



**Environmental
Planning
Commission**

*Agenda Number: 11
Project Number: 1001195
Case #: 13EPC-40094
March 14, 2013*

Staff Report

Agent	City of Albuquerque Planning Department
Applicant	City of Albuquerque
Request	Amendment to Albuquerque/Bernalillo County Comprehensive Plan to update Activity Centers and Corridors Map and Appendix D (demographic and planning data)
Legal Desc.	City Wide
Current Zoning	Not applicable
Proposed Zoning	Not applicable

Staff Recommendation

That a recommendation of APPROVAL of 13EPC-40094 be forwarded to the City Council, based on the Findings on page 15, and subject to the Conditions of Approval on page 16.

Staff Planner
Carol Toffaleti

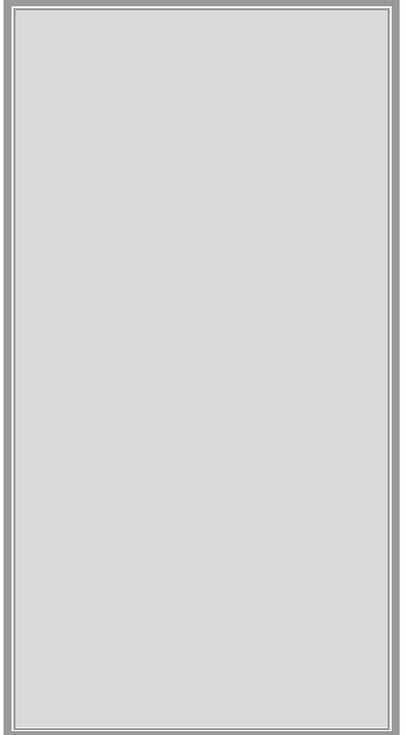
Summary of Analysis

The update to demographic and planning data in Appendix D and to the Activity Centers and Transportation Corridors map in the Comprehensive Plan reflects changed conditions and implementation of the Plan’s goals and policies through lower ranked plans and metropolitan transportation planning during the past decade. It is a first coordinated step by Albuquerque and Bernalillo County toward a more complete review of the Comprehensive Plan for the metropolitan area, including its goals and policies.

The proposed amendments comply with procedural and substantive requirements established in the Comprehensive Plan and the Planning Ordinance. They are consistent with the City Charter, and support applicable goals and policies of the Comprehensive Plan, including activity centers, service provision and transportation and transit.

The attached maps dated 3/1/2013 reflect comments from Transit and replace the ones in the original application.

Some comments received from the public are premature or not directly relevant to this request, and may be addressed in a more complete update of the Comprehensive Plan.



City Departments and other interested agencies reviewed this application from 2/4/2013 to 2/20/2013. Agency comments used in the preparation of this report begin on Page 18.

I. INTRODUCTION

Request

The request is to amend the Rank I Master Plan, the Albuquerque/Bernalillo County Comprehensive Plan, by updating Appendix D, which contains demographic and planning data, and the Activity Centers and Transportation Corridors Map in Section II. Goals & Policies. The City of Albuquerque and Bernalillo County Planning Departments have been coordinating efforts to submit the same information for review and approval by their respective decision-making bodies and to do so concurrently. This is a first, small step toward a more complete update of the Comprehensive Plan that will include revisiting Goals, Policies and the Development Area designations. Bernalillo County and the City Planning Departments consider it important not to delay these initial updates in order to incorporate the latest US Census and current local planning information into the Plan.

Appendix D

The demographic data in Appendix D are updated based on the 2010 Census, and other categories of data were obtained from local sources. The data include:

- US Census data for population, housing, employment, transportation, and educational attainment.
- City park development.
- Activity Centers.
- Metropolitan Redevelopment Areas.
- Registered Historic Districts.
- Transportation Corridors.
- Public school enrollment

The categories of data remain unchanged from the 2003 Plan but they have been reorganized to group similar subjects together.

Maps

Since the application was submitted to the EPC, the Planning Department has made revisions to Fig. 30 and 32 mainly in response to comments from City Transit. The revised maps (dated 3/1/2013 in the scale bar box at the lower left corner) replace those in the EPC application. They are analyzed in and attached to this staff report.

- Fig. 30 dated 3/1/2013 - The proposed update to the Activity Centers and Transportation Corridors map reflects changes recommended in lower ranked Master Plans, Area and Sector Development Plans that have been adopted since 2001, or changes that did not generate opposition during the EPC process if it is still pending at Council. Following Planning Department work initiated in 2009, adjustments to the boundaries of three activity centers on Coors Blvd. are proposed in order to align them with current streets, property lines, and established land uses and zoning. No other adjustments to activity centers are proposed at this time. Changes to Transportation Corridors may reflect the current frequency of bus service or projected improvements, including Bus Rapid Transit routes. Similar to the 2003 map, it is noted on the proposed maps that the activity centers and corridors may undergo

further analysis and develop at different rates. A table detailing the changes to centers and corridors begins on page 3 of this staff report.

