page 180, section 12.1.3, add the following text at the end of the existing paragraph: "The costs of archaeological resource mitigation tend to be much higher than the alternative of in-place avoidance. The protection of archaeological sites through avoidance is included in this Plan as an incentive for greater development density and height through the optional bonus height system as well as rock outcroppings counting double their square footage to satisfy either usable or detached open space requirements. [See Section 7.3 and Table 7.2 for the bonus height system and Section 10.4.12 for the square footage incentive.]" [PC 82.1]
  97. On page 182, insert a new 12.3.1 with the following text: "Regionally Significant Roads: Paseo del Norte and Unser Boulevard through the Plan area are vital to the realization of the Major Activity Center and associated benefits of job creation and alleviation of regional traffic congestion. Both also serve a vital regional transportation function and will continue to serve existing and future development beyond the Plan area. The cross sections in this Plan are specifically designed to serve both regional transportation needs and the proposed multi-modal urban development pattern envisioned by the Plan. As such, the City should prioritize and secure funding to help with the construction of Paseo del Norte and Unser Boulevard within the Plan area per the cross sections within this Plan. Segments that are necessary for implementing enhanced transit service should be prioritized for funding." Renumber subsequent sections accordingly. [PC 36 and PC 36.1]
  98. On page 182, section 12.3, add the following text as a new paragraph: "Developing walkable urban centers is key to ensuring pedestrian safety. The Federal Highway Administration (FHWA) recently designated Albuquerque as a Pedestrian Safety Focus City because of the high rate of pedestrian fatalities. Focus cities were identified based on more than 20 average annual pedestrian fatalities or a pedestrian fatality rate greater than 2.33 per 100,000 population. The FHWA will provide technical assistance to conduct training on street designs for pedestrian safety, including a Road Safety Audit in locations that have a high number of pedestrian involved crashes. A Road Safety Audit looks at all modes using the street, the current design and signalization, and the location of transit to provide short- and long-term recommendations for improvement." [SC 34]

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99. On page 182, section 12.3, add the following text as a new paragraph: "MRCOG has conducted a street connectivity analysis of developed areas in the region. The analysis shows that a well-connected street network has lower levels of congestion than a less-connected network. The more connected the surrounding street network is, the less congestion there is on major arterials. The connectivity analysis is currently done by calculating the number of intersections per mile. Enhanced street connectivity can disperse traffic, enhance safety, provide alternative emergency routes, and support the use of alternative transportation modes to the single occupancy vehicle." [SC 35]
  100. On page 182, section 12.3, add to the last sentence of the last paragraph: "as well as other employment and activity centers east of the Rio Grande. This route alternative responds to the projected growth throughout the region's Westside and the pressure that growth would impose on the roadway network and river crossings." [SC 36]
  101. On page 182, section 12.3, add a new paragraph with the following text: "MRCOG stresses the connection between land use and transportation planning in the 2035 MTP. 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 20% by 2035. MRCOG views transit-supportive developments such as Volcano Heights to be critical towards ensuring regional mobility and achieving regional mode share goals. As part of the HCTS, Rio Metro is also analyzing the potential for compact and transit-oriented development to increase ridership on Westside transit routes relative to existing conditions." [SC 36.1]
  102. On page 182, section 12.3, add a final paragraph with the following text: "Rio Metro RTD will seek federal and other funding sources to implement the route that is ultimately selected as the locally-preferred alternative. The timeframe for implementation of service through Volcano Heights is dependent in part upon the approval and realization of the Volcano Heights SDP." [SC 36.2]
  103. On page 183, section 12.3.4, add the following text after the heading: "The policies and regulations in this Plan should be updated to conform with MRCOG's Long Range Transportation System Guidelines [formerly called Future Albuquerque Area Bikeways & Streets or FAABS Guidelines], which will be an addendum to the Metropolitan Transportation Plan, expected in 2013. This document will contain guidelines on roadway design that are driven by land use context, are multi-modal, and that provide a flexible range of right-of-way and design options." [SC 38]
  104. On page 183, section 12.3.4, change heading and reference in the first sentence to "Long Range Transportation System Guidelines." In the second sentence, delete the first instance of "transit" and edit the end of the sentence to read "as transit planning evolves." Delete the following sentence in its entirety. [SC 37]
  105. On page 185, section 12.39(i), replace the first sentence with the following text: "City Planning and DMD should coordinate to request additional access on Paseo del Norte and Unser Boulevard within the Plan area. This access should be sought through multiple methods, including but not limited to the MTB and its committees and subcommittees (e.g. the Transportation Coordination Committee or T[CC] and the Roadway Access Committee or