- Figure 31 dated 1/25/2013 shows Development Areas and is unchanged from the current Comprehensive Plan.
- Fig. 32 dated 3/1/2013 - This additional map is proposed in order to make the centers and corridors' information clearer by leaving out development areas. Otherwise, there is no difference between Fig. 30 and Fig. 32.

History

The Albuquerque/Bernalillo County Comprehensive Plan was adopted in 1988 and has been amended several times by the City—and/or the County depending on the item--most recently in 2003 (see list attached to this staff report). Since the 1990 Biennial Review, the Comprehensive Plan has been subject to review in the form of a Progress Indicators Report and subsequently as the need has arisen. It has been amended in response to requests from private entities or due to City or County government initiatives. Most of the amendments are changes to development areas mapped on Fig. 31, resulting in specific tracts of land changing from one land use area category to another, e.g. Rural to Developing Urban. Of the more general amendments, Enactment 172-2001 has been particularly significant because it elaborated a strategic framework for infrastructure and development across the metropolitan area based on policies and a mapped network for mixed use activity centers and transportation corridors. In addition to updating demographic and planning data, the current request proposes to update the map to reflect the outcome of planning efforts that have been undertaken since 2001.

At a public hearing on March 6, 2013 the County Planning Commission recommended approval of the County's counterpart to this request to the County Board of Commissioners.

Scope

The geographic scope of this request consists of the area within Albuquerque's municipal limits and the unincorporated area of Bernalillo County, i.e. the same area as in the 2003 Comprehensive Plan (see Plan, p. I-4). Some U.S. Census data pertain to Corrales (within Bernalillo County), Los Ranchos de Albuquerque and Tijeras.

Purpose/Intent

The request will provide up-to-date information to complement the policies in the Comprehensive Plan. in order to better guide planning and investment in development, infrastructure and service provision by the public and private sectors. The current request does not change the text of the Comprehensive Plan nor the underlying zoning of any property in the City. More topic-specific data and projections will be compiled and analyzed to inform a future update of the Goals & Policies of the Plan.

Public Process

The resolution adopting the 1988 Comprehensive Plan, Enactment 138-1988, established the amendment procedures for the plan. Section 4 states:

“that amendment procedures shall be as provided in Section III of the Comprehensive Plan and in Article 7-4 R.O. 1974, The City Plans Ordinance. Amendments to the attached Comprehensive Plan goals, policies, and map shall be made only upon review and action by the planning commissions and elected officials of both the City and County.

The request was advertised in the newspaper and the EPC hearing is scheduled in accordance with the City’s current Planning Ordinance (§14-13-2-5 (C)(D)). In addition: an article ran in the February/March issue of the City’s *Neighborhood News* at <http://www.cabq.gov/planning/documents/neighborhood-news/FebMar2013newsletter.pdf/view>; and a project webpage was posted on the Planning Department website on February 8, 2013 at <http://www.cabq.gov/planning/residents/sector-development-plan-updates/update-to-the-albuquerque-bernalillo-county-comprehensive-plan/>

As stated on p. 1 of this staff report, most of the changes to activity centers reflect lower-ranked plans that have been through an extensive public review and approval process. Three activity centers on Coors were first proposed for adjustments in 2009, and are also incorporated in this request. A courtesy letter was sent to neighborhood associations in the vicinity of these three centers about the proposed changes.

Environmental Planning Commission (EPC) Role

The EPC is a recommending body with review authority for this request, per Section III, F. of the Comprehensive Plan and the City’s Planning Ordinance (§14-13-2-5 (C)(2)). The EPC’s task is to make a recommendation to the City Council regarding the proposed amendments. The City Council will make the final decision as established in the City Charter:

“The Council is the city's ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan.” (City Charter, Art. XVII, Sec. 1)

II. PROPOSED AMENDMENTS

Amendments to Appendix D

See EPC application.

Amendments to Activity Centers (Maps and Appendix D)

Notes:

1. The following table only shows activity centers that are being amended or are new
2. Light gray shading indicates activity center is outside Albuquerque city limits
3. The AGIS data base does not include the source of the boundary information for existing activity centers.