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R[AC ) and/or a pending update of the Future Albuquerque Area Bikeways and Streets (FAABS) plan (proposed to be renamed)." Move the remaining existing text to the end of subsection (ii). [AC 6]

106. On page 190, section 12.5.2, add the following sentences prior to the existing language: "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)." [AC 81]
107. On page 190, section 12.5.3, turn existing language into subsection (i) and add subsection (ii) with language about AMAFCA's drainage master plan. On page 195, add a new section 13.2.5 with language about AMAFCA's drainage master plan. On page 192, add an exhibit showing the expected regional water infrastructure needed in this area. On page A-37, add an exhibit showing the existing water service areas and text describing the draft Integrated Infrastructure Plan for the Northwest Area. [PC 9]
108. On page 192, add a new section 12.5.7 with a policy supporting a drainage management plan. [AC 53.1]
109. On page 196, section 13.3, add a new subsection 13.3.4 per the attached language. [PC 10]
110. On page 196, section 13.4, renumber Table 14.1 to 13.1. [PC 31]
111. On page 198, Table 13.1, add a new item E-4 Drainage Management Plan to implement new policy 12.5.7, Medium-term, "Coordinate with property owners to create a Drainage Management Plan to identify needed infrastructure and plan for its implementation" with lead agency AMAFCA and coordination required with "Property Owners, City Hydrology". See also Public Comments - Regional Infrastructure [PC 9. [AC 53.2]
112. On page A-9, Exhibit A.6, revise to make labels readable. [SC 43]
113. On page A-19, Exhibit A.28, revise to make labels readable. [SC 44]
114. On page A-22 and A-23, update information in second set of bullets to reflect existing conditions. [SC 45]
115. On page A-37, Appendix A.F.2, add the following language: "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." [AC 82]
116. On page A-38, update Exhibit A.41. [AC 83]

117. Throughout the Plan, provide cross references between policies and regulations. [PC 81]
118. Update relevant exhibits with corrected Monument boundary and subsequent alignment of Park Edge Road. [SC 5]

***Notice of Decision cc list:***

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***Attachments***

Attachment 1: Comment Matrix  
Attachment 2: Public Comments Received on or after October 4, 2012  
Attachment 3: Agency Comments Received Since October 4, 2012

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

Zoning Enforcement comments pending further review of Volcano Heights SDP.

#### ***Office of Neighborhood Coordination***

Ventana Ranch NA (R), Paradise Hill Civic Assoc., Paradise Ridge HOA, Taylor Ranch NA (R), Volcano Cliffs Property Owners Assoc., Volcano Trails NA (R), Westside Coalition of NA's

9/11/12 – Newsletter Article in the September/October issue of the “Neighborhood News” newsletter both in print and online to all NA/HOA/Coalitions on ONC's list and to the public.

#### ***Long Range Planning***

#### ***Metropolitan Redevelopment***

The subject area does not lie within a Redevelopment Area, and therefore Metropolitan Redevelopment Section has no comment on this application.

### ***CITY ENGINEER***

#### ***Transportation Development Services (City Engineer/Planning Department)***

The proposed Volcano Heights Sector Plan's Street and Streetscape Standards appear to be inventive with respect to layout, inclusive with respect to all forms of mobility, and scenic. The idea of the public transit system running along interior lanes with passenger depots located in a wide center median offers a solution to the congestion and chaos created by exterior lane movement. This Sector Plan offers an opportunity for the community and its visitors to come together within vibrant settings, to participate in diverse experiences, while providing the convenience of street parking and multi-use trails, along with attractive landscaping and new public transit concepts without compromising efficient flow of street traffic.

- Pg 4 Text 1.1 Boundary description is not in accordance with Exhibit 1.1. Universe Blvd. is mislabeled on the territory map. Please correct.
- Pg 18 According to sector plan, paragraphs 2.1.4, 2.1.5, regulations of this plan supersede COA Subdivision Ordinance and DPM. Many of the proposed development designs conflict with currently applied guidelines, standards and regulations. Will proposed street layouts be justified by a transportation engineer?

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- Pg 55 Will proposed intersection spacing, geometry and horizontal alignment be justified by a transportation engineer?
  - Pg 57 Please clarify intent of Exhibit 4.3 by text that refers to this signalized layout as “illustrative” and add the symbols +/- beside all numerical measurements.
  - Pg 58 Please rephrase paragraph 4.5.3 “Alleys are an optional way to provide vehicle, parking, and service access....” to prevent misinterpretation of alleys as areas to park within. Perhaps “Alleys are an optional way to provide access for back entrance service, access to parking and vehicle movement to local development while screening.....”
  - Pg 59 Reverse angle parking on streets is discouraged due to sight restrictions. Backing into street is generally prohibited due to safety concerns.
  - Please indicate, for clarity, that the street “buffer” is intended to provide a level of separation between the bicycle lane and vehicle lane. Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances; including landscaping, street furniture, pedestrian amenities, utilities, signage, and grade changes.
  - Pg 61 Please label the center lane as two-way left turning lane in Exhibit 4.6.
  - Pg 63 Steps / stairs are prohibited within COA ROW, in addition to fire escape features.
  - Please add a note that building overhangs / canopies within COA ROW require a “Revocable Permit” issued by COA and annual fees.
  - Pg 66 Please provide curbing in Exhibit 4.10 to show the median will be delineated to control hydrology and cross-over movement.
  - Please remove railing / fencing from COA ROW shown on exhibits 4.10 and 4.11. COA prohibits railing / fencing w/in COA ROW.
  - Pg 67 Exhibit 4.12, concern for conflicts between cars exiting parking lane, right turn movement and bike lane. Please provide solution to guide vehicles turning right at intersections from crossing into bike lane.
  - Please label center lane as a median and show tapering at intersections.
  - Pg 69 Please re-label “shared lane” to “lane.”
  - Pg 71 Slip lanes must ensure safe passage; therefore, directional signage is required. Additionally, the 6 ft landscaping placed between the moving traffic must provide clear sight distance as per AASHTO (American Association of State Highway and Transportation Officials) to guard against pedestrians cutting through medians into traffic.
  - How will transit bus traffic traverse? Where are the bus depots? What lane will bus travel along, what lane will bus load and unload patrons, and are there any conflicts with the bike lane, 6 ft landscaping strip and slip lane?

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- The 4 ft designated bike lane width begins at the curb & gutter flow line, therefore, the bike realistically has only +/- 2 ft of unobstructed pavement and only a 2 ft buffer is proposed. Is it possible to access more space by reducing 30 ft median?
  - Concern for conflict on COA ROW between narrow street parking located adjacent to multi-use trail. Is there sufficient clearance for the vehicle door swing onto the trail's right-of-way to not impose on patrons using the trail? Is it possible to access more space by reducing 30 ft median?
  - Pg 72 According to Exhibit 4.17, a tree is displayed on the adjoining dimension line between COA ROW and BTZ. Please clarify location.
  - Pg 73 According to proposed plan, Universe Boulevard is a "major arterial" however MRCOG has classified it as a minor arterial. Please correct.
  - Pgs 74-75 Paved alley widths less than 16 ft are discouraged.
  - Please note that prior to site development, a truck exhibit will need to be provided to demonstrate appropriate turning movements for proposed alley configurations.
  - Proposed on-street parking dimensions provided in table 4.2 list 7-18 feet widths. Parallel street parking of 8 ft is suggested and reverse angle parking is discouraged because backing in / out of the street is considered a sight clearance hazard.

**Traffic Engineering Operations (Department of Municipal Development)**

Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

**Hydrology (City Engineer/Planning Department)**

In general, the Volcano Heights area drains to the southeast corner; Paseo del Norte and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo.