<i>Activity Center (alpha order)</i>	<i>EPC submittal</i>	
	<i>Change from Comp Plan</i>	<i>Rationale</i>
<i>Major Activity Centers (MAC), Existing</i>		
Atrisco Business Park	Deleted, except the SW	See West Route 66 Sector Development

Activity Center (alpha order)	EPC submittal	
	Change from Comp Plan	Rationale
	corner was incorporated into the new West Route 66 MAC (Developing)	Plan (WR66SDP) 2.23.12 EPC draft p. 17, 4.1. The majority of this MAC is governed by a master plan for a business park. The area is mainly developed with lower density, heavy commercial or light industrial uses. It does not fulfill MAC policy criteria. There was no opposition to change during EPC process.
Atrisco Vista and I-40	Expanded.	County request
Mesa del Sol Employment Center (southwest portion)	From Proposed to Existing. Revised boundary. 3/1/13 revision – Show Phase I of center as Existing & rest as Developing	Partially developed 3/1/13 – Reflect phasing of development. Phase 1 is Existing (Master Development Plan #1004097); remainder of Employment Center (ref. Plan B 2012) is Developing center. The plan calls for a mix of uses.
Major Activity Centers, Developing (previously “Proposed”)		
Mesa del Sol Urban Center	No precise boundary; show as a circle.	Per Mesa del Sol Plan B 2012
Mesa del Sol Employment Center (northeast portion)	3/1/13 revision – Split into Existing (Phase 1) & Developing	3/1/13 – Reflect phasing of development. Phase 1 is Existing (Master Development Plan #1004097); remainder of Employment Center (ref. Plan B 2012) is Developing.
South I-25	Deleted	County request
Volcano Heights (new)	Show on map	Per West Side Strategic Plan (WSSP) amendment (R-10-177)
West Route 66 (new)	Replaces Central/Unser Community Activity Center (CAC) & incorporates part of Atrisco Business Park MAC	See WR66SDP 2.23.12 EPC draft p. 17, 4.1. Also incorporates the CAC at Central/Coors recommended in the WSSP. No opposition to the concept of this new MAC during the EPC process.
Community Activity Centers, Existing		
98th/Gibson	From Proposed to Existing	Partially developed
Armijo	Designated area	Per County's Isleta Blvd & Village Centers SDP 2008
Atrisco	Expanded on Atrisco Dr. NW & contracted on Central Ave. at west and east edges.	Per draft WR66SDP 2.23.12 p. 20, 4.1.3. No opposition to boundary adjustment during EPC process.
Central/Unser	Incorporated into new West Route 66 MAC	See WR66SDP 2.23.12 EPC draft p. 17, 4.1. No opposition to change during EPC

<i>Activity Center (alpha order)</i>	<i>EPC submittal</i>	
	<i>Change from Comp Plan</i>	<i>Rationale</i>
	(Developing)	process.
Coors/I-40 Center	Expanded	Per WSSP, except that single family residential subdivision is excluded per Comprehensive Plan (CP) Activity Centers Policy a
Coors/Montaña Village	Expanded & contracted	Excluding single family residential subdivision per CP Activity Centers Policy a; adding land per WSSP; following platted, map-able lot lines.
Coors/Paseo del Norte	Contracted	Per WSSP, except at Eagle Ranch/Paradise intersection: S & W quadrants removed due to incompatible land uses or zoning (SU-1/PDA C-3); N quadrant removed due to poor pedestrian connectivity with rest of center.
Coors/Rio Bravo (City/County)	Expanded	Per County South West Area Plan - Coors/Rio Bravo 2007.
Golf Course/Paseo del Norte	Removed because it was redesignated as a Neighborhood Activity Center	Per WSSP
La Cueva Center	No change to map [Add to Appendix D, p. D-16]	in La Cueva SDP
Old Coors/Bridge (City/County)	Expanded to east & contracted at west	Per WSSP
Rio Bravo/Isleta	Expanded	Per County's Isleta Blvd & Village Centers SDP 2008
Sandia Park	Shown on map	Per County's North Hwy 14 SDP 2012
<i>Community Activity Centers, Developing (previously "Proposed")</i>		
(98th/Gibson	Moved to Existing	Partially developed
118th/Dennis Chavez (new) (City/County)	Shown on map	Per WSSP/Southwest Albuquerque Strategic Action Plan (SWASAP)
Arroyo Vista and Tierra Pintada	Renamed Westland CAC and amended	Per WSSP amendment R-08-59 (copy of enactment pending, per City Clerk)
Atrisco Vista/Dennis Chavez (new)	Shown on map	Per WSSP/SWASAP
CNM (on Universe NW)	Moved to Existing category	Partially developed
International Sunport Station Area	Replaces and expands Rio Bravo/2nd	Per County International Sunport Station Area SDP 2011
Rio Bravo/2nd	Renamed International Sunport Station Area	