The Volcano Heights Escarpment Transition Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality. Hydrology recommends that a linear bioswale be considered parallel, but probably not straight, to the Park Edge Road. A bioswale is a long, linear pond with relatively flat bottom slopes and plants in it that provides time for the stormwater to infiltrate since the velocity is low. If the proper plants are included, it can also help remove pollutants. The plants in the bioswale would most likely have to be irrigated due to the limited amount of rain in Albuquerque, unless another source like a water tank wash line is used. This bioswale would help provide for improved stormwater quality and help the City meet the requirements of its EPA MS4 permit for stormwater quality.

The bioswale could be built between a bike/walking trail and the road, which would help distance pedestrians from cars and could be an amenity to the area. Of course, this amenity

would require additional ROW, but the cost/value of the ROW may be offset by increased property values.

Pg 43 Low Impact Design (LID) - “frequently used LID techniques include ...”

- a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used.
- b. Add “water harvesting in landscape areas, parking islands and street medians.”

Pg 44 Open Space- Add to paragraph “Open space areas should be considered for LID.”

## ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

### **Transportation Planning**

DMD continues to work cooperatively with the Planning Department to identify a process to address to access policy on the limited access facilities included in the Plan. DMD has agreed to assist the Planning Department with the process of seeking approval of either the current plan or some modified version of the access plan that better addresses the need of the Plan area.

### **Street Maintenance**

No comments received.

## ***WATER UTILITY AUTHORITY***

### **Utility Services**

Please see attached letter dated November 21, 2012.

## ***ENVIRONMENTAL HEALTH DEPARTMENT***

### **Air Quality Division**

### **Environmental Services Division**

## ***PARKS AND RECREATION***

### **Planning and Design**

**Grading and Drainage:** Erosion control and temporary soil stabilization should be done for any construction site greater than 1.0 not 10 acres.

**Open Space Standards:**



- 
- Sidewalk width Credit of open space Requirements- Credit should not be given for sidewalks over 4'.
  - Credit should be given for open space that is accessible to the public.
  - Additional discussion with staff is needed on open space definitions.

**Landscaping:**

- Reduce minimum for median landscaping from 75% living vegetative materials to 30% cover.
- Add “the adjacent property owner” is responsible for street tree maintenance.
- 10.4.7 change to irrigation Shall be provided for a minimum of the first three growing seasons.

**Open Space Division**

OSD requests that all roads adjacent to the Petroglyph National Monument to be designated as Street Type 4.1, “Park Edge (One Side)” in the plan. This would include updating Exhibit 4.1 – Mandatory streets and Designations Map, Exhibit 4.2 – Character zones and Street Types and any other visual or textual references to the designation. Remnant spaces outside the eastern perimeter road to be dedicated to City Open Space Division. This request is based on experience with several previous developments which have employed single-loaded streets with success.

The color palette restrictions for residential buildings within the Northwest Mesa Escarpment View Area should apply to both roof and wall colors, as they already do for commercial buildings.

Open Space definitions in the glossary are very convoluted: consider simplifying (see attached table for suggestions).

Developers and their agents shall establish clear limits of construction so that construction activities do not encroach on Monument (e.g., require construction or silt fencing no less than 12” from BLM-surveyed property line).

Permit monitoring by NPS and OSD of any construction staking and/or blasting activities near the boundary (again, no construction easements will be granted).

No developed flows will be accepted on the Monument (linear bioswales, as proposed by City Hydrologist Curtis Cherne, might be one solution for protecting public land).

The height limit for residential structures in the impact area should be limited to 15’ from natural grade, with a possible exception not to exceed 4’ of fill if and only if required by the City Hydrologist.

PRD/OSD should be included in the development and design review processes where: 1) the development occurs within 200’ of the NWMEP Impact Area, 2) where development occurs within 200’ of a major rock outcropping, or 3) the development occurs within the NWMEP View Area.

Open Space Division would like to offer support for Diane Souder's letter to Hugh Floyd dated October 2, 2012. Specifically, we echo her comments regarding color palette restrictions for both commercial and residential buildings within the Northwest Mesa Escarpment View Area:

Looking at the Mesa development as a whole, one must wonder at the visual impact that thousands of homes will have. We ask this Commission to look at the views from the monument, specifically in the vicinity of Piedras Marcadas Canyon as well as of the West Mesa from across the valley. The specifics of the View Area of the NWMEP (Policy #20) calls for "The Predominant colors used on structures within the View Area shall blend with the natural colors of the mesa" This makes sense. The plans calls for external surfaces of commercial and multi-family buildings to be in the pallet of Approved Colors, allowing for up to 80% of opaque materials on any façade to be other colors (such as white trim). Unfortunately, the View Area regulations call only for roofs of single family homes to be of Approved colors and we ask that the plan require the same of single family homes as it does of commercial structures. The views from outside the area will be softened and muted with this simple requirement.

**City Forester**

***POLICE DEPARTMENT/Planning***

No Crime Prevention or CPTED comments concerning the proposed Sector Development Plan/Phase II - Volcano Heights request at this time.

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Approved as long as they comply with SWMD Ordinance.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

Need more time to review the Sector Development Plan Phase 2. An extension of 1 to 2 weeks was provided for the comments.

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

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 (DMP) 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.

### **ALBUQUERQUE PUBLIC SCHOOLS**

The City of Albuquerque requests the Environmental Planning Commission's review and recommendation for adoption of the Volcano Heights Sector Development Plan to the City Council. The Plan is bordered by Paseo del Norte to the north, the Petroglyph National Monument on the east, Volcano Cliffs SDP boundary on the south, and Universe Blvd on the west. The Plan area includes approximately 570 acres and surrounds the intersection of Paseo del Norte and Unser Blvd. The purpose of the Plan is to support pedestrian-friendly and transit-supportive development with particular emphasis on employment, while buffering pre-existing single-family neighborhoods and sensitive lands on the borders of the Plan area from higher-density development toward the center of the Plan area.

The following schools serve students within the boundaries of the Plan:

- Sunset View Elementary School
- James Monroe Middle School
- Cibola High School

Currently all three schools have excess capacity.

<b>Loc No</b>	<b>School</b>	<b>2011-12 40th Day</b>	<b>2011-12 Capacity</b>	<b>Space Available</b>
396	Sunset View ES	528	650	122
490	James Monroe MS	963	1015	52
580	Cibola HS	1876	2100	224

APS does not oppose the proposed Volcano Heights Sector Development Plan.

### **MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)**

Please see attached letter of comments dated November 20, 2012.

*MIDDLE RIO GRANDE CONSERVANCY DISTRICT*

*PUBLIC SERVICE COMPANY OF NEW MEXICO*

Please see attached letter of comments dated November 20, 2012.

*NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)*

No comments received.

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**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**

Conditions of approval for the proposed Volcano Sector Development Plan shall include:

1. In general, the Volcano Heights area drains to the southeast corner; Paseo del Norte and the escarpment. Drainage ponds are required due to the limited capacity of the Piedras Marcadas arroyo. The Park Edge Zone (VHET) including the Park Edge Road would be an excellent place for a bioswale/linear pond that could be an amenity to the area as well as improve stormwater quality.
2. Pg 43 Low Impact Design (LID) - "frequently used LID techniques include ..."
  - a. Delete green roofs- this technique may be used in wetter parts of the country it is yet to be used here; therefore it is not frequently used.
  - b. Add "water harvesting in landscape areas, parking islands and street medians."
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6. Please rephrase paragraph 4.5.3 to prevent misinterpretation of alleys as areas to park within.
7. Please provide a universal statement ensuring that ADA guidelines will govern minimum sidewalk widths to provide unobstructed passage from impedances.
8. Pg 61 Please label the center lane as a two-way left turning lane in Exhibit 4.6.
9. Pg 66 Please provide curbing in Exhibit 4.10 to delineate median.
10. Please remove railing / fencing from COA ROW show on exhibits 4.10 and 4.11.
11. Please provide solution to guide vehicles turning right at intersections from crossing into designated bike lane.
12. Pg 66 Please label center lane as a median and show tapering at intersections.
13. Pg 69 Please re-label "shared lane" to "lane."
14. Clear sight distance will be required as per ASHTO for all landscaping within COA ROW.
15. Pg 72 Please relocate tree in Exhibit 4.17.
16. Pg 73 Please change text to identify Universe Boulevard as a "minor arterial".