Activity Center (alpha order)	EPC submittal	
	Change from Comp Plan	Rationale
Mesa del Sol	Moved and boundary amended	Per Mesa del Sol Plan B 2012
Quail Ranch	Previously un-named on map and listed as Paseo del Norte & Atrisco Vista in Appendix D	per WSSP
Paseo del Norte and Atrisco Vista	Renamed Quail Ranch	per WSSP
South Broadway and I-25	Deleted	County request
Westland	Previously un-named on map and listed as Arroyo Vista and Tierra Pintada in Appendix D. Moved and boundary adjusted	Per WSSP amendment R-08-59 (copy of enactment pending, per City Clerk)
Special Activity Center, Existing & New		
Bio Park	Moved location of symbol southward	BioPark includes Botanic Garden, Aquarium, Farm, Tingley Lakes, and Zoo
Historic Central (new)	New	Per draft WR66SDP 2.23.12 4.1.2 p. 20, except that it is denoted here by a star symbol rather than delineated by a boundary, for consistency with other SACs. No opposition to designation during EPC process. Associated with new, approved Historic Central MR area.

Amendments to Transportation Corridors (Maps and Appendix D)

The amendments and additions to transit corridors reflect input from the City’s Transit Department. They are based on one or more of the following criteria: level of transit service; and approved City, County or regional plans and projects, such as the Bridge Blvd. Corridor Plan and Bus Rapid Transit system study.

Corridor	EPC submittal	
	Change from Comp Plan	Rationale
Express Corridors		
ATRISCO VISTA Dennis Chavez - I-40 <u>Paseo del Norte</u>	Renamed from Paseo del Volcan. Includes segment of Proposed corridor between I-40 and Paseo del Norte.	
COORS BOULEVARD I-25 - Central Ave.	3/1/13 – Segment between Tower and Central changed	Per City Transit Dept.

	to Enhanced Transit Corridor	
PASEO DEL NORTE Tramway Blvd./ Coors Blvd. - <u>Atrisco Vista</u>	Fill gap between Unser and Coors with a Proposed Major Transit Corridor 3/1/13 – Show new segment as a Proposed Express Corridor	Per City Transit Dept and Volcanos area SDPs
UNSER BOULEVARD Central Ave. - Montaño Rd. <u>Westside Blvd.</u>	Segment between Montaño and Paseo del Norte realigned.	
Major Transit Corridors		
4TH STREET Bridge Blvd. - Osuna Rd.	3/1/13 – Change to Enhanced Transit Corridor	Per City Transit Dept.
CENTRAL AVENUE <u>Tramway Blvd.</u> - Louisiana Blvd. - Atrisco Dr. - <u>98th St.</u>	Change entire length of Central to Major Transit Corridor. 3/1/13 – Map: west end of corridor is at 98 th .	Per City Transit Dept.
LOUISIANA BLVD. Gibson Blvd./I-40	[Correct map and Appendix to indicate north end is at Menaul.]	
<u>SAN MATEO BOULEVARD</u> <u>Gibson Blvd.</u> - <u>Montgomery Blvd.</u>	This segment changed from an Existing Enhanced Transit Corridor to a Proposed Major Transit Corridor	Per City Transit Dept.
Enhanced Transit Corridors		
4TH STREET Osuna Rd. - Alameda Blvd.	3/1/13 – Change entire length, beginning at Bridge Blvd, to an Existing Enhanced Transit Corridor	Per City Transit Dept.
BRIDGE BOULEVARD 4th St. - <u>Coors Blvd.</u>	Enhanced Transit Corridor extended west. 3/1/13 – Segment between Coors and Old Coors Blvd. is on Tower Rd.	Per City Transit Dept.
COORS BOULEVARD & BYPASS Central Ave. - Alameda Blvd.	NC 3/1/13 – Segment between Tower and Central changed from Express to Enhanced Transit Corridor.	Per City Transit Dept.
ISLETA BOULEVARD Bridge Blvd.- <u>Los Padillas</u>	Corridor extended south.	Per City Transit Dept.

JUAN TABO BOULEVARD (Gibson) Central Ave./ Paseo del Norte -Academy Rd.	Segment between Academy and Paseo del Norte deleted.	Per City Transit Dept.
LOMAS BOULEVARD Central Avenue Wyoming Blvd. - Tramway Blvd.	Corridor extended east.	Per City Transit Dept.
MONTAÑO RD. Unser Blvd. - I-25	NC 3/1/13 – Change to Major Transit Corridor	Per City Transit Dept.
MONTGOMERY BLVD. I-25 - Tramway Blvd.	NC 3/1/13 – Change to Major Transit Corridor	Per City Transit Dept.
RIO GRANDE BOULEVARD Central Ave. – Indian School Rd.	NC [Typo in Appendix D: change Menaul to Indian School]	
SAN MATEO BOULEVARD Gibson Blvd./Academy Rd. <u>Montgomery Blvd. - Osuna/Jefferson</u>	Corridor south of Montgomery changed to Major Transit Corridor	Per City Transit Dept.
UNIVERSITY BOULEVARD Mesa del Sol area - Menaul Blvd.	NC 3/1/13 – extended north from Menaul to Candelaria	Per City Transit Dept.
WYOMING BOULEVARD Gibson Blvd./Alameda Blvd	[Typo in Appendix D: southern end is Sandia/Kirtland]	
YALE BLVD. Sunport – Central Ave.	New Proposed Enhanced Transit Corridor	Per City Transit Dept.

III. ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Notes:

- Policy citations are in regular text; **Staff analysis is in bold italics.**
- The analysis relates to City ordinances, plans and policies.

NM Statutes

NM Statute 3-19-9. Master plan (1970) includes:

“A. ... *The planning commission may amend, extend or add to the plan or carry any part or subject matter into greater detail.* ...The plan shall be made with the general purpose of guiding

and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development.”

State law allows the City of Albuquerque to amend the municipality’s Comprehensive or Master Plan.

Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

Article I, Incorporation and Powers

“The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. *The purpose of this Charter is to provide for maximum local self government.* A liberal construction shall be given to the powers granted by this Charter.” [emphasis added in italics]

Article IX, Environmental Protection

“The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.”

Amending the Comprehensive Plan to include up-to-date demographic and planning information is an appropriate exercise in local self-government that supports the proper development of land, protects environmental features and maintains a humane urban environment. The request is consistent with City Charter, Articles I & IX.

Albuquerque Code of Ordinances §2-12-1 Capital Improvement Program Intent

“(C) The Capital Improvement Program shall be consistent with and carry out the policies contained in the City/County Comprehensive Plan.”

(E) City-funded public-purpose capital improvements are undertaken in order to implement the city's adopted goals and objectives: normally, these have been adopted in city plans for urban development and conservation.

It is appropriate for the City to update demographic and planning information in the Comprehensive Plan to support City decisions involving capital expenditures. One of the criteria used to prioritize projects for funding is whether a project helps implement the centers and corridors policies of the Comprehensive Plan, which are further detailed in maps and in Appendix D. The proposed amendments incorporate appropriate details from Rank 2 and Rank 3 plans and from transportation corridor projects.

Albuquerque/Bernalillo County Comprehensive Plan

The Comprehensive Plan, the Rank I planning document for the City, contains goals and policies that provide a framework for development and service provision. Applicable goals and policies include:

II.B. LAND USE

1. Open Space Network

The Goal is to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.

Policy II.B.1a: Open space lands and waters shall be acquired or regulated as appropriate to serve one or more of the following specific purposes:...

Policy II.B.1g: Planning and implementation of a system of neighborhood parks and community open areas shall be undertaken to meet a range of needs at different scales.

The acreage of City Open Space and Parks has been updated in Appendix D (p. D-12), which provides a record of land acquisition over time, in furtherance of the Open Space Network goal and policies a and g.

7. Activity Centers

The Goal is “to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs and which enhance the identity of Albuquerque and its communities.”

Policy II.B.7a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation.

Fig. 30 and 32 dated 3/1/2013 and Appendix D (p. D-14 to 17) update the location of activity centers and provide further details, such as scale and area, that are contained in planning efforts undertaken by the City since 2001. This is when the centers and corridors policies were expanded and conceptual maps were added to the Comprehensive Plan. The request furthers the Activity Centers goal and policy a.

II.C. ENVIRONMENTAL PROTECTION AND HERITAGE CONSERVATION

5. Historic Resources

The Goal is to protect, reuse, or enhance significant historic districts and buildings.

Policy II.C.5b: Research, evaluation, and protection of historical and cultural properties in the City and County shall be continued.

The table of registered historic districts in Appendix D (p. D-19) has been updated, which provides a record within the Comprehensive Plan of the City's progress toward fulfilling the Historic Resources goal and policy b..

II. D. COMMUNITY RESOURCE MANAGEMENT POLICIES-

1. Service Provision

The Goal “is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning policies.” Applicable policies include:

Policy II.D1b: Capital spending priorities for the City and County shall be consistent with the land use goals and policies of the Comprehensive Plan.

Updating demographic data in Appendix D per the 2010 US Census and the policy-based maps for activity centers and corridors support the Service Provision goal and policy b.

4. Transportation and Transit

The Goal “is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.”

Policy II.D.4a: Table 11 of the Comprehensive Plan presents ideal policy objectives for street design, transit service and development form consistent with Transportation Corridors and Activity Centers as shown on the Comprehensive Plan’s Activity Centers and Transportation Corridors map in the Activity Centers section. Each corridor will undergo further analysis that will identify design elements, appropriate uses, transportation service and other details of implementation.

Appendix D (p. D-21 through 25) updates demographic information related to daily travel and Fig. 30 and 32 (dated 3/1/2013) map transportation corridors in the metropolitan area according to current service levels and projected improvements. The request furthers the Transportation and Transit goal and policy a.

6. Economic Development

The Goal is “to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals”.

Policy II.D.6f - The City and the County should remove obstacles to sound growth management and economic development throughout the community.

The table of Metropolitan Redevelopment Areas in Appendix D has been updated to indicate areas where the City's Metropolitan Redevelopment Agency can pursue community revitalization, in furtherance of the Economic Development goal and policy f.

The Comprehensive Plan also establishes procedures for amending the Plan in Section III.F (see attachment to this staff report)

The City is complying with the application, notification and hearing procedures in Section III.F. (The section also refers to the City Plans Ordinance, renamed the Planning Ordinance, which is addressed below.)

Enactment 138-1988, which amended the Plan, states in Section 4:

“Standards for amending plan map boundaries shall be as follows:...

C. Adding or deleting Urban Centers ... may be based on lower ranking plans which cover the land in question.”

[Enactment 172-2001 – as part of text changes to the plan concerning activity centers and corridors, “Urban Centers” were re-titled “Activity Centers” (ref. Section 1 and 3 of the resolution). Section 5 of the resolution replaced the existing map with a map showing the centers and corridors concept.]

The request complies with the Comprehensive Plan by proposing changes to activity centers based on lower ranking plans, including the Rank 2 West Side Strategic Plan and Rank 3 plans (see Rationale column in table beginning on p. 3 of this staff report).

Albuquerque Planning Ordinance (§14-13-2-1)

§14-13-2-2 Rank Importance of City Plans (A) Rank One Plan. The Albuquerque/Bernalillo County Comprehensive Plan is the basic long range city policy for the development and conservation of the entire metropolitan area.

§14-13-2-5 establishes the general procedure for plan adoption or amendment (see attached).

The City is complying with the application and evaluation procedures of the ordinance.

Rank 2 and Rank 3 City Plans

Changes to activity centers in the City reflect recommendations in the Rank 2 West Side Strategic Plan and in Rank 3 plans including Mesa del Sol Plan B and the draft West Route 66 SDP. (See Rationale column in table beginning on p. 3 of the staff report for further details).

Albuquerque Comprehensive Zoning Code

§14-16-1-3 INTENT.

(A) *This article is intended to help achieve Article IX of the Charter of the City of Albuquerque and the city's master plan; in particular the master plan documents which comprise the Albuquerque/Bernalillo County Comprehensive Plan. This article is intended to create orderly, harmonious, and economically sound development in order to promote the health, safety, convenience, and general welfare of the citizens of the city ... [emphasis added in italics]*

The Comprehensive Plan establishes the strategic goals and policies for the metropolitan area, which the Zoning Code is intended to achieve. The current request does not change these goals and policies, but does provide up-to-date planning information that reflects how they are being implemented in lower-ranked plans and the metropolitan transportation plan.

2035 Metropolitan Transportation Plan (MTP)

The 2035 MTP was approved in 2011. It establishes long-range transportation policy for the metropolitan area set by the Metropolitan Transportation Board, which is comprised of locally elected officials, including the City and Bernalillo County, and representatives of the New Mexico Department of Transportation. The MTP includes policy strategies relevant to the Comprehensive Plan, including Future Transit Corridors and Bus Rapid Transit (MTP, p. 3-4); and Land Use and Transit-Oriented Development (MTP, p. 3-9). The strategies are being implemented through measures such as: an increase in transit's share for river crossings; project prioritization for funding; and the Mid-Region Metropolitan Planning Organization's involvement in any review and expansion of the Comprehensive Plan's activity centers and corridors concept.

Although limited in scope, the proposed update to activity centers and corridors in Appendix D and Fig. 30 and 32 does support the transit and land use/transportation strategies of the long-range transportation plan for the metropolitan area.

IV. CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

The Transit Department requested corrections and changes to the original EPC submittal concerning corridors, which are reflected in the maps dated 3/1/2013 analyzed in this staff report. Other reviewing agencies had no significant comments.

V. NEIGHBORHOOD/PUBLIC CONCERNS

The West Side Coalition Land Use Committee, the Board of the La Luz Landowners Assoc. and a member of the Taylor Ranch requested no change or a different boundary for the Coors/Montaña Village Community Activity Center, due to an appeal concerning a property within the center and a potential future court case. Since the comments were submitted, the Council has resolved the appeal. City Legal has also advised Planning that the two matters are not connected.

Consultant Consensus Planning submitted one general and 7 locational comments that focus on activity center designations in the City and County. Regarding #7 The Existing UNM Major Activity Center already includes the south side of Central Ave. (see centers layer in AGIS), although this is not evident in the 11 x 17" hard copy. The other comments are significant or relate to plans that are still in the pipeline. They may be considered during a future comprehensive update of the Plan, but are not appropriate to address at this time because of the limited scope of this request.

VI. CONCLUSION

The update to demographic and other planning data in Appendix D and Fig. 30 and 32 of the Comprehensive Plan provides new base-line information that is relevant to land use, public service and transportation planning across the metropolitan area. It reflects the goals, objectives, policies and recommendations from the most recent planning efforts in Albuquerque, including lower-ranked City plans and the 2035 Metropolitan Transportation Plan, and incorporates City Transit's recommendations.

The amendment *procedure* meets the requirements of the applicable NM Statute and City codes, including the Comprehensive Plan and City Planning Ordinance, while the *substance* of the request furthers the intent, goals and policies of applicable City plans and codes.

In regards to public comments received, the Planning Department recommends that amendments to activity centers be considered as part of a future, more complete update of the Comprehensive Plan. Staff recommends a Recommendation of Approval subject to Findings and Conditions. Conditions are recommended to correct minor errors in Appendix D and any inconsistencies with the corridor information in Figures 30 & 32 dated 3/1/2013, and to continue coordination with Bernalillo County.

FINDINGS – 13EPC-40094, March 14, 2013, Amendment to Albuquerque/Bernalillo County Comprehensive Plan (Rank 1 Master Plan)

1. The request is to amend the Rank I Master Plan, the Albuquerque/Bernalillo County Comprehensive Plan, by updating Appendix D, which contains demographic and planning data, and the Activity Centers and Transportation Corridors Maps in Section II. Goals & Policies.
2. The geographic scope of the request consists of the same area as in the existing Comprehensive Plan: the area within Albuquerque's municipal limits and the unincorporated area of Bernalillo County.
3. The 2035 Metropolitan Transportation Plan, Charter of the City of Albuquerque, Albuquerque Code of Ordinances: §1-2-1 - Albuquerque/Bernalillo County Comprehensive Plan, §2-12-1 - Capital Improvement Program, §14-13-2-1 - Albuquerque Planning Ordinance, §14-16-1-3 Intent of Albuquerque Comprehensive Zoning Code, West Side Strategic Plan, Mesa del Sol Plan B and the draft West Route 66 SDP 2.23.12 are incorporated herein by reference.
4. The City of Albuquerque and Bernalillo County Planning Departments have been coordinating the submittal and its concurrent review by the County Planning Commission (CPC), EPC and ultimately the Board of Commissioners and City Council. At a public hearing on March 6, 2013 the CPC recommended approval of the joint request to the County Board of Commissioners.
5. The demographic information in Appendix D is updated based on the 2010 Census, and other categories of data were obtained from local sources. The information includes:
 - US Census data for population, housing, employment, transportation, and educational attainment
 - City park development
 - Activity Centers
 - Metropolitan Redevelopment Areas
 - Registered Historic Districts
 - Transportation Corridors
 - Public school enrollment.
6. The amended map of Development Areas with Activity Centers and Transportation Corridors, Fig. 30 dated 3/1/2013, reflects changes recommended in lower ranked Master Plans, Area and Sector Development Plans that have been adopted since 2001, or, regarding the draft WR66SDP, changes that did not generate opposition during the EPC process. Following Planning Department work undertaken in 2009, adjustments to the boundaries of three activity centers on Coors Blvd. are proposed in order to align them with current streets, property lines, and established land uses and zoning. No other adjustments to activity centers are proposed at this

time. Changes to Transportation Corridors may reflect the current transit services or projected improvements, including future Bus Rapid Transit routes.

7. An additional map, Fig. 32 dated 3/1/2013 - Activity Centers and Transportation Corridors, is proposed to make the centers and corridors' information more legible.
8. The update of demographic and planning data, including activity centers and corridors, supports the following City plans and codes:
 - a. §1-2-1 - Albuquerque/Bernalillo County Comprehensive Plan, because it presents current conditions and recognizes implementation of the Plan's goals and policies since the last amendments.
 - b. §2-12-1 - Capital Improvement Program, because it informs City decisions involving capital expenditures for public infrastructure and facilities.
 - c. West Side Strategic Plan, by incorporating appropriate amendments to activity centers of this Rank 2 plan.
 - d. Mesa del Sol Plan, because it incorporates the most recent amendments to activity centers of this Rank 3 plan.
9. The request meets the required procedure for amendments to the Comprehensive Plan set out in Section III.F of the Plan, including the Albuquerque Planning Ordinance to which it refers.
10. There is neighborhood opposition to adjusting the southern boundary of the Coors/Montano Village Community Activity Center due to potential litigation and possible future rezoning. However, the update has no bearing on a potential court case. Any future rezoning is speculative and would be reviewed according to requirements applicable if and when an application is submitted to the City. Other public comments make significant new recommendations regarding activity centers, which are more appropriate to address at a later date as part of a complete review of the Comprehensive Plan.

RECOMMENDATION - 13EPC-40094, March 14, 2013

That a Recommendation of APPROVAL of case 13EPC-40094, an Amendment to the Albuquerque/Bernalillo County Comprehensive Plan, be forwarded to the City Council, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 13EPC-40094, March 14, 2013, Amendment to Albuquerque/Bernalillo County Comprehensive Plan (Rank 1 Master Plan)

1. Appendix D shall be corrected for typos, clerical errors and to make it consistent with information shown on Fig 32 dated 3/1/2013 – Activity Centers and Transportation Corridors.

2. The City of Albuquerque shall continue to coordinate with Bernalillo County to ensure concurrent review and approval of the amendments.
-
-

Carol Toffaleti
Senior Planner

Notice of Decision cc list:

Enrico Gradi, Bernalillo County Zoning, Building & Planning Department
Dr. Joe Valles, c/o West Side Coalition
Dr. Rae Perls, c/o La Luz Landowners Assoc.
Terri Spiak, c/o Taylor Ranch NA
James Strozier, c/o Consensus Planning

Attachments

1. Fig. 30, dated 3/1/2013, Development Areas with Activity Centers & Transportation Corridors
2. Fig. 32, dated 3/1/2013, Activity Centers & Transportation Corridors
3. List of City Amendments to the Albuquerque/Bernalillo County Comprehensive Plan since plan adoption in 1988
4. Albuquerque/Bernalillo County Comprehensive Plan, Section III, F. Plan Amendment
5. §14-13-2-5 Procedure for Plan Adoption or Amendment
6. Letter dated 1/28/2013 from S. Lubar, Director, City of Albuquerque Planning to G. Castillo, Chair, Bernalillo County Planning Commission

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed- No comments

Office of Neighborhood Coordination

[City-wide - no comments]

Long Range Planning

No comments

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- Reviewed, no comment.

Hydrology Development (City Engineer/Planning Department):

- Reviewed, no objection.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Amendment to the Albuquerque/Bernalillo County Comprehensive Plan shall include: none.

DEPARTMENT OF MUNICIPAL DEVELOPMENT

Transportation Planning (Department of Municipal Development):

- All of the maps designate University Blvd. from Mesa Del Sol to Gibson Blvd. as a Proposed Enhanced Transit Corridor. The COA is currently negotiating a contract to begin design along University Blvd. from Rio Bravo Blvd. to Gibson Blvd. to install pedestrian and bicycle facilities. Coordination with the UNM/CNM/Sunport Transit Study is also taking place to understand the transit component along this route.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

WATER UTILITY AUTHORITY

Utility Services

No comments received

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No comments received

Environmental Services Division

No comments received

PARKS AND RECREATION

Planning and Design

No comments received

Open Space Division

No comments received

City Forester

No comments received

POLICE DEPARTMENT/PLANNING

- No Crime Prevention or CPTED comments concerning the proposed Amendment Sector Development, Area, Facility or Comprehensive Plan request at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as it comply with SWMD Ordinance.

FIRE DEPARTMENT/PLANNING

No comments received

TRANSIT DEPARTMENT

2/25/13 Draft comments received.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

see letter from Bernalillo County dated 1/30/13 in application

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

The City of Albuquerque proposes a City-wide amendment to the Comprehensive Plan to update Centers and Corridors and Appendix D. APS does not oppose this amendment.

MID-REGION COUNCIL OF GOVERNMENTS

No comments received

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

- No comments received